

**DEERING PARK
STEWARDSHIP
DISTRICT**

May 30, 2023

**REGULAR MEETING
AGENDA**

**DEERING PARK
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

Deering Park Stewardship District
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 23, 2023

Board of Supervisors
Deering Park Stewardship District

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

Dear Board Members:

The Board of Supervisors of the Deering Park Stewardship District will hold a Regular Meeting on May 30, 2023 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor, James Boyd [SEAT 4] *(the following to be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners Meeting Held Pursuant to Chapter 2006-30, Laws of Florida, and Providing for an Effective Date
5. Acceptance of Resignation of Supervisor Matthew West [SEAT 5]
6. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
7. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

8. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of FMSbonds, Inc., Agreement for Underwriter Services & Rule G-17 Disclosure
10. Consideration of Bryant Miller Olive P.A., Bond Counsel Retainer Agreement
11. Consideration of Resolution 2023-04, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
12. Consideration of Bond Financing Team Funding Agreement
13. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavits of Publication
 - B. RFQ Package
 - C. Respondent(s)
 - England-Thims & Miller, Inc.
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
14. Acceptance of Unaudited Financial Statements as of April 30, 2023
15. Approval of Minutes
 - A. July 29, 2022 Public Hearing and Regular Meeting
 - B. November 8, 2022 Landowner' Meeting
16. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 3 Registered Voters in District as of April 15, 2023

- NEXT MEETING DATE: August 11, 2023 at 2:00 PM

- QUORUM CHECK

SEAT 1	ROBBY LEE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	EARL UNDERHILL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GLENN STORCH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JAMES BOYD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

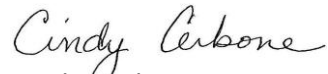
17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-216

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 867 327-4756

**DEERING PARK
STEWARDSHIP DISTRICT**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS MEETING HELD PURSUANT TO CHAPTER 2006-30, LAWS OF FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Deering Park Stewardship District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 2020-197, Laws of Florida, being situated within the City of Edgewater, Brevard County and Volusia County, Florida; and

WHEREAS, pursuant to Chapter 2020-197(5)(2)(a), Laws of Florida, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners’ meeting was held on November 8, 2022, the minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DEERING PARK STEWARDSHIP DISTRICT:

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

James Boyd	Seat 4	Votes: 57,946
Matthew West	Seat 5	Votes: 57,946

SECTION 2. In accordance with Chapter 2020-197(5)(2)(b), Laws of Florida, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

James Boyd	Seat 4	4-Year Term
Matthew West	Seat 5	4-Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of May, 2023.

Attest:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**DEERING PARK
STEWARDSHIP DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Deering Park Stewardship District
Attn: Cindy Cerbone, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Matthew West

Printed Name

Date: December 29, 2022

I hereby tender my resignation as a member of the Board of Supervisors of the *Deering Park Stewardship District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [X] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

Matthew West

Digitally signed by Matthew West
DN: C=US, E=mwest@ltg-inc.us,
O="LTG, Inc.", OU=Principal,
CN=Matthew West
Date: 2022.12.29 13:51:34-05'00'

Signature

**DEERING PARK
STEWARDSHIP DISTRICT**

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RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERING
PARK STEWARDSHIP DISTRICT DESIGNATING CERTAIN OFFICERS
OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Deering Park Stewardship District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated within Brevard County, Volusia County and the City of Edgewater, Florida; and

WHEREAS, the Governing Board of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF DEERING
PARK STEWARDSHIP DISTRICT:**

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Andrew Kantarzhi is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 30th day of May, 2023.

ATTEST:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**DEERING PARK
STEWARDSHIP DISTRICT**

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Deering Park Stewardship District ("District") a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT:

SECTION 1. APPROVAL OF PROPOSED BUDGET. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 11, 2023

HOUR: 2:00 PM

LOCATION: Storch Law Firm
420 S. Nova Road
Daytona Beach, Florida 32114

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Edgewater, Brevard County and Volusia County at least 60 days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 30th of May, 2023.

Attest:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A: Proposed Budget

**DEERING PARK
STEWARDSHIP DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

**DEERING PARK
STEWARDSHIP DISTRICT
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**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				
	Adopted Budget FY2023	Actual through 2/28/23	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY2024
REVENUES					
Landowner contributions	\$ 98,490	\$ -	\$ 100,739	\$ 100,739	\$ 126,421
Total revenues	98,490	-	100,739	100,739	126,421
EXPENDITURES					
Professional & administration					
Supervisors	9,000	-	9,000	9,000	12,918
Management/accounting/recording ²	24,000	10,000	14,000	24,000	48,000
Legal	30,000	390	29,610	30,000	30,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	3,075	-	3,075	3,075	3,075
Arbitrage rebate calculation ¹	750	-	750	750	750
Dissemination agent ¹	1,000	-	1,000	1,000	1,000
Trustee ¹	6,500	-	6,500	6,500	6,500
Debt service fund accounting: master bonds ¹	5,500	-	5,500	5,500	5,500
Postage	500	16	484	500	500
Printing and binding	500	208	292	500	500
Legal advertising	6,500	624	5,876	6,500	6,500
Annual district filing fee	175	175	-	175	175
Insurance - GL, POL	5,900	5,375	-	5,375	5,913
Miscellaneous- bank charges	675	109	566	675	675
Website:					
Hosting & updates	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	98,490	17,602	80,363	97,965	126,421
Net increase/(decrease) of fund balance	-	(17,602)	20,376	2,774	-
Fund balance - beginning (unaudited)	-	(2,774)	(20,376)	(2,774)	-
Fund balance - ending (projected)	\$ -	\$ (20,376)	\$ -	\$ -	\$ -

¹These items will be realized when bonds are issued.

²The \$2k monthly fee represents the charge for a semi-dormant District. Once bonds are issued this fee will revert to \$4k per month.

**DEERING PARK
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 12,918
Supervisors pay is statutorily set at \$200 , per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 9 times a year.	
Management/recording/accounting ²	48,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Legal	30,000
Kutak Rock, LLP will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,500
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,075
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
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	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.	
Trustee (related to master bonds)	6,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Debt service fund accounting: master bonds ¹	5,500
Postage	500
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	500
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance - GL, POL	5,913
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Miscellaneous- bank charges	675
Bank charges and other miscellaneous expenses incurred during the year.	

**DEERING PARK
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website:	
Hosting & updates	705
ADA compliance	210
Total expenditures	<u>\$ 126,421</u>

¹These items will be realized when bonds are issued.

²The \$2k monthly fee represents the charge for a semi-dormant SD. Once bonds are issued this fee will revert back to \$4k per month.

**DEERING PARK
STEWARDSHIP DISTRICT**

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fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

May 9, 2023

Deering Park Stewardship District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attn: Mr. Craig Wrathell

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Mr. Wrathell:

Thank you for the opportunity to work with the Deering Park Stewardship District (the "Issuer") regarding the underwriting of the Issuer's Special Assessment Bonds, Series 2023 and future series of bonds (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

DEERING PARK STEWARDSHIP DISTRICT

By: _____
Name: _____
Title: _____

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 Scope of Services of FMS: FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 Terms and Conditions:

1. Underwriter Fee ("Underwriting Fee"). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the ‘Bonds’). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By:

Name: Jon Kessler

Title: Executive Director



**DEERING PARK
STEWARDSHIP DISTRICT**

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BOND COUNSEL RETAINER AGREEMENT

By and Between

**DEERING PARK STEWARDSHIP DISTRICT
and
BRYANT MILLER OLIVE P.A.**

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BOND COUNSEL RETAINER AGREEMENT

THIS BOND COUNSEL RETAINER AGREEMENT (the "Retainer Agreement") is entered into by and between the Deering Park Stewardship District (the "District") and the law firm of Bryant Miller Olive P.A. ("Bryant Miller Olive" or the "Firm") as of the first day of May 30, 2023.

WHEREAS, the Firm and its members have a local and statewide presence, have provided, and continue to provide bond counsel, disclosure counsel and special counsel and consulting services to local governments throughout Florida; and

WHEREAS, the District and the Firm desire to document and memorialize the availability of the Firm to serve on an as-needed basis as bond counsel, disclosure counsel, special counsel and/or consultant to the District; and

WHEREAS, the District and Bryant Miller Olive desire to respectively receive and provide services specifically described herein pursuant to this Retainer Agreement.

NOW, THEREFORE, it is agreed as follows:

1. RETAINER AGREEMENT. This Retainer Agreement shall memorialize and supplant any prior agreements between the parties concerning the provision of bond counsel, disclosure counsel, and special counsel legal services and consulting services. With respect to services rendered pursuant to this Retainer Agreement, the District shall be the Firm's client and the Firm shall represent the interests of the District.

2. BOND COUNSEL SERVICES.

(A) As bond counsel, the Firm will, when requested by the District, perform the following services with respect to the issuance of bonds, notes or other debt obligations of the District (for purposes herein, "Bonds") and matters relating thereto:

(1) review of proposed financing programs as to legal feasibility, compliance with applicable law and pending or proposed revisions to the law, including United States tax law;

(2) advise as to structuring considerations, required approvals and filings, schedule of events for timely debt issuance, and other legal matters relative to such debt;

(3) attend meetings with District staff, District Counsel and other District officials, the District's financial advisor, the underwriter(s) and others as appropriate for development of the plan of finance, debt materials or dissemination of information in connection therewith;

(4) prepare ordinances and/or resolutions and any supplements and amendments thereto to authorize the debt;

(5) prepare or review trust indentures, loan agreements, escrow agreements, and any other agreements or similar documents necessary, related or incidental to a financing;

(6) assist the District Counsel in the preparation of all validation pleadings, including complaint, notice of service, proposed answer, memorandum of law, and proposed order and attend to assist with any validation proceeding;

(7) if sale is by competitive bid, assist in preparation of the bid documents, notice of sale, evaluation of bids and any other documentation or action necessary to conduct a sale of the Bonds in that manner;

(8) review preliminary and final Official Statements and other disclosure documents prepared and authorized by the District, but only insofar as such documents describe the Bonds and summarize the underlying documents or describe the federal income tax treatment of interest on the related Bonds;

(9) prepare, obtain, deliver and file all closing documents necessary in connection with any debt, including, but not limited to, certified copies of all minutes, ordinances, resolutions, and orders; certificates such as officers, seal, incumbency, signature, no prior pledge; and verifications, consents and opinions from accountants, engineers, special consultants and attorneys;

(10) review the transcripts of all proceedings in connection with the foregoing and indicate any necessary corrective action; and

(11) subject to the completion of proceedings to the Firm's satisfaction, render its standard legal opinion regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, as applicable, the excludability of interest on the Bonds from gross income for federal income tax purposes and, as applicable, the defeasance of refunded debt.

(B) The Firm's duties as bond counsel in this engagement are limited to those expressly set forth herein, and unless otherwise specifically engaged, do not include:

(1) assisting in the preparation or review of an official statement, if any, or any other disclosure document with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(2) preparing requests for tax rulings from the Internal Revenue Service;

- (3) preparing blue sky or investment surveys with respect to the Bonds;
- (4) drafting state constitutional or legislative amendments;
- (5) pursuing test cases or other litigation, such as contested validation proceedings, except as set forth above;
- (6) making an investigation or expressing any view as to the creditworthiness of the District or source of security for the payment of the Bonds, any credit enhancement provider, or, providing services related to derivative financial products (e.g. interest rate swaps and related documents or opinions);
- (7) assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds or, after closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking;
- (8) representing the District in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations;
- (9) after closing, providing continuing advice to the District or any other party concerning any changes in law or interpretations thereof or other legal developments, actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., the Firm's engagement as bond counsel does not include post-closing arbitrage rebate calculations or analysis);
- (10) provision of bankruptcy legal services, review of post-closing investment contracts, or provision of legal services in connection with interest rate swap or other financial product agreements; or
- (11) providing business, financial or accounting advice;
- (12) services relating to the acquisition, construction or permitting of any financed Project.

(C) Based upon (i) our understanding of the terms, structure, size and schedule of the financing represented by each series of Bonds; (ii) the duties we will undertake pursuant to this agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we will submit a fee for your approval prior to the issuance of each series of Bonds. Our fee may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount originally anticipated; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee, we will advise you and request your prior approval. All fees will be inclusive of expenses incurred and expenses will not be separately billed. Our fee is usually paid at the closing for a Bond issue, and we customarily do not submit

any statement until the closing unless there is a substantial delay in completing the financing. If for any reason the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our bond opinion as Bond Counsel, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates (currently ranging from \$150 to \$400, depending on personnel) for time actually spent on your behalf.

(D) While this Retainer Agreement provides for the continuing availability of the Firm to provide services hereunder, the engagement and responsibility of the Firm as bond counsel with respect to a particular debt issuance shall terminate upon the closing of such debt transaction and the rendering by the Firm of its bond counsel opinion as described in paragraph 2(A)(11) above, subject to the provision of closing document transcripts as requested by the District, unless subsequently engaged to provide additional services.

3. SPECIAL COUNSEL AND CONSULTING SERVICES. Upon the request of the District, the Firm shall also be available to assist the District with non-public finance, special legal and/or consulting services identified and agreed to by the District and the Firm from time to time. Fees for such additional services may be based on hourly rates or a flat fee, to be negotiated at the time the services are needed based on the nature and scope of the services to be provided.

4. OTHER REPRESENTATIONS. The Firm has disclosed to the District that it currently and may in the future, serve as bond counsel, disclosure counsel, special counsel, or general counsel to other local governments and as special counsel to underwriters, banks, trustees and other parties that may from time to time transact business with the District in unrelated public finance matters. Such representations are standard and customary within the industry and the Firm can effectively represent the District and the discharge of the Firm's professional responsibilities to the District will not be prejudiced as a result, either because such engagements will be sufficiently different or because the potential for such prejudice is remote and minor and outweighed by consideration that it is unlikely that advice given to the other client will be relevant in any respect to the subject matter. The District acknowledges and agrees that the Firm's role as bond counsel, disclosure counsel, or special counsel to any local governmental entity or to any financial institution in conjunction with unrelated public finance transactions is not likely to create or cause any actual conflict, and service as disclosure, bond, or special counsel to other Firm clients will not per se be construed as a conflict or be objectionable to the District. Accordingly, the District expressly consents to such representation by the Firm consistent with the circumstances described above and waives any conflict of interest with respect thereto. The foregoing consent and waiver shall not apply and the Firm agrees not to undertake any representation in a controversy or litigation between the District and any other client of the Firm, unless otherwise consented to in writing by the District.

5. CONTRACT ADMINISTRATION.

(A) For ease and convenience of administration, the District hereby also designates its District Manager and District Counsel to provide policy direction and instructions to the Firm in the administration of its duties hereunder, approving and authorizing work orders, when

required, and all other matters necessary to administer this Retainer Agreement on behalf of the District.

(B) The Firm shall be entitled to reasonably rely upon direction received from the District Manager and District counsel.

6. GENERAL.

(A) The Firm's bond counsel opinions rendered pursuant to this agreement will be based on facts and law existing as of their date. The Firm will not be obligated to update any such opinion after the date rendered due to subsequent changes in law of the interpretation thereof or changed circumstances that may affect the opinions rendered. In rendering an opinion, the Firm will rely on the certified proceedings and other certifications of public officials, officers of the District and other persons furnished to the Firm without undertaking to verify the same by independent investigation, and the Firm will assume continuing compliance by the District with applicable laws relating to its debt instruments. The Firm will rely on the District to provide complete and timely information on all developments pertaining to any aspect of its debt instruments, the use of proceeds of its debt instruments, and the security therefor.

(B) Should legal or other services be required in connection with matters for which the Firm provides services hereunder that fall outside the scope of services provided herein, the District hereby represents, with the intention and understanding that the Firm will rely upon this representation, that it will either independently obtain such services or will conclude to forego such services and that the Firm shall in no case be responsible for either course of action. While the Firm may advise the District if, in its opinion, such services may be advisable or necessary, such advice is not required hereunder and neither such advice nor the omission of such advice shall render the Firm responsible for obtaining or providing such services on behalf of the District or for any claims or liability of any kind arising from the obtaining or failure to obtain such services.

(C) This Retainer Agreement shall be governed by and construed in accordance with the laws of the State of Florida. **In the event of any dispute arising out of or relating to this Retainer Agreement, the parties agree to waive trial by jury** and agree that venue shall lie in Brevard County, Florida or Volusia County, Florida. In the case of litigation of such disputes, the prevailing party shall be entitled to recover attorney fees and costs from the other party. This Retainer Agreement is the entire agreement between the parties regarding its subject matter. This Retainer Agreement may be amended only by a written agreement entered into by the parties.

(D) This Retainer Agreement may be terminated with or without cause by the District or by the Firm at any time upon ninety (90) days prior written notice. In the event of termination, the Firm shall assume responsibility for completion of and shall be compensated for all representation requested prior to the notice of termination. Provided however, the District may terminate this Retainer Agreement for breach by the Firm with such notice as may be reasonable under the circumstances. In the event of termination, with or without cause, the Firm shall be

compensated in accordance herewith for approved time and expenses expended prior to the date of termination.

(E) This Agreement will be effective for a term of five years from its date of execution and will be automatically extended without any action required for successive one year renewals following the initial term unless terminated by either the District or the Firm pursuant to subsection (D) of this Section.

(F) This Retainer Agreement may be executed in multiple counterparts.

(G) This Retainer Agreement shall be effective on the date first written above.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Deering Park Stewardship District and Bryant Miller Olive have caused this Bond Counsel Retainer Agreement to be executed as of the dates below and effective as of the day first above written.

DEERING PARK STEWARDSHIP DISTRICT

By:_____

Name:_____

Its:_____

BRYANT MILLER OLIVE P.A.

By:_____

Shareholder and Authorized Signatory

**DEERING PARK
STEWARDSHIP DISTRICT**

11

RESOLUTION 2023-04

A RESOLUTION OF THE DEERING PARK STEWARDSHIP DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Deering Park Stewardship District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida (“Act”) and Chapter 189, *Florida Statutes*, being situated entirely within the City of Edgewater, Brevard County and Volusia County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with the City of Edgewater, Brevard County, Volusia County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 30th day of May, 2023.

Attest:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

DEERING PARK STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 12, 2024	Regular Meeting	2:00 PM
August 9, 2024	Public Hearing & Regular Meeting	2:00 PM

**DEERING PARK
STEWARDSHIP DISTRICT**

12

**BOND FINANCING TEAM FUNDING AGREEMENT
BETWEEN THE DEERING PARK STEWARDSHIP DISTRICT AND SWALLOWTAIL LLC**

THIS BOND FINANCING TEAM FUNDING AGREEMENT (the "Agreement") is made and entered into this 30th day of May, 2023, by and between:

DEERING PARK STEWARDSHIP DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 2020-197, Laws of Florida, and Chapter 189, *Florida Statutes*, and located within the City of Edgewater, Brevard County and Volusia County, Florida ("District"), and

SWALLOWTAIL LLC, a Delaware limited liability company and an owner of lands within in the District, and having a mailing address of 40 North Michigan Avenue, Suite 590, Chicago, Illinois 60611 (the "Developer" and together with the District, the "Parties").

RECITALS

WHEREAS, the Deering Park Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2020-197, Laws of Florida, which became effective on August 4, 2020, and being situated within the City of Edgewater, Brevard County and Volusia County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District presently expects to access the public bond market to provide for the financing of certain capital improvements, facilities, and services to benefit the lands within the District; and

WHEREAS, the District and Developer desire to enter into this Agreement to provide funds to enable the District to commence its financing program.

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

1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to proceed with the issuance of bonds or other indebtedness to fund the District's improvements, facilities and services.

A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of

payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including the District Engineer, District Manager, and District Counsel to proceed with the work contemplated by this Agreement, and to retain a Bond Counsel and Financial Advisor and other professional assistance as may be necessary to proceed with the work contemplated by this Agreement.

B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District's Engineer, Counsel, Financial Advisor or other professionals, for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

C. The District agrees to provide to Developer, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Developer. The District agrees to provide to Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.

D. Developer agrees to provide funds within fifteen (15) days of receipt of written notification from the District Manager of the need for such funds.

E. In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

2. TERMINATION. Developer and District agree that Developer may terminate this Agreement without cause by providing ten (10) days written notice of termination to the District. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received. Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement, by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure.

3. CAPITALIZATION. The parties agree that all funds provided by Developer pursuant to this Agreement may be reimbursable from proceeds of District financing for capital improvements, and that within forty-five (45) days of receipt of the proceeds by the District of bonds or notes for the District's capital projects, the District shall reimburse Developer in full, exclusive of interest, for these advances; provided, however, that in the event Bond Counsel

determines that any such monies are not properly reimbursable, such funds shall be deemed paid in lieu of taxes or assessments. In the event that District bonds are not issued within six (6) years of the date of this Agreement, all funds provided by Developer pursuant to this Agreement shall be deemed paid in lieu of taxes or assessments.

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

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

7. AMENDMENTS. 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.

8. 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 the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Deering Park Stewardship District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Swallowtail LLC
410 North Michigan Avenue, Suite 590
Chicago, Illinois 60611
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the 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 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.

11. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

Attest:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

SWALLOWTAIL LLC

Witness

By: _____
Its: _____

**DEERING PARK
STEWARDSHIP DISTRICT**

13A

PROOF OF PUBLICATION

DAPHNE GILLYARD
c/o District Manager
Deering Park Stewardship District - District Manager
2300 Glades RD
Boca Raton FL 33431-7386

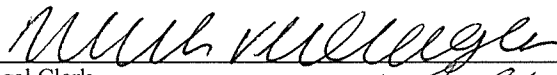
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

05/15/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/15/2023



Legal Clerk


Notary, State of WI, County of Brown
317127

My commission expires

Publication Cost: \$551.92

Order No: 8812376

Customer No: 723712

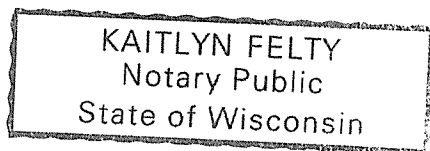
PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
FOR THE DEERING PARK
STEWARDSHIP DISTRICT

RFQ for Engineering Services

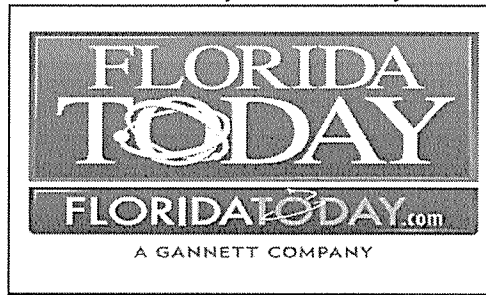
The Deering Park Stewardship District ("District"), located in Brevard County and the City of Edgewater, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, amenity facilities, and other public improvements authorized by Chapter 2020-197, Laws of Florida, and Chapter 189, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and 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 in Brevard County, the City of Edgewater and Volusia County, Florida; 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 original and one electronic version of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on May 29, 2023, to the attention of Cindy Carbone 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 Twenty Thousand Dollars (\$20,000.00).



DEERING PARK STEWARDSHIP DISTR
2300 GLADES RD STE 410W

BOCA RATON, FL, 33431

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Bids and Proposals

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized,
on

05/15/2023

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 15th of May 2023,
by legal clerk who is personally known to me

Affiant

Kaitlyn Felty

Notary State of Wisconsin County of Brown

3/7/27

My commission expires

Publication Cost: \$444.98

Ad No: 0005698665

Customer No: BRE-0000001006

This is not an invoice

of Affidavits 1

KAITLYN FELTY
Notary Public
State of Wisconsin

AD#5698665

05/15/2023

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE DEERING PARK STEWARDSHIP DISTRICT

RFQ for Engineering Services

The Deering Park Stewardship District ("District"), located in Brevard County and the City of Edgewater, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, amenity facilities, and other public improvements authorized by Chapter 2020-197, Laws of Florida, and Chapter 189, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and 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 in Brevard County, the City of Edgewater and Volusia County, Florida; 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 one original and one electronic version of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on May 29, 2023, to the attention of Cindy Cerbone 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 Twenty Thousand Dollars (\$20,000.00).

**DEERING PARK
STEWARDSHIP DISTRICT**

13B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE DEERING PARK STEWARDSHIP DISTRICT**

RFQ for Engineering Services

The Deering Park Stewardship District (“**District**”), located in Brevard County and the City of Edgewater, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s anticipated capital improvements which may include work related to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, amenity facilities, and other public improvements authorized by Chapter 2020-197, Laws of Florida, and Chapter 189, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and 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 in Brevard County, the City of Edgewater and Volusia County, Florida; 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 one original and one electronic version of Standard Form No. 330 and Qualification Statement by **12:00 p.m. on May 29, 2023**, to the attention of Cindy Cerbone 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 Twenty Thousand Dollars (\$20,000.00).

DEERING PARK STEWARDSHIPDISTRICT

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.

**DEERING PARK
STEWARDSHIP DISTRICT**

13C

Request for Qualifications for Engineering Services for the Deering Park Stewardship District May 29, 2023



May 29, 2023

Craig Wrathell, District Manager
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Reference: Statement of Qualifications for Engineering Services for the
Deering Park Stewardship District**

Dear Mr. Wrathell,

England-Thims & Miller, Inc. (ETM) is proud to respond to the Deering Park Stewardship District's request for proposals for professional engineering services for the District's drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, amenity facilities, and other public improvements authorized by Chapter 2020-197, Laws of Florida and Chapter 189 of the Florida Statutes. The Deering Park Stewardship District will create a spectacular and high-quality community infrastructure that will go above and beyond serving the needs of the residents of the District for years to come. To accomplish this, it is important that the Deering Park Stewardship District engage a District Engineer that understands your true vision and possesses the experience to deliver effective strategies that will create the desired sense of place with solutions that meet the budget and time constraints.

It is no coincidence that when land owners want to build lasting communities, they contact ETM. In our 46 years, ETM has emerged as THE Premier District Engineer in the Northeast and Central Florida market. Clients select ETM as their partner due to our exceptional quality service and our experience providing engineering solutions for the largest and most successful communities in the region.

ETM is a locally-based engineering firm that employs a large team of development managers, engineers, landscape architects, planners, and construction field representatives. ETM has the necessary experience working in tandem with land owners and their chosen representatives on numerous projects where multiple consultants were involved. This experience will allow us to navigate the project intricacies and better serve the Deering Park Stewardship District. Our qualified team of professionals is able to provide the following:

Experienced Personnel: ETM employs over 300 professionals, including Land Development Specialists, who have extensive experience as District Engineer for over 40 CDDs throughout the state. We have developed deep-seated relationships while working closely with local and state agencies, and public-sector management. Our depth of resources coupled with our experience uniquely qualifies ETM to serve as your District Engineer.

ETM understands the District's focus on schedule and budget, and we know that the most efficient way to complete a project is to develop a well thought-out, high-level strategic approach.

Accessibility: Due to the size of the Deering Park Stewardship District and the multitude of simultaneous projects within the District, having a readily accessible District Engineer is imperative. With our office located less than an hour away, the District can count on an immediate response to any onsite needs.

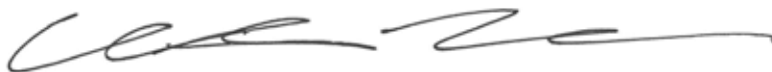
Extensive Experience with Community Development Districts: Our team has extensive experience with large-scale Community Development Districts. Because of this experience, we are able to apply lessons learned, effective project management, and creative solutions to minimize costs and accelerate schedules.

FDOT Experience: Not only does our team have extensive experience with Community Development Districts, we also have the knowledge, familiarity, and expertise with FDOT projects. ETM is well-versed in bridge construction oversight and roadway design throughout Districts 2 and 5. This experience ranges from small widening and resurfacing jobs to large interchange improvements projects. In addition to design and surveying functions, ETM is also prequalified in FDOT Work Group 2.0 (PD&E Studies) and is ready to provide those services to our clients as well.

Effective Development Strategies that Create the Desired Sense of Place: The creation of a sense of place requires attention to detail and an eye for design. Our project team members understand the relationship between human scale and sense of place, and have the knowledge to create each. We engage with our in-house planning, landscape architecture, CEI, and transportation departments to achieve the desired vision and goal for the District. Because of our partnerships with multiple CDDs, we acknowledge the importance of community features and fully comprehend the importance of anticipating any negative impacts that traditional design features may impose. Our professionals are trained to avoid these mistakes and will ensure that our design enhances the overall feel of this community.

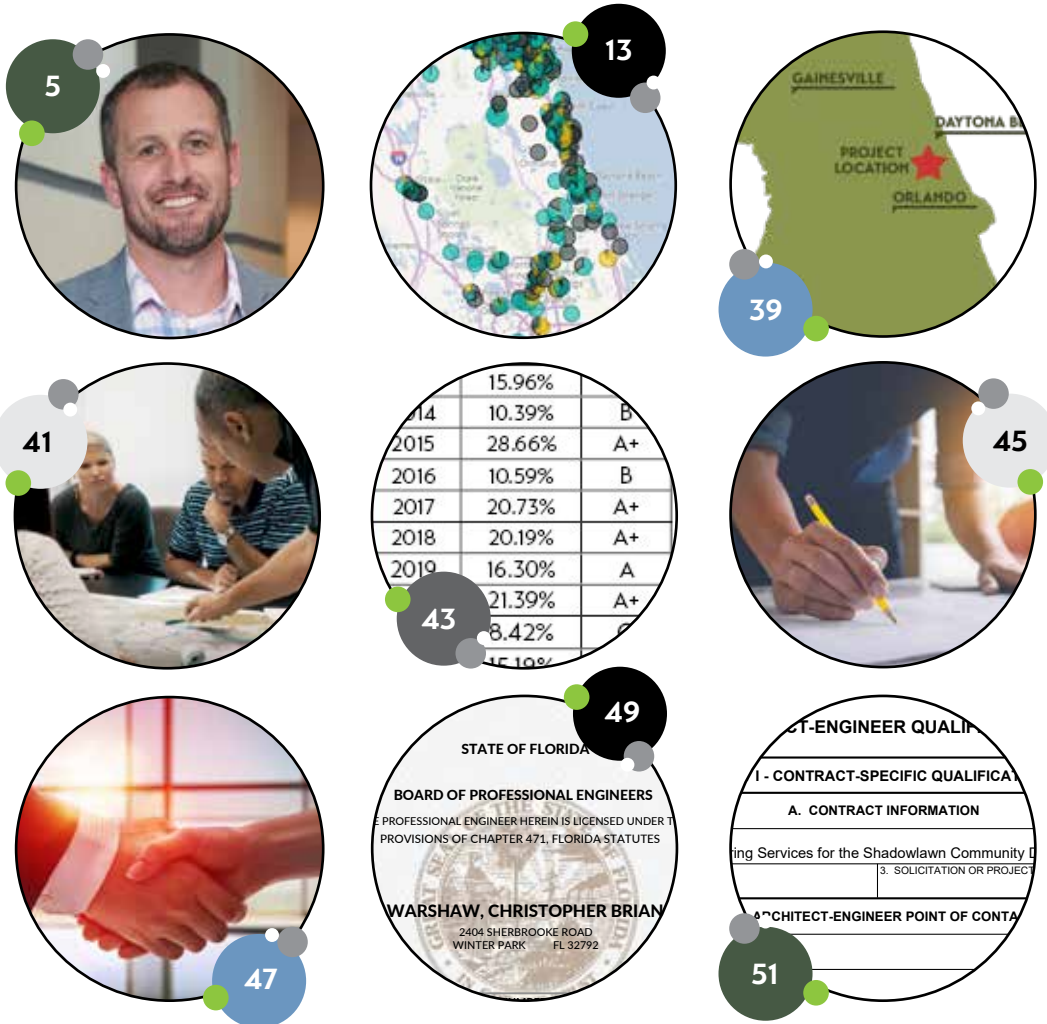
ETM appreciates the opportunity to submit our statement of qualifications to serve as the District Engineer for this rising community. We look forward to lending our time, talent, and expertise to the District to help you obtain your goal - to build an exquisite Florida community.

Sincerely,
ENGLAND-THIMS & MILLER, INC.

A handwritten signature in dark ink, appearing to read 'Christopher Warshaw', written in a cursive, flowing style.

Christopher Warshaw, PE
District Engineer

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1. Ability and Adequacy of Professional Personnel



ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Because ETM has served as the District Engineer for over 40 Special Districts, we have acquired a surplus of knowledge, experience, and an unrivaled familiarity with local governing agencies.

OUR SPECIAL DISTRICT EXPERIENCE

Stewardship Districts (SDs) and Community Development Districts (CDDs) are unique. The potential is greater, the focus is larger, and the associated risks are much higher. But when we successfully design a community together, the professional and emotional satisfaction is incomparable.

Our engineers have a solid reputation in the industry that is underscored by our extensive experience as District Engineer for multiple Master Planned Communities (MPCs) throughout Florida. Additionally, 46 years in business has resulted in valued relationships with local governments, utility and regulatory agencies, and trusted teaming partners. These relationships enable us to provide the Deering Park Stewardship District with exceptional service and dedication.

OUR HISTORY AND CURRENT PROFILE

ETM has evolved from a two-person, land development engineering company to the award-winning, full-service development services firm you know and recognize today. Founded in 1977, our primary focus was to support private sector growth in Northeast Florida. As we grew, so did our territory, client base and reputation. As a result, we became known for providing innovative quality engineering services for land development efforts.

Because of our success, the leadership of ETM felt encouraged to expand the company's service lines to meet the needs of both public and private sector clients. Today, these additional services position us as a one-stop shop and encompass the entire lifespan of a project, beginning with strategy, development, and planning, and culminating with inspection and closeout.

- Planning/Entitlements
- Land Development
- Utility Master Planning and Design
- Landscape Architecture
- Program Management
- Water Resources and Environmental Permitting
- Transportation and Traffic Engineering
- Construction Engineering and Inspection (CEI)
- Geographic Information Systems (GIS)
- Surveying and Mapping



Today, CDDs, SDs and MPCs represent our single largest business sector and generate well over 25% of our annual volume. ETM employs over 300 professionals spanning offices in Jacksonville, Nassau County, Volusia County, Gainesville, and Central Florida. Now, with consulting and engineering capabilities ranging from deal structure, master planning and alternatives evaluation through final design and construction administration, we offer the expertise required to deliver any project anticipated by the Deering Park Stewardship District .

PROFESSIONAL SNAPSHOT

Successfully delivering results will require a diversified group of experienced engineering professionals with an excellent track record and the expertise necessary to meet the goals for the Deering Park Stewardship District . ETM currently employs the following professionals, all available to help meet the needs of the Deering Park Stewardship District :

- 51 Civil Engineers
- 20 Project Managers
- 6 Planners
- 18 GIS Specialists
- 25 CAD Technicians/Designers
- 11 Technicians/Analysts
- 63 Construction Inspectors/Managers
- 8 Landscape Architects
- 85 Survey Personnel
- 38 Administrative Personnel



EXECUTIVE MANAGEMENT

Today, the day-to-day management and ownership of the firm has been successfully transitioned from the founder to the next generation, and is composed of a hands-on executive leadership team of 33 shareholders. We practice a debt-free approach to business that provides our clients with the assurance of our financial stability to continue steady growth and expansion of services. To ensure our focus on quality, we adhere to a stringent Executive Vice President led Quality Assurance/Quality Control process as part of our everyday practice.

QUALIFIED PROJECT TEAM

To address the projects anticipated as part of the Deering Park Stewardship District, we have assembled a very experienced core project team that will be supported by additional ETM staff, as needed. The technical excellence you will receive is a direct result of the experience of our professionals who possess the commitment and resolution to foster innovation and drive performance. Our team has the ability to anticipate project challenges and leverage lessons learned to develop cost-effective and schedule-sensitive solutions.

The ETM team has collectively served the needs of over 40 CDDs and SDs in Florida. We have experience coordinating with many public agencies, including the Florida Department of Transportation, Volusia County, JEA, the US Army Corps of Engineers, the Florida Department of Environmental Protection, and the St. Johns River Water Management District.

We proudly present our key team contributors on the following pages. Each has established themselves as deeply respected, well-seasoned professionals within their area of expertise.

PROJECT TEAM



Hugh Mathews, PE Client Relations & Project Strategy

Hugh's area of expertise is project strategy as it relates to master planning, regulatory permitting, stormwater, wastewater and water resource management and design. He has spent 42 years directing the design for large-scale, mixed-use and residential land development projects. On this contract, he will work to effectively navigate the District through potential problems, direct creative solutions, and view project-related situations from multiple perspectives.

Education:

BS, Civil Engineering, University of Alabama, 1981

Professional Registration:

Florida Professional Engineer, No. 37315

Relevant Experience:

- Tolomato CDD
- Seven Pines CDD
- East Nassau Stewardship District



Christopher Warshaw, PE District Engineer

Chris has 14 years of experience delivering commercial, industrial, and residential land development projects. His expertise includes zoning entitlements, permitting, stormwater modeling, erosion and sediment control, utility design and layout, proposal negotiation, and Civil 3D. His experience also includes work on various master planned communities and commercial/multifamily projects across Central Florida.

Education:

BS, Civil Engineering, Ohio State University, 2008

Professional Registration:

Florida Professional Engineer, No. 80867

Relevant Experience:

- Avalon Park CDD



Scott Wild, PE, CFM, PSM Principal-in-Charge

Scott has 33 years of experience related to MPC's and has worked closely with several CDDs in Northeast Florida. He is known for his ability to quickly identify potential issues and select the cost-effective, permittable solutions that ensures engineering plans, reports and specifications meet the highest standards. As Principal-in-Charge, he will draw from his environmental background and his tremendous volume of large project and MPC experience, proving to be an invaluable resource to the District.

Education:

MS, Environmental Engineering, University of South Florida, 1997

Professional Registration:

Florida Professional Engineer, No. 47030

Relevant Experience:

- Tolomato CDD
- Boggy Branch CDD
- Durbin Crossing CDD
- Bartram Park CDD
- Bartram Springs CDD



Robert Mizell, PE
Transportation Engineer

Rob has 32 years of engineering experience for complex highway design and construction on several federal, state and local roadway systems. He was involved with the design of the master infrastructure within the Tolomato Community Development District, St. Johns Town Center, and Tanger Outlets in Savannah, including roadways, utilities and stormwater management. His knowledge and experience will prove to be a valuable asset during the development of the master infrastructure of the District.

Education:

BS (with Honors), Civil Engineering, University of Florida, 1991

Professional Registration:

Florida Professional Engineer, No. 50630

Relevant Experience:

- Tolomato CDD
- Rivertown CDD
- Durbin Crossing CDD
- Aberdeen CDD



Goran Duvnjak, PE, ENV SP
Transportation Engineer

Goran has 14 years of experience in transportation engineering, specializing in highway and railway design. He has held lead roles on complex interstate projects, design of new interchanges, reconstruction of existing interchanges, along with widening and reconstruction transportation facilities part of the State Highway System.

Education:

MS, Civil Engineering, University of Central Florida, 2016

Professional Registration:

Florida Professional Engineer, No. 84141

Relevant Experience:

- Central Florida Commuter Rail Transit
- I-4 Beyond the Ultimate
- I-4 and US 192 Interchange
- I-4 and SR 535 interchange
- I-4 and Osceola Parkway Interchange



Brian Landeweer, PE
Transportation Engineer

Brian has 22 years of complex highway design and construction engineering experience for federal, state, and local roadway systems. As a Senior Project Engineer at ETM, Brian has served as Project Manager and Engineer of-Record on many projects throughout Northeast Florida.

Education:

BS, Civil Engineering, (with Honors), University of Illinois, 2000

Professional Registration:

Florida Professional Engineer, No. 62168

Relevant Experience:

- Tolomato CDD
- Cross Creek North CDD
- Beach CDD

PROJECT TEAM



Nicole Bolatete, PE
Utility Engineer

Nicole has 17 years of experience as a utility engineer with sanitary sewer and water main design experience for municipal clients such as the City of Jacksonville, JEA, and St. Johns County Utilities. Her other municipal experience includes Duval County Schools, Florida A&M University, City of Jacksonville, and University of North Florida.

Education:

BS, Civil Engineering,
University of North Florida, 2006

Professional Registration:

Florida Professional Engineer,
No. 74921

Relevant Experience:

- East Nassau Stewardship District
- Silverleaf CDD
- City of Edgewater Water Utility Plan
- Boggy Branch CDD
- Ryals Creek CDD



Buckley Williams, CCCA
Construction Administrator

Buckley has 31 years of experience which includes managing quality inspection personnel who serve as client advocates in the field. Buckley is committed to providing not only responsive services to the District, but also the requisite technical inspections and proactive contract administration services needed to meet project objectives. Under this contract, he will lend insight to the project team, and ensure that the highest level of quality CEI services are provided to the Deering Park Stewardship District.

Education:

BS, Building Construction,
University of Florida, 1992

Professional Registration:

Certified Construction Contract
Administrator (CCCA)

Relevant Experience:

- East Nassau Stewardship District
- Tolomato CDD
- Double Branch CDD
- Graham Swamp Trail



Jeff Brooks
Construction Administrator

Jeff has 39 years of experience in tasks relating to construction projects from concept to completion. He also has a strong background in water and wastewater operations and construction inspection. His responsibilities include the administration and inspection of infrastructure construction projects, on-site payment request review, testing observation, and project documentation.

Education:

BS, Project Management
Colorado Technical University,
2010

Relevant Experience:

- Tolomato CDD
- Double Branch CDD
- Beach CDD



Louis Bramblett, PE, DBIA
Construction Administrator

Louis has 36 years of experience managing CEI and design efforts for a wide variety of projects with numerous clients. His extensive range of complex construction projects includes box culvert installations, bridge structural elements, interstate/interchanges construction, widening of major arterials, new roadway alignments and traffic improvements, utility improvements, pedestrian paths, boardwalks, and site development within environmentally sensitive areas.

Education:

BS, Civil Engineering
 University of Florida, 1987

Professional Registration:

Florida Professional Engineer,
 No. 45158

Relevant Experience:

- Matanzas Woods Parkway Interchange
- SR 50/Colonial Drive Econlockhatchee River Bridge Replacement
- Howland Boulevard, Volusia County

RELEVANT EXPERIENCE

Our qualified team of professionals have the necessary skills needed to successfully accomplish tasks assigned by the Deering Park Stewardship District. As required, our team has experience with CDDs and SDs as well as the FDOT as shown below.

	Project Team									
	Hugh Mathews, PE	Chris Warshaw, PE	Scott Wild, PE, CFM, PSM	Robert Mizell, PE	Goran Duvnjak, PE, ENV SP	Brian Landeweer, PE	Nicole Bolatete, PE	Buckley Williams, CCCA	Jeff Brooks	Louis Bramblett, PE, DBIA
CDD Experience	•	•	•	•		•	•	•	•	
FDOT Experience	•			•	•	•		•	•	•

2. Consultant's Past Performance



2

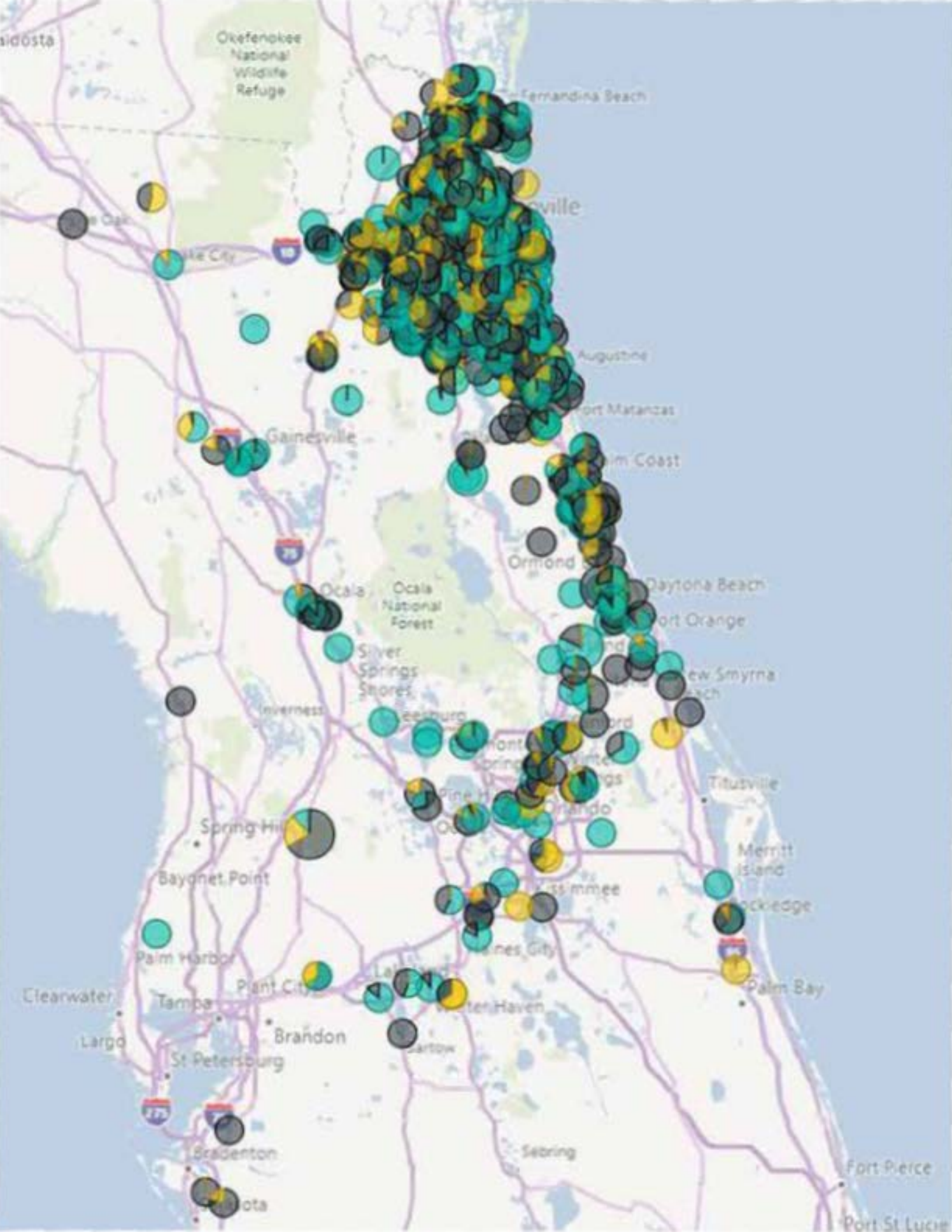
CONSULTANT'S PAST PERFORMANCE

ETM has been honored and rewarded with the opportunity to be involved in the development of the region's most notable communities and their infrastructure. We are recognized for the solutions that emerged from our holistic approach during the development of these communities. The depth of our experiences and our relationships with local regulatory agencies are invaluable assets to our clients.

The table below is a sampling of ETM's experience with CDDs.

Project*	County	Size	Dwelling Units	Non-Residential S.B.
East Nassau Stewardship District	Nassau	24,000 Acres	24,000 Residential	11.5 Million SF Non-Residential
Tolomato (Nocatee) CDD	Duval & St. Johns	15,000 Acres	11,000 Single Family 4,000 Multi-Family	4 Million SF Office 1 Million SF Commercial/Retail 250,000 SF Industrial
Oakleaf (Double Branch CDD)	Clay	6,000 Acres	5,000 Residential	1 Million SF Commercial/Retail 2 Amenity Centers 82 Acre Park, Golf Course Community
Argyle Forest CDD	Clay & Duval	10,000 Acres	25,000 Residential	5 Million SF Non-Residential
Julington Creek Plantation CDD	St. Johns	5,000 Acres	5,800 Residential	750,000 SF Non-Residential
Southhaven CDD	St. Johns	314 Acres	345 Residential	\$2.2 Million Amenity/Recreation
Heritage Landing CDD	St. Johns	597 Acres	1,154 Residential	27 Acre Park/Recreation \$6.1 Million Amenity
Beach CDD (Tamaya)	Duval	780 Acres	2,400 Residential	500,000 SF Commercial/Retail 10,000 SF Clubhouse
Aberdeen CDD	St. Johns	1,300 Acres	1,623 Single Family 395 Multi-Family	40,000 SF Office 60,000 SF Commercial 10,000 SF Community Park
Durbin Crossing CDD	St. Johns	2,047 Acres	2,500 Residential	170,000 SF Office/Retail
Bartram Park CDD	Duval & St. Johns	3,600 Acres	2,000 Single Family 7,000 Multi-Family 330 Hotel Rooms	1.3 Million SF Commercial 1.6 Million SF Office
Bartram Springs CDD	Duval	1,000 Acres	1,400 Residential	19 Acre School Site 7 Acre City Park
Six Mile Creek (TrailMark)	St. Johns	1,282 Acres	2,278 Residential	7 Acre Amenity Village 30 Acre Community Park 17 Acre Neighborhood Park

*Note: CDD names may differ from project title.



ETM'S FLORIDA FOOTPRINT

SINCE 2021

OUR TREMENDOUS
SPECIAL DISTRICT EXPERIENCE
INCLUDES:



40+
SPECIAL DISTRICTS SERVED



100,000+
RESIDENTIAL LOTS



150,000+
ACRES



30,000,000+
SQF NON-RESIDENTIAL

FDOT BRIDGE EXPERIENCE

ETM has extensive experience working with FDOT Districts Two and Five on bridges throughout Northeast and Central Florida. We have included a few projects that showcase this relevant experience. The projects shown below have included bridge construction, demolition and bridge replacement, widening, installation of beams, and full depth roadway reconstruction.



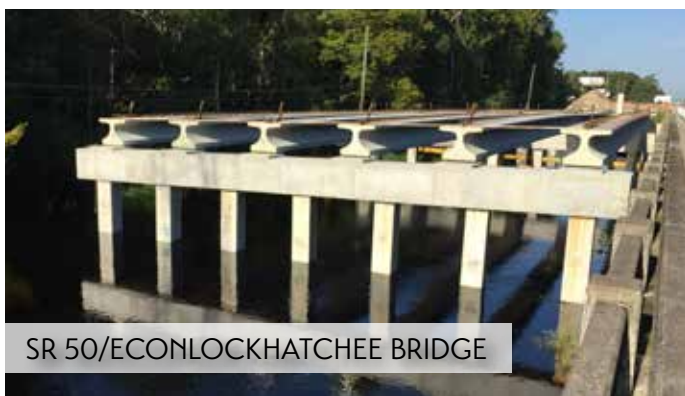
GRAHAM SWAMP PEDESTRIAN BRIDGE



DUNNS CREEK BRIDGE



CR 200A BRIDGE



SR 50/ECONLOCKHATCHEE BRIDGE



CR 305 BRIDGE



NEWNAN STREET BRIDGE

FDOT ROADWAY EXPERIENCE



ETM has worked on numerous FDOT roadway systems throughout Northeast and Central Florida. These projects have ranged anywhere from small widening and resurfacing jobs to large interchange improvements projects.



UTILITY MASTER PLANNING

NOCATEE

The project includes relocation of CR 210 as well as construction of the collector roadway throughout the community. The right-of-ways of all the major collector roads are impacted with a combination of stormwater and reclaimed water. ETM designed, ERP permitted and prepared the construction documents for the roadways and utilities including the delivery system of reclaimed water to stormwater ponds for irrigation distribution. Utility design and wholesale service for this development was coordinated with JEA.

Nocatee is a prime example of our capability to manage large local civil projects. Nocatee is a 15,000-acre mixed-use Development of Regional Impact. The project is located in two counties and contains two Community Development Districts. Before development could begin, the first priority was the revisions to the Flood Plain Maps since there had never been a detailed study of this section of St. Johns County. Once the revised flood plain maps had been completed, the second priority was to develop a project wide master drainage plan. This master drainage plan is under construction along with the first phase of development. A conceptual permit from the SJRWMD and a USACOE individual permit have been received for the total development.



NOCATEE UTILITY CORPORATION

ETM was the Engineer of Record for Nocatee Utility Corporation (NUC), a PSC certified water and wastewater utility in St. Johns County and Duval County, Florida. ETM master planned the 17,000 ERC utility on 15,000 acres including water plant siting, regional well field development, and water reclamation facilities, as well as the water, sewer and reuse transmission network.

ETM performed hydraulic modelling for pumping, storage and transmission facilities. Nocatee Utility Corporation was purchased by JEA in 2004. ETM continues to provide design, construction documents, and construction engineering and inspection services on the JEA/NUC utility systems. Substantial buildout of the original franchise area is projected by 2030.

UTILITY MASTER PLANNING

JULINGTON CREEK PLANTATION WATER/WASTEWATER TREATMENT FACILITIES



Julington Creek Plantation is a 4,150-acre development, and when fully developed, will contain 5,146 single family units and 1,254 multi-family units. There are also commercial and institutional parcels within the development. ETM's work included FDEP permitting, SJRWMD Consumptive Use Permitting (CUP) as well as construction administration and plant certification.

ETM's Water Treatment Plant Project Improvements included:

- New 1 MGD concrete ground storage reservoir
- 3 - 1700 gpm high service pump
- 3,800 gpm aerator
- 10,000 gallons hydro-pneumatic tank
- Upgraded chlorination/disinfection facilities.

ETM's Wastewater Treatment and Reclamation Project Improvements included:

- SBR expanded from 0.5 mgd to 1.0 mgd
- Reuse capacity expanded from 0.675 mgd to 1.3 mgd
- New headworks
- 3,000 cfm blowers
- 1.0 mg reject concrete ground storage reservoir
- Sludge thickening facility
- Digester upgrades
- New reclaimed high service pumping stations

NASSAU COUNTY ENCPA (WILDLIGHT)

ETM provides an overall comprehensive master review of both the existing and proposed utilities throughout the ENCPA. This includes development - and constant update - of master water, reuse, and sewer utility plans and modeling depicting anticipated development parcel service areas, proposed utility infrastructure networks, and potential existing utility infrastructure upgrades to service the proposed ENCPA build-out. By developing the master utility plans, potential water and sewer treatment plant sites, sizing of proposed water, reuse and sewer distribution mains, and upgrades to existing water, reuse, and sewer mains as necessary outside of the ENCPA can be determined and planned for by the local utility provider (JEA). ETM also engages in routine consultations with JEA on these master plans to assist them in the planning of the necessary utility infrastructure improvements that they are responsible for constructing in order to serve the full build-out of the ENCPA.



SPECIAL DISTRICT/COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE

- Boggy Branch
- Celebration Pointe
- Cypress Bluff
- Deer Run
- Kindlewood
- Durbin Crossing
- East Nassau Stewardship
- Heritage Landing
- Isles of Bartram
- Julington Creek Plantation
- Las Calinas
- Mainstreet
- Marshall Creek
- Meadow View at Twin Creeks
- Middle Village
- Oakleaf
- OTC
- Palm Coast
- Pine Ridge
- Pioneer
- Rivers Edge
- Ryals Creek
- Six Mile Creek
- South Village
- Split Pine
- Sweetwater Creek
- The Dunes
- Timucuan South
- Tison's Landing
- Tolomato
- Treaty Oaks
- Turnbull Creek
- Wynnfield Lakes

RELATIONSHIP MANAGEMENT

All of our Master Planned Communities (MPC) have one thing in common: the entire team must earn the trust and maintain great relationships with agency regulators. For that reason, municipality experience is essential. **ETM brings established relationships and experience to the team.**

PROJECT CASE STUDIES

ETM has assisted with the design, engineering, and construction of a multitude of projects. The following examples best showcase our experience:



East Nassau Stewardship District

Location: Nassau County, Florida
Client: East Nassau Stewardship District
Contact: Mike Hahaj
Phone: (904) 321-1030
Completion: Ongoing

Project Tasks:

- District Engineer
- Site Engineering
- Environmental Permitting
- Landscape/Hardscape Architecture
- Master Planning

ETM is the District Engineer for the East Nassau Stewardship District, which is a 24,000 acre DRI project, that includes 640-acres of commercial development. At total build-out, this project will include 11,000,000 square feet of non-residential space, 550,000 square feet of commercial space and 24,000 residential units. ETM is responsible for providing engineering reports, cost estimates, and plan reviews to ensure the proper construction of improvements within the District.



Tolomato CDD (Nocatee)

Location: Jacksonville, Florida
Client: The PARC Group, Inc.
Contact: Rick Ray
Phone: (904) 992-9750
Project Costs: \$200 Million
Completion: Ongoing

Project Tasks:

- District Engineer
- Master Planning
- Project Management
- Engineering Design
- Environmental Permitting
- Transportation Engineering
- Surveying
- Construction Administration
- Landscape Architecture

"ETM has designed and managed more than \$200 Million in roadway and utility construction for The PARC Group over the past five years... We have found ETM's capability to handle the dynamic requirements in a project with both environmental and public interest to be professional and effective."

**~ Gregory J. Barbour
The PARC Group, Inc.**

Nocatee is one of the top 10 best selling communities in the nation. This 15,000 acre parcel at total build-out will consist of 11,000 residential units, 5 million square feet of non-residential space and recreation/open spaces, churches, schools and civic uses. ETM has been involved with this project since 1997 when PARC Group began the conceptual planning process and we are proud of our involvement in the engineering design, planning and landscape architecture of this project.

In addition to providing the lead design consulting services, ETM was responsible for the design, permitting, and construction management of over 4 miles of Greenway Trails within Nocatee. The trails provide connections between communities, parks and commercial districts. As part of an overall circulation plan within Nocatee, the trails and shared-use paths are 16 feet wide in order to accommodate pedestrians, bicycles, golf carts, and low-speed vehicles.



Double Branch CDD

Location: Jacksonville, Florida
Client: The Hutson Companies, LLC
Contact: David Hutson
Phone: (904) 262-7718
Project Costs: \$100 Million
Completion: Ongoing

Project Tasks:

- District Engineer
- Site Engineering
- Environmental Permitting
- Landscape/Hardscape Architecture
- Master Planning

ETM was responsible for the master planning of this 10,000 acre DRI project which included roadway design, utility design, and master stormwater management design and permitting. In 1999, ETM served as lead consultant in a major modification to the Argyle Forest DRI.

The land development work included engineering and landscape design of over 5,000 residential units, two amenity centers (each over \$7 Million), a regional baseball park, a regional soccer park, and over 1 Million square feet of retail and commercial space. ETM was responsible for the day-to-day coordination efforts of six residential and connector highway construction projects in addition to amenity site construction. This project includes over 10 miles of connector roadway and infrastructure improvements, JEA and Clay County Utility Authority improvements, amenity center construction, box culvert construction, landscape and irrigation improvements, and lot development services.



Bartram Springs CDD

Location: Jacksonville, Florida
Client: SouthStar Development Partners, Inc.
Contact: Kimball Woodbury
Phone: (305) 476-1514
Project Costs: \$45 Million
Completion: Ongoing

Project Tasks:

- District Engineer
- Master Planning
- Project Management
- Engineering Design
- Environmental Permitting
- Surveying and Mapping
- Construction Administration

Bartram Springs is a 1,400-lot single-family development in Southeast Duval County located on the northside of Race Track Road (immediately west of Philips Highway). The site is over 1,000 acres, half of which are wetlands that discharge to a Durbin Creek tributary. Additional features and elements include a multi-family parcel, a retail component, a city park site, an elementary school, and an amenity area.



Bartram Park CDD

Location: Jacksonville, Florida
Client: Eastland
Contact: Tom Dodson
Phone: (904) 280-7100
Completion: Ongoing

Project Tasks:

- Master Planning and Engineering
- Sewer Collection
- Reuse Water Distribution
- Stormwater Management
- Roadway Construction
- CDD Engineering

Bartram Park is a 3,600 acre, mixed-use DRI. The project is located in South Duval County and North St. Johns County along I-95. The development consists of 2,000± single-family units, 7,000± multi-family units, 1.3 million square feet of commercial space, 1.6 million square feet of office space, and 330± hotel rooms. As part of the DRI, over 2,000± acres of preservation land was provided along Julington and Durbin Creek.



Matanzas Woods Parkway Interchange

Location: Flagler County, Florida
Client: Flagler County
Contact: Richard Gordon, PE
Phone: (386) 313-4046
Project Costs: \$9 Million
Completion: 2016

Project Tasks:

- Bid Document Preparation
- Shop Drawing Reviews
- Project Team Coordination
- Construction Engineering & Inspection

ETM was contracted by Flagler County to provide construction engineering & inspection services on the Matanzas Woods Parkway Interchange project. Project highlights included adding a new Interchange connection with I-95 and the modification of Matanzas Woods Parkway to accommodate ramp connections. Extensive public communication was necessary throughout the duration of the project and included web site management and a project hot line. The scope of work included drainage construction, utility relocation, road closures and detours, landscape installations, and new project signage, including drilled shafts, along I-95.

ETM's responsibilities included the preparation/coordination of bidding documents and project bid award, oversight management of CEI efforts, project inspection, review of Contractor progress payments, procurement/monitoring of shop drawings and RFI submittals, coordination with the Engineer-of-Record and Contractor, and coordination with Florida Department of Transportation District 5 Special Projects Section.

This project was administered in compliance with certain State of Florida FDOT funding policies and procedures and included extensive public outreach to local neighborhoods and Flagler County school system.



Graham Swamp Trail

Location: Flagler County, Florida
Client: Flagler County
Contact: Faith Alkhatib
Phone: (386) 313-4046
Project Costs: \$9.5 Million
Completion: Ongoing

Project Tasks:

- Shared Use-Path
- Pedestrian Bridge
- MSE Walls
- Drainage Upgrades
- Maintenance of Traffic

This project consists of a 640' U-Beam pedestrian bridge with a one-of-a-kind stainless steel triangular enclosure for the length of the bridge over SR 100. This project also includes 8,740' of 12' wide asphalt shared-use path and three raised boardwalks over environmentally sensitive areas supported by 4,780' of 10" steel piles. 515' of MSE walls are constructed on both sides of the bridge to construct the elevated approaches. The project includes drainage upgrades along SR 100, cross drainage along the length of the project, MOT with nighttime closures of SR 100 to facilitate bridge construction.



Seven Pines

Location: Ormond Beach, Florida

Client: ICI Homes, Inc.

Contact: Rosy Messina

Phone: (904) 257-8256

Project Costs: TBD

Completion: Ongoing

Project Tasks:

- Master Entitlements
- Master Planning
- Stormwater System
- Wetland Impacts
- Permitting
- PUD Modifications

ETM has represented the Skinner family in their land sales along the Butler Boulevard/I-295 Corridor for more than 20 years. We were contracted to perform the master entitlements placed on the 1,100 Skinner Southeast Quadrant (SEQ), now known as Seven Pines. ETM has worked on the master planning and design of stormwater system, mass grading design, approval of wetland impacts, ACOE and SJRWMD permitting, FDOT permitting for Butler Boulevard connections, and PUD modifications. Additionally, we have provided assistance in the overall parcel strategy. When complete, this community will feature 1,500 single-family homes, one million SF of commercial space, over 100,000 SF of office space, and 1,000 multifamily units.



Celebration Pointe

Location: Gainesville, Florida
Client: Celebration Pointe Development Partners, LLC
Contact: Ralph Conti
Phone: (404) 220-8343
Project Costs: \$2.8 Million
Completion: 2018

Project Tasks:

- Preliminary Engineering
- Site Reviews
- Water and Sewer System Design
- Floodplain Modeling
- Permitting
- CEI
- Signal Design
- Roadway Design

ETM was contracted by Celebration Pointe Development Partners, LLC to provide professional engineering services related to a 212 +/- acre mixed-use Transit Oriented Development project located in the Northwest quadrant of I-75 and Archer Road in Gainesville, Florida. This project will consist of up to 896,000 SF of retail and office use and 2,225 residential units.

ETM's efforts for this project included preliminary engineering, site plan review, entry road review, pond/outfall analysis, water and sewer system design, floodplain modeling, permitting, civil engineering construction plans, stormwater collection system design, on-site signal design, roadway design, construction engineering and inspection, and preparation of a supplemental engineering report for proposed capital improvements.



REPEAT BUSINESS

ETM's ability to achieve project goals and produce a high quality product allows us to develop lasting relationships with our clients. In every project, large or small, complex or simple, our attention to detail translates to excellence. ETM's standing in the industry is reflective of our caliber in many different ways: through innovation, by developing cost-effective solutions to difficult problems, and by efficiently coordinating the many inter-related elements that are critical to every project.

ETM is proud of the fact that 95% of our clients provide us with recurring business. Following is a partial list of our repeat business.

Dream Finders Homes

- Silverleaf
- Bannon Lakes
- Durbin Creek Crossing
- Beacon Lake
- Cordova Palms
- Eagle Landing
- Sunbeam Townhomes
- Reinhold Parcel 61
- Challenger Center

City of Jacksonville

- Bay Street Bridge Expansion at Hogans Creek
- Brooklyn Phase 1B Construction
- Closure of Trail Ridge Landfill
- Lonnie Miller Park Development
- Lonnie Miller Park Master Plan
- Lower Eastside Drainage Improvements
- NPDES Contract
- Preservation Project
- Program Management Services - Drainage Bond Program
- Ash Remediation
- Sal Taylor Park - Closeout
- Septic Tank Phase Out
- Stormwater Utility

FDOT

- Signal Retiming for FDOT District 5
- SR 50 Bridges Over the Econlockhatchee River Bridge
- SR 50 from 429 to E of W Oaks Mall
- Natural Disaster Monitoring CEI Services
- SR500/US441/S Pine Ave-SE 10 Ave
- Districtwide Safety Studies & Design
- D5 Coast to Coast Trail
- SR 100 at CR 305 CEI Services
- Group 184 - CEI Services
- Miscellaneous Engineering Services
- Feasibility Study Update CST
- CEI Group 190
- Group 220
- CSC Districtwide Landscape Design
- Gold Star Family Parkway
- East Hybrid CEI Services
- CEI Districtwide Continuing Services
- SR 15 (US 17) Doctors Inlet Bridge Widening
- SR 9B Phase I (US 1 to SR9A, Design/Build) New Interstate Facility
- SR 9B Phase II (US 1 to I-95, Design/Build/Finance), New Interstate Facility
- SR 9B - Phase III (US 1 to I-95, Design/Build) New Interstate Facility
- I-295/SR 9A Heckscher Drive Interchange
- Newnan Street/Hubbard Street; from Just S. of Orange Street to S. of Confederate Street
- SR 200, 4-Lane Widening
- SR 200 Reconstruction Phase II
- SR 200/SR A1A from West of Rubin Road to East of CR-107/Scott Road
- SR 15 (US 17) Dunn's Creek Road and Bridge Reconstruction

PARC Group

- Governors Park R
- G Bar Ranch Land Use and Zoning
- New Well Site Planning
- Expert Witness Testimony
- Westland Infrastructure - Phase 2
- Westland CUP and JEA Reuse Feed
- Palmetto Cove Model Home Parking Lot

Rayonier

- Wildlight CDD
- Wildlight Community Park
- Heartwood

GreenPointe

- Saratoga Springs - Preliminary Site Plan
- Sandridge Dairy Phase 1 - CEI Services
- Site Plan Rendering for the Amelia Walk
- Miscellaneous Projects Due Diligence
- Campbell Tract (Sandridge Dairy)
- Amelia Walk
- Tributary Units 8, 10, 12 and 15 Mass Gr
- GreenPointe Communities - GIS Mapping
- Magnolia Trace
- Amelia Proposl Preparation
- Greenpointe East Nassau
- JEA/Global Water Pipeline
- General Graphic Services
- Cedar Bay Road
- Herons Walk
- First Coast Outer Beltway
- Ashford Mills Site Investigation
- Sandler Chase Due Diligence
- Villages Of Selay
- Hampton Lakes Rezoning
- Village Walk Rezoning
- CEI Services for Greyhawk-Phase I
- Treaty Oaks PUD SJC
- Gate Outpost - Neck Road - Utilities
- Ponte Vedra Beach Preserve
- Creekview Trail
- Hyland Trail Amenity Center
- Trailmark DRIMOD, LSCPA & MAJMOD
- Project Northstar
- Southbank Project - Site Plan/Due Diligence

ICI Homes

- Tamaya
- Silverleaf
- Palencia North
- Skinner ICI CDD Engineering Report
- ICI General Consultation
- Palencia N. Added Lands
- Palencia North Amenity Center & Park
- Ashford Mills Site Investigation
- Wilford/Breakaway Trails Prd
- ICI 301 Tract 2010
- Site Planning Nw Quad/Beach & Kernan Bl.
- Tamaya PUD Map
- Williams Tract Due Diligence
- Tamaya Parcel E & F Floodplain Analysis
- Tamaya Amenity Center-Site Plan.Eng.(WA7
- SilverLeaf/ICI
- East Hampton - Palm Coast
- Parcel 417 / 418 - Palm Coast
- ICI Monterey Pines South - Site Planning
- Tamaya PUD Administrative Deviation
- ICI Skinner SEQ
- Tamaya Parcels B/B-1 (243 Lot Single Fam
- ICI/Weekley - Skinner SEQ
- Lot 300 Easement - Twenty Mile Phase 5
- Westlake at Plantation Bay - Phase 13 &
- E-Town Parcel E-7
- SEQ Amenity Center
- ICI Parcels 417 and 418 - Aeorbic Depth
- Tamaya Parcel F - Limited Contract Admin
- ICI Woodhaven - Concept Planning
- Seven Pines Community Map Site Plan Rend
- Westlake at Plantation Bay - Unit 9B Aer
- 720 North Clay Street

Hutson Companies

- Johns Creek, PUD Mod.
- Oakleaf
- Silverleaf-Hutson Land
- Miscellaneous Services-Property Searches
- Water & Sewer Extension
- Wynnfield Lakes Cdd
- Comm.Par.-Cr210/Johns Cr(Outpar.A2 Pen.)
- Ladue Supoena
- Sj Timber
- Elkton Green
- Morocco Temple Site
- Newton Property
- Silverleaf Plantation
- Oakleaf Parcel 1 & 5 Master Site Plannin
- Hutson Elkton Property
- Elkton Property
- Biennial Monitoring Rpt-Villges Of Argyle
- Oakleaf Nopc
- Vill.Of Arg.Dri
- SJ Timber Site Planning
- BMR Vill.of Argyle AFI Par.& Ranch Vill.
- Pye Wolf Contract Administration
- BMR 2012-2014 Villages of Argyle & Ranch
- Oakleaf Parcel 1 and 5 Mass Grading Perm
- Wells Hall Due Diligence
- S.R. 16 & S.R. 13 Conceptual Roundabout
- Grand Oaks Planning & Engineering
- Villages of Argyle DRI, AFI Parcel & Ran
- Elkton Property Support
- SilverLeaf Site Planning
- Oakleaf Parcel 4B
- Trout Creek Property
- OakLeaf Parcel 9B Multi-Family
- Silverleaf-2209/Silverleaf Parkway Lands
- OakLeaf Parcel 4B Off-Site Sanitary Sewer

Pulte Homes

- Anderson/Greenbrier
- Arrowood - Bartram
- Avenues Walk
- Bayberry Modifications
- Clifton Village
- Cypress Bay
- Delwebb @ Plum Creek
- Fish Island
- Flagler Station
- Greenbrier - Bartram
- Heilow Property/CR 210
- Highwood
- Ironwood
- Marineland Lift Station Rehabilitation
- Midtowne
- Nocatee Oak Hammock
- Nocatee Tidewater
- Silverleaf
- Skinner/Point Meadows
- Summerfield
- Sweetwater-Del Webb
- Twinleaf
- Village Walk

REFERENCES

ETM's dedication to excellence has led to significant repeat business with our clients. Below are excerpts from several letters of recommendation we received from clients that reflect our performance.



"...ETM's professional staff has worked closely with the County to provide planning, design, permitting and construction administration services...It is without hesitation that I recommend ETM, and I am confident that they will provide you with the same outstanding service..."

Faith Alkhatib, PE
Flagler County Engineer



"...ETM's staff has continually exhibited a commitment to maintaining project schedules and providing the necessary resources and technical expertise needed to assure the County's goals and objectives have been met on each work assignment. I am pleased with the professional services they have provided and would highly recommend their services to an agency..."

Shawn Thomas, PE
Former Clay County Project Administrator



"... They have routinely provided superior engineering services, based upon the population of engineering firms from whom we process (permit) applications... Based upon their professional execution and responsive character, I am pleased to recommend ETM for any similar services."

David Miracle
SJRWMD Director



"...ETM's staff are professional, responsive and [have] proven to be very well qualified and competent. The Department looks forward to a continued relationship with ETM and we would not hesitate to recommend them to your organization."

Alan Obaigbena, PE
Project Engineer/NPDES Administrator



"....In addition to the engineering aspects of the Riberia Street project, ETM has assisted the City in obtaining grant funding in the form of a \$450,000 Florida Section 319 grant... Their staff members have been professional, responsive and easy to work with and I would not hesitate to work with them on future projects..."

Martha Graham
City of St. Augustine Public Works Director

Tolomato Community Development District

14875 Old St. Augustine Road, Jacksonville, Florida 32258
Tel. (904) 288-9130 Fax (904) 288-9187

October 11, 2007

FICE Engineering Excellence Awards
125 South Gadsden Street
Tallahassee, FL 32301-1525
Attn: Kate Ray, IOM

Subject: Town of Nocatee Phase 1
Re: Client/Owner Letter

To Whom It May Concern:

I am pleased to provide this Owner's Letter for the 2008 FICE Engineering Excellence Award. Our engineer is currently designing and managing more than \$200 million dollars of roadway and utility construction for the Tolomato Community Development District. Since the inception of the Nocatee development in 1998 our engineer has served as our design and engineering consultant and we are pleased that the same key professionals have remained assigned to our project throughout. Their efforts associated with this significant project have always been performed in the most professional manner.

Their responsibilities have included: stormwater master planning and design, utility master planning and design, transportation planning and design, construction engineering and inspection (CEI) and preparation of programmatic budgets. They are currently engaged in large scale construction administration services for our project and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACOE, FDOT, St. Johns County, City of Jacksonville and JEA for timely project completion. We have found their capability to handle the dynamic requirements in a project with both significant environmental and public interest to be professional and highly effective.

Should you have any questions please feel free to contact our office.

Sincerely,

Tolomato Community Development District


Rick Ray, Chairman
Board of Supervisors



Subject: Letter of Recommendation
England, Thims & Miller, Inc. (ETM)

To Whom It May Concern,

I have been asked to provide a letter of recommendation for the engineering and design firm of England, Thims & Miller, Inc. ETM has designed and managed more than \$200 million in roadway and utility construction for The PARC Group over the past ten years. Since the inception of the Nocatee development, ETM has served as our design and engineering consultant. Their efforts associated with this significant project have always been performed in the most professional manner.

ETM's responsibilities have included master drainage design, utilities, civil engineering, roadway planning and design, project bidding and preparation of programmatic budgets. They are currently engaged in large scale construction administration for our project and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACE, FDOT, and JEA for timely project completion. We have found ETM's capability to handle the dynamic requirements in a project with both environmental and public interest to be professional and effective.

I am pleased to recommend England, Thims & Miller, Inc.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. J. Barbour", is written over the typed name "Gregory J. Barbour".

Gregory J. Barbour

*Julington Creek Plantation
Community Development District*

950 Davis Pond Blvd. • Jacksonville, Florida 32259 • (904) 287-4180

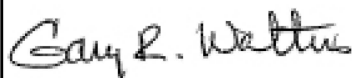
November 25, 1997

To Whom It May Concern:

The firm of England Thims & Miller has served as District Engineer for the Julington Creek Community Development District since it was formed in October of 1994. In addition to providing general engineering guidance for the District, they have been in charge of major infrastructure development for the District. In that capacity they have been responsible for overseeing the design and provided construction management of the District's recreation and swimpark complex, and full responsibility for the design and construction management (currently underway) for the expansion of State Route 13 and Racetrack Roads.

We have found England Thims & Miller to be a very well qualified and competent engineering firm, and look forward to a continued relationship. We would not hesitate to recommend them to your organization. If have any additional questions, please feel free to contact me at (904) 676-0105.

Sincerely,



Gary R. Walters
District Manager



To Whom It May Concern:

It is with great pleasure that I write a recommendation for England-Thims & Miller, Inc. Over the last three decades, ICI Homes has built thousands of quality new homes in many of the finest master planned communities in Florida. ETM has supported our success by providing professional engineering services in communities such as Tamaya and Palencia. Their focus, attention to detail, and ability to bring solutions and a willingness to dig in to the many issues, sets them apart.

I have always been impressed with the reliability and level of commitment exhibited by England-Thims & Miller. Their teams are responsive, willing to adjust, and cognizant of program requirements critical to the success of the project. Their knowledge and familiarity with local governing agencies has proven instrumental in obtaining entitlements and permitting approvals from local and state governing agencies. They are currently engaged in large-scale construction administration services for our projects and have coordinated effectively with regulatory and cooperating agencies including SJRWMD, USACOE, FDOT, St. Johns County, City of Jacksonville and JEA.

Their engineering responsibilities have included stormwater master planning and design, utility master planning and design, site development, transportation planning, CEI services, and preparation of programmatic budgets. They are exceptionally qualified to handle peak workloads, ensure proper management and positively impact quality and performance of the end product.

ETM has performed these tasks in a timely, cost-effective, and accurate manner. The work has been completed at the highest professional level with regard to local and state policies and regulations. Based upon their professional execution and responsiveness, I am pleased to recommend ETM.

Sincerely,

A handwritten signature in black ink, appearing to read "M. David Haas", written in a cursive style.

M. David Haas
Chief Development Officer



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant Executive Director
David Miracle, Jacksonville Service Center Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • (904) 730-6270 • Fax (904) 730-6292
On the Internet at floridaswater.com.

**SUBJECT: Letter of Recommendation
England-Thims & Miller, Inc.**

To Whom It May Concern:

England-Thims & Miller, Inc. (ETM) has provided professional engineering services in North Florida since 1977. During this time, they have submitted thousands of ERP permit applications to our office.

They have routinely provided superior engineering services, based upon the population of engineering firms from whom we process applications. In many cases, the significant projects which are designed by their engineering staff are among the most complex in our area.

Based upon their professional execution and responsive character, I am pleased to recommend ETM for any similar services.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Miracle', is written over a horizontal line.

David L. Miracle, P.E.
Director, Jacksonville Service Center
St. Johns River Water Management District

GOVERNING BOARD

Lad Daniels, CHAIRMAN
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Maryam H. Ghyabi, TREASURER
ORMOND BEACH

3. Geographic Location



3

GEOGRAPHIC LOCATION

The District Engineer's ability to provide responsive and timely support is critical to the successful execution of this project. ETM has offices in Orlando, Jacksonville, Yulee, Daytona Beach, and Gainesville. All project aspects will be managed from our local office in Orlando, located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Our local team of professionals are immediately available to work on this project.

Because our local office is approximately 50 miles from the District, ETM's Project Manager, Chris Warshaw, PE, can quickly respond to meeting requests or field reviews, and staff can be on-site to address needs within an hours notice.



4. Willingness to Meet Time and Budget Requirements



4

WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

Because we recognize that the best solutions come from diverse experiences and perspectives, we bring together representatives from all facets of our business to identify effective solutions. In our experience, this level of collaboration has resulted in innovative solutions that create cost saving benefits for our clients.

BUDGETING METHODS

ETM is recognized by our clients for the value we bring to their projects. We are defined by our ability to understand our clients' needs and we provide innovative solutions which render high-quality, cost effective designs. The ability to influence the technical and economic outcome of a project is greatest in the early planning phase. Because of this, we never take shortcuts in the planning process. The small-incremental investments we make in the early planning phases often result in tremendous reductions in engineering and construction costs.

AVAILABILITY

Services provided by ETM will be completed by staff located in Orlando and Jacksonville. Our team is comprised of local professionals who are immediately available to meet with the stakeholders, coordinate with local permitting agencies, and review projects in the field whenever necessary.

SCHEDULE

Maintaining project schedules to eliminate delay and minimize cost is fundamentally important. The District can rely on ETM to meet all time and budget requirements and maintain a high level of service. We will accomplish this by:

- Developing a detailed work approach
- Developing a detailed schedule
- Identifying potential issues
- Sound project management
- Constant communication
- Principal involvement
- Commitment to effective Project Managers
- Communication between all dedicated team members





QUALITY ASSURANCE/QUALITY CONTROL PROGRAM

In order to meet the needs of our clients, ETM strives to balance three main elements that contribute to a successful project: quality, budget, and schedule. Maintaining project schedules to eliminate delay and minimize cost is fundamentally important and is reflected in our work. However, meeting budget constraints and schedule time frames is meaningless if the deliverables are subpar and lead to construction delays or change orders.

Therefore, adherence to our strict Quality Assurance/Quality Control (QA/QC) procedures is an everyday practice at ETM, regardless of the size of the project and is of such importance that ETM schedules separate QA/QC and constructability reviews prior to each phase submittal.

ETM's emphasis is placed on monitoring the following items:

- The sufficiency and quality of the design
- The proper presentation of the design on the contract documents
- The accuracy of the plans
- Our compliance with the Scope of Services

Quality Assurance Plan

The objective of ETM's Quality Assurance plan is the continual improvement of our design and production methods to enhance the quality of the services we provide and is comprised of two elements: Quality Control and Internal Peer Review. Our District Engineer, Christopher Warshaw, PE, will ensure that company procedures are being followed throughout the life of this contract.

We believe that most effective QA/QC includes maintaining the involvement of senior staff from project beginning to end. Hugh Mathews, PE, and Christopher Warshaw, PE will be involved throughout the life of the contract.

Internal Peer Review

To further ensure quality, ETM's Peer Review Committee reviews check prints for each project at least twice during the design phase by the Peer Review Committee composed of subject-matter experts, including three ETM Executive Vice Presidents who ensure compliance with corporate procedures. The Peer Review is an internal quality assurance check which is never billed to our clients.

Constructability Review

Our in-house CEI personnel have tremendous construction experience, and we regularly leverage that experience to help produce efficient construction plans. Constructability reviews will be conducted on the design plans by our Construction Administration Officer, Buckley Williams, CCCA who will be supported by Louis Bramblett, PE and Jeff Brooks. These constructability reviews will focus on construction related efficiency and cost avoidance. These reviews will be conducted prior to each phase submittal to the District.

5. Certified Minority Business Enterprise



CERTIFIED MINORITY BUSINESS ENTERPRISE

Although ETM is not a certified Minority Business Enterprise, we are committed to growing diversity in the engineering and professional services community. We accomplish this in the following ways:

1. Utilizing minority, disadvantaged, and underutilized subconsultant partners.
2. Sponsoring University scholarships focused on minority and disadvantaged individuals entering the profession.
3. Being a leader in the Hispanic business community.
4. Partnering with the FDOT for the Construction Career Days program which is focused on introducing the surveying, engineering and construction industry to high school students across five counties.

During the last five years, ETM contracted \$27 Million to subconsultant firms. Overall \$9.5 Million was subcontracted to Minority firms (35.2% of the subconsultant services).

FDOT DBE USAGE		
Year	DBE Usage	Grade
2008	24.98%	A+
2009	18.17%	A+
2010	10.6%	B
2011	17.02%	A+
2012	12.25%	A
2013	15.96%	A+
2014	10.39%	B
2015	28.66%	A+
2016	10.59%	B
2017	20.73%	A+
2018	20.19%	A+
2019	16.30%	A
2020	21.39%	A+
2021	8.42%	C
2022	15.19%	A
Average: 16.72%		

Diversity within the engineering profession is supported by ETM's identification of opportunities to assist those who may be disadvantaged. One example is our Platinum Sponsorship of the John Delaney Endowment at the University of North Florida. This endowment provides a scholarship each year to minority students pursuing a degree in the field of engineering.

The District's ability to meet applicable Minority Business Enterprise (MBE) utilization goals will be enhanced by our long-standing commitment and proven track record of meeting or exceeding minimum participation requirement established by public agencies.

Our DBE utilization program undergoes extensive audits by the FDOT. The table to the left is a listing of ETM's usage since 2008.

6. Recent, Current and Projected Workloads





Our forecasting methods allow us to review backlog, scheduled submittals, and proposed staff commitments. The ETM team has evaluated our current workload and has assessed that we have more than sufficient capacity to continue working as the District Engineer.

Our Strategy Advisor, Hugh Mathews, PE, as well as our District Engineer, Christopher Warshaw, PE, have extensive experience with Community Development Districts and Master Planned Communities. Chris and Hugh have established themselves as proven client advocates with an essential understanding of the challenges and opportunities facing the District, and are personally committed to seeing this project through to completion.

There are no known commitments that will conflict with the availability of any of our key personnel on this contract. All team members currently assigned to the District will continue to be assigned, will perform the work, and will be available throughout the life of this contract.

The table shown on the following page indicates the projects currently being performed by the key ETM team members identified in Section 1, the stage of completion, and the projected availability of the team members to support Deering Park Stewardship District .

Project Team Members	Current Projects	Stage of Completion	Projected Availability
Hugh Mathews, PE	Avalon Park	80%	20%
	Downtown Redevelopment	50%	
	Seven Pines	90%	
Chris Warshaw, PE	Avalon Park	80%	50%
	SouthPort Development	10%	
	Interga Myst	99%	
Scott Wild, PE, CFM, PSM	Boggy Branch	5%	30%
Robert Mizell, PE	Miscellaneous	N/A	50%
Goran Duvnjak, PE, ENV SP	SR 50 (From Sumter/Lake County line to CR 33)	<5%	60%
Brian Landeweer, PE	CR 2209 Extension	5%	40%
Nicole Bolatete, PE	APF Road Phase 2 and 3	60%	50%
Buckley Williams, CCCA	Flagler County Graham Swamp Trail	75%	30%
Jeff Brooks	Wildlight	Ongoing	30%
Louis Bramblett, PE, DBIA	Flagler County Graham Swamp Trail	75%	30%

7. Volume of Work Previously Awarded to Consultant by District





ETM is in the process of designing the following projects within the limits of the District:

- Master Wastewater Modeling
- Master Roadway Infrastructure
- Construction Document Preparation

The Deering Park Stewardship District requires:

- A high-level thinking approach
- Issue identification
- Solution strategy
- Implementation production
- “Boots on the ground”

ETM HAS ALL THIS!

8. Professional Licenses



PROFESSIONAL LICENSES

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA

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FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

MATHEWS, NORMAN HUGH
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE37915
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

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WARSHAW, CHRISTOPHER BRIAN
2404 SHERBROOKE ROAD
WINTER PARK FL 32792

LICENSE NUMBER: PE80867
EXPIRATION DATE: FEBRUARY 28, 2025
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WILD, SCOTT ASHLEY
1180 MILL CREEK DRIVE
JACKSONVILLE FL 32259

LICENSE NUMBER: PE47030
EXPIRATION DATE: FEBRUARY 28, 2025
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DUVNJAK, GORAN
383 MAINSAIL COURT
LAKE MARY FL 32746

LICENSE NUMBER: PE84141
EXPIRATION DATE: FEBRUARY 28, 2025
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LANDEWEER, BRIAN J.
4323 BLUE HERON DRIVE
PONTE VEDRA BEACH FL 32082

LICENSE NUMBER: PE62168
EXPIRATION DATE: FEBRUARY 28, 2025
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BOLATETE, NICOLE DOMINIQUE
9779 BRIGHTWOOD ROAD
JACKSONVILLE FL 32257

LICENSE NUMBER: PE74921
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BRAMBLETT, LOUIS J.
1837 COLLINS LANDING RD
TALLAHASSEE FL 32310

LICENSE NUMBER: PE45158
EXPIRATION DATE: FEBRUARY 28, 2025
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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

January 3, 2023

Christopher Wilkey, Chief Financial Officer
ENGLAND, THIMS & MILLER, INC.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Dear Mr. Wilkey:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following types of work:

Group 2 - Project Development and Environmental (PD&E) Studies

Group 3 - Highway Design - Roadway

- 3.1 - Minor Highway Design
- 3.2 - Major Highway Design
- 3.3 - Controlled Access Highway Design

Group 6 - Traffic Engineering and Operations Studies

- 6.1 - Traffic Engineering Studies
- 6.2 - Traffic Signal Timing

Group 7 - Traffic Operations Design

- 7.1 - Signing, Pavement Marking and Channelization
- 7.3 - Signalization

Group 10 - Construction Engineering Inspection

- 10.1 - Roadway Construction Engineering Inspection
- 10.3 - Construction Materials Inspection
- 10.4 - Minor Bridge & Miscellaneous Structures CEI
- 10.5.1 - Major Bridge CEI - Concrete
- 10.5.2 - Major Bridge CEI - Steel

Group 13 - Planning

- 13.4 - Systems Planning
- 13.5 - Subarea/Corridor Planning
- 13.6 - Land Planning/Engineering

Group 15 - Landscape Architect

9. Architect-Engineer Standard Form No. 330



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

Request for Qualifications for Engineering Services for the Deering Park Stewardship District

2. PUBLIC NOTICE DATE

5/19/2023

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Hugh Mathews, PE, CEO

5. NAME OF FIRM

England-Thims & Miller, Inc.

6. TELEPHONE NUMBER

(407) 536-5379

7. FAX NUMBER

(904) 646-9485

8. E-MAIL ADDRESS

MathewsH@etminc.com

C. PROPOSED TEAM

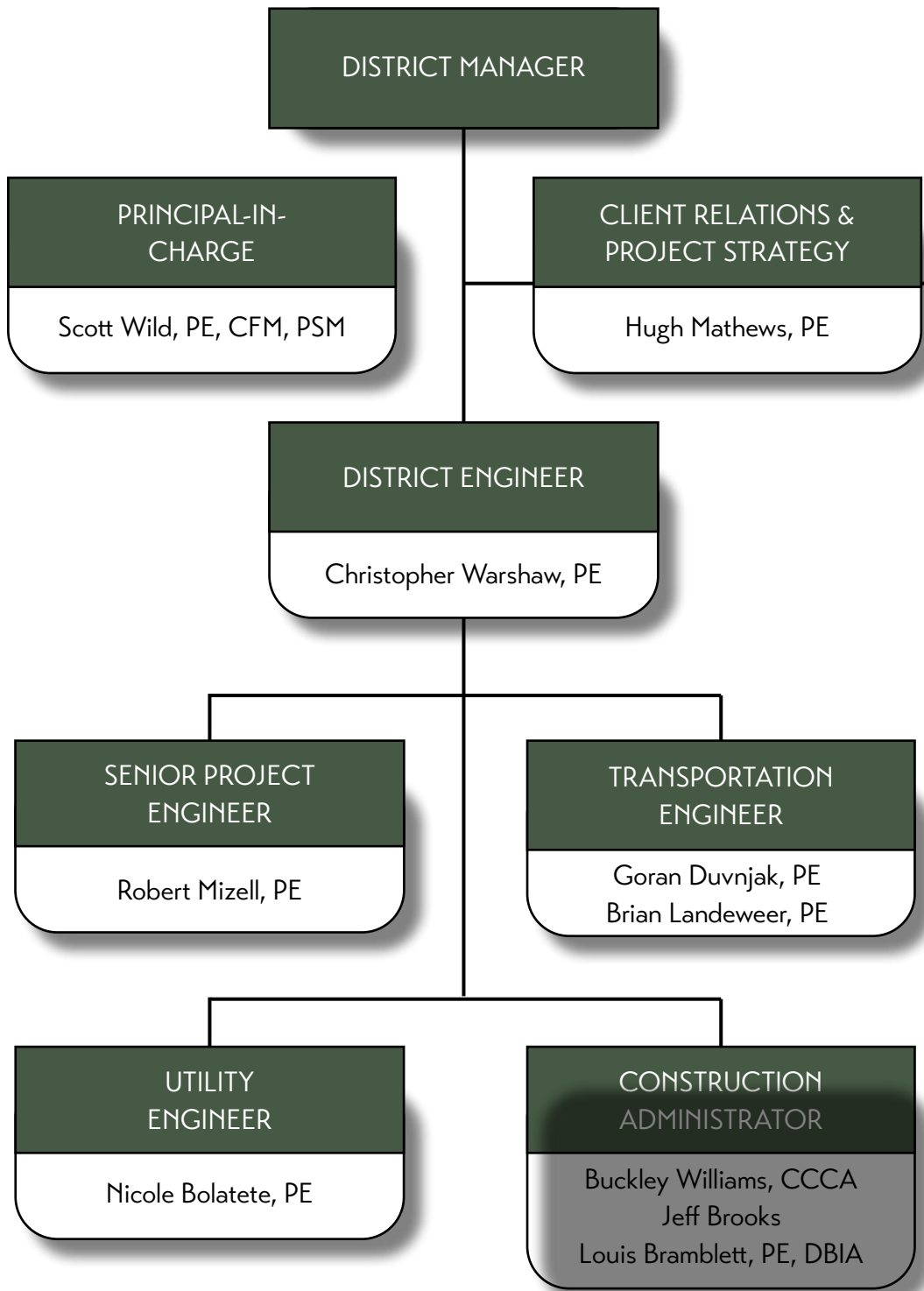
(Complete this section for the prime contractor and all key subcontractors.)

	(Check)	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME J-V PARTNER SUBCON- TRACTOR			
a.	✓	England-Thims & Miller, Inc. ☐ CHECK IF BRANCH OFFICE	1411 Edgewater Drive, Suite 200 Orlando, Florida 32804	District Engineer
b.		☐ CHECK IF BRANCH OFFICE		
c.		☐ CHECK IF BRANCH OFFICE		
d.		☐ CHECK IF BRANCH OFFICE		
e.		☐ CHECK IF BRANCH OFFICE		
f.		☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

ORGANIZATIONAL CHART



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Hugh Mathews, PE	Client Relations & Project Strategy	a. TOTAL 42	b. WITH CURRENT FIRM 39
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, University of Alabama, 1981		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 37315 Georgia Professional Engineer, No. 041757 Alabama Professional Engineer, No. 19149	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Florida Engineering Society, National Society of Professional Engineers, JAX Chamber, American Society of Civil Engineers, University of Alabama College of Engineering Leadership Board, Lifeline Florida Board of Directors			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> ENCPA Stewardship District, Nassau County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the overall planning and design of the 24,000-acre master planned community known as Wildlight. This includes developing master plans, crafting infrastructure design, coordinating both the DRI and PUD application processes, and ensuring that all roadway, drainage, water, sewer, and environmental permitting requirements are met.		
(1) TITLE AND LOCATION <i>(City and State)</i> Seven Pines Development, Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the master planning and design of stormwater system, mass grading, approval of wetland impacts, ACOE and SJRWMD permitting, FDOT permitting for Butler Blvd. connections, and PUD modifications. This community will feature 1,500 single-family homes, one million SF of commercial, +100,000 SF of office, and 1,000 multifamily units.		
(1) TITLE AND LOCATION <i>(City and State)</i> Tolomato CDD, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Responsible for the planning and design of the 15,000-acre parcel consisting of 14,000 residential units, five million SF of non-residential space, and recreational areas. Mr. Mathews has been involved with the engineering design, planning, and landscape architecture of this project since conceptualization began in 1997.		
(1) TITLE AND LOCATION <i>(City and State)</i> Sweetwater by Del Webb, Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Principal-in-Charge of this 4 phased 315-acre active adult community with 401 single-family lots, 342 Carriage Homes, 256 condominium units, a 17,000-square-foot amenity area and a four-lane entrance roadway. Responsibilities included master planning, infrastructure design, obtaining concurrency, providing engineering/technical support for rezoning.		
(1) TITLE AND LOCATION <i>(City and State)</i> South Hampton, St. Johns County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Principal-in-Charge for this 900-acre development, which features 799 single-family lots, a McCumber designed golf course, a 10-acre retail outparcel, an amenity area, a golf course clubhouse and a golf course maintenance area. Responsibilities included obtaining concurrency and zoning approvals during the due diligence phase of this project.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Christopher Warshaw, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE a. TOTAL 14 b. WITH CURRENT FIRM 3	
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, Ohio State University, 2008		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 80867 Georgia Professional Engineer, No. PE040749	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Deering Park North, Edgewater, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for the initial phase of Deering Park North. This work includes an approx 4,200 LF off-site roadway extension, master wastewater modeling for the City of Edgewater, and a 350 unit residential subdivision.		
(1) TITLE AND LOCATION <i>(City and State)</i> Avalon Park Daytona Beach, Daytona Beach, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for 2,600 acre mixed use community consisting of single family residential, multi-family residential, commercial and office uses. Project includes a 1.9 mile extension of a Volusia County Thoroughfare Road and a 1/2 mile utility extension		
(1) TITLE AND LOCATION <i>(City and State)</i> Integra Myst, Deltona, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for an initial phase of 300 multi-family dwelling units. The project included a 1/4 mile roadway extension to the property and a 1/2 mile utility extension to the site as well as master stormwater planning and permitting for approximately 30 acres of development area		
(1) TITLE AND LOCATION <i>(City and State)</i> UF Health Shands - Ocala Neighborhood Hospital, Ocala, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for a Health Park for UF Health Shands. Project included a 28 acre multi-phase campus that is master planned for access, utilities, & stormwater. The initial phase included a 123K hospital and associated parking facilities.		
(1) TITLE AND LOCATION <i>(City and State)</i> South Field Energy Power Plant, Columbiana County, Ohio	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i> 2021
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Project Manager for a 150acre Power Plant. Responsible for the preliminary site design given to the Design-Build contractor to include the on-site stormwater management facilities, construction route planning, gas pipeline route development, electrical interconnect route development and site design for the electrical interconnection facilities		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Scott Wild, PE, CFM, PSM	13. ROLE IN THIS CONTRACT Principal-in-Charge	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 34</td> <td>b. WITH CURRENT FIRM 34</td> </tr> </table>		a. TOTAL 34	b. WITH CURRENT FIRM 34
a. TOTAL 34	b. WITH CURRENT FIRM 34				
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc.					
16. EDUCATION <i>(Degree and Specialization)</i> MS, Environmental Engineering, University of South Florida, 1997 BS, Civil Engineering, University of Florida, 1989		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 47030 Florida Professional Land Surveyor, No. 5077 Certified Floodplain Manager, US-09-04538			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Nocatee Ponte Vedra, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES On-Going</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i>			
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm QA/QC Principal for the 15,000 acre, 30,000 person mixed-use DRI, which has been ranked as the nation's third best-selling master-planned community in the nation. Responsibilities include master planning and engineering of water supply, sewer treatment, stormwater management, roadway construction and PSC regulated utility.				
(1) TITLE AND LOCATION <i>(City and State)</i> Aberdeen Community Development District St. Johns County, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2007</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(If applicable)</i>			
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm District Engineer for this 1,313 acre mixed-use development which includes 60,000 square feet of commercial space, 40,000 square feet of office space, 1,623 single-family residential units and 395 multi-family units, an elementary school, and 10,000 square feet of neighborhood center uses. Responsibilities include: master planning and design of utilities.				
(1) TITLE AND LOCATION <i>(City and State)</i> Bartram Springs Community Development District Jacksonville, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES On-Going</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i>			
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm District Engineer for this 1,000-acre southeast development which includes 1,400 single-family lots, a multi-family parcel, a retail component, a city park site, an elementary school, and an amenity center. Responsibilities include: obtaining concurrency and zoning approvals during the due diligence phase, and providing design and permitting.				
(1) TITLE AND LOCATION <i>(City and State)</i> Durbin Crossing Community Development District St. Johns County, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2007</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(If applicable)</i>			
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm District Engineer for this 2,047-acre mixed-use development which includes 100,000 square feet of commercial space, 70,000 square feet of office space, 1,551 single-family residential units and 947 multi-family units, an elementary school,				
(1) TITLE AND LOCATION <i>(City and State)</i> South Hampton St. Johns County, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2008</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES 2008	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES 2008	CONSTRUCTION <i>(If applicable)</i>			
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for this 900-acre development, which features 779 single-family lots, a McCumber designed golf course, a 10-acre retail outparcel, an amenity area, a golf course clubhouse and a golf course maintenance area. Responsibilities included obtaining concurrency and zoning approvals during the due diligence phase of this project.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Robert Mizell, PE	13. ROLE IN THIS CONTRACT Senior Project Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 27

15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida

16. EDUCATION <i>(Degree and Specialization)</i> BS with Honors, Civil Engineering, University of Florida, 1991	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 50630, Georgia Professional Engineer, No. 33844
--	--

18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Professional Associations: American Society of Civil Engineers, Florida Engineering Society, FICE Transportation Subcommittee, IMSA Work Zone Safety Specialty, Certified NPDES Plan Reviewer, Georgia
--

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager for the design of the master infrastructure - roadways, stormwater management, and utilities. This project includes over 13 miles of roadways including a 6-mile section of limited access roadway and three interchanges. The master stormwater management plan resulted in a SJRWMD permit for nearly 2,000 acres.	Nocatee Master Infrastructure, St. Johns County, Florida Ongoing	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Principal-in-Charge for the design and permitting of a new St. Johns County Sector Roadway consisting of multiple 2- and 4-lane sections, including multiple county road intersections. Responsibilities included roadway and drainage design, signing and pavement marking, utility design, temporary traffic control, and permitting.	CR 244 (Longleaf Pine Parkway), Durbin Crossing, Aberdeen, & Rivertown Community Development Districts, St. Johns County, Florida 2001	2004
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager responsible for providing design and environmental permitting for approximately 2 miles of urban roadway extension and widening. The project site solutions included utilizing two existing borrow pits, identifying the aerobic depth calculations and treatment curves to convert these borrow pits into stormwater management facilities.	Interstate 95 Widening, Nassau County Extension, Nassau County, Florida 2015	2016
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Principal-in-Charge of the design and permitting for the reconstruction of the 3 streets (Hypolita St. Treasury St. and Spanish St. and the associated utilities in the Downtown Historic District to match the newly adopted streetscape guidelines. Responsibilities included roadway and drainage design, utility design and coordination, signing and MOT.	Downtown Improvements District, St. Augustine, Florida 2015	2016
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Contract Manager for continuing services contracts since 2004. Services have included: intersection improvement design, roadway and drainage design, permitting, sidewalk design, traffic signal design, safety studies, traffic calming analyses, public involvement and public meeting attendance.	General Engineering Consultant Continuing Services Contract, St. Johns County, Florida Ongoing	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Goran Duvnjak, PE, ENV SP	13. ROLE IN THIS CONTRACT Transportation Engineer	14. YEARS EXPERIENCE a. TOTAL 14 b. WITH CURRENT FIRM 1	
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc. (Orlando, Florida)			
16. EDUCATION <i>(Degree and Specialization)</i> MS, Civil Engineering, University of Central Florida, 2016 BS, Civil Engineering, University of Central Florida, 2011		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 84141 Envision Sustainability Professional, No. 54242	

18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Certifications: FDOT Advanced MOT; CSX/CFRC Roadway Worker Protection Contractor Safety; Affiliations: American Society of Highway Engineers, American Council of Civil Engineering Companies, Florida Engineering Society
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19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> SR 50, Lake County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager tasked with providing right-of-way sketches to support property acquisition for FPID 435859-5-2-01. Responsibilities include analysis of acquisitions, impacts to remainders, providing cures where remainder of the property is affected, and coordination with appraiser and planner.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 5 (Holly Hill), Volusia County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Project Engineer tasked with acquiring, analyzing, and preparing sketches showing Parent Tract, Acquisition, Remainder, and Cure Sketches for right-of-way impacts to affected property owners. Tasks included analysis for parcels, verification of measurements, and coordination with appraisers and property owners.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR A1A, Brevard County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Project Engineer tasked with acquiring, analyzing, and preparing sketches showing Parent Tract, Acquisition, Remainder, and Cure Sketches for right-of-way impacts to affected property owners. Tasks included analysis for parcels, verification of measurements, and coordination with appraisers and property owners.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 434 Roundabouts from West of Jetta Point to South of Artesia Street, Seminole County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm Roadway Engineer-of-Record tasked with the design of three roundabouts, widening the roadway, improving roadway safety, addressing draining issues, adding bike lanes, and sidewalks. Project goals are to convert the 1.722 miles from a high-speed bypass to a local road with the introduction of three roundabouts.		
(1) TITLE AND LOCATION <i>(City and State)</i> Chester Road, Wildlight Development, Nassau County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Lead Roadway Engineer responsible for roadway design, drainage, modeling, and plans preparation related to roadway improvements for a proposed 24,000-acre mixed-use master planned ENCPA. Services include widening of the road from 2-lane to 4-lane, reconstruction of a rural section to a curb and gutter, and design of 4-lane divided roadway.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Brian Landeweer, PE	Transportation Engineer	a. TOTAL 23	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering (with Honors), University of Illinois		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 62168 Illinois Professional Engineer, No. 062-057547	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> CR 218 Extension, Clay County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager and EOR for the design of this 2-mile new roadway alignment. This suburban roadway is being designed as a 2-lane of a future 4-lane facility with a curbed median and roadway swales, along with a shared-use path and sidewalk. This new road will provide a connection to a new First Coast Expressway interchange.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Governor's Park Interchange, Clay County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager for the design and permitting of a new limited access interchange on the First Coast Expressway in Clay County between SR 16 and US 17. Project will accommodate tolling facilities on the ramps and includes box culvert extensions, modifications to stormwater treatment facilities, signage, and lighting.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> US 1/SR 313 Intersection Improvements, St. Johns County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager and EOR for this project that involved the reconstruction of a quarter mile of a 4-lane, divided, rural section to raise the profile of US 1 for a new intersection with SR 313. Project included extensive coordination with FEC Railway for the installation of a new at-grade railroad crossing and the jack and bore installation of water and force main.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Crosswater Parkway Extension, Nocatee, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager and EOR for the design and contract administration for this 2-mile, 4-lane divided suburban facility. Project included five stormwater detention ponds for treatment and attenuation, and infiltration swales to remove nutrients in this impaired basin. Permits were acquired from St. Johns County, SJRWMD, and FDEP.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Gold Star Family Parkway, Duval County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager and EOR for the design of a new 3.5-mile, 2-lane rural facility. The new road provided access to the National Cemetery by connecting Arnold Road to Lannie Road. Along with preparing project plans, specifications, and estimates, a Pavement Type Selection Report, a Typical Selection Package, and a Pond Siting Report were prepared.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Nicole Bolatate, PE	Utility Engineer	a. TOTAL 17	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, University of North Florida, 2006		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 74921	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Wildlight, Nassau County	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for master utility planning for PDP 3 and PDP, in addition to coordination with JEA on future plant sites and upgrades to existing facilities. ☒ Check if project performed with current firm		
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Crosswater Village, Nocatee, St. Johns	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer responsible for the master water, sewer, and reuse design of Nocatee South Village, which includes five-seven pumping stations with a master triplex pumping station, two reuse delivery stations, and large water, sewer, and reuse transmission mains. ☒ Check if project performed with current firm		
c.	(1) TITLE AND LOCATION <i>(City and State)</i> eTown, Jacksonville, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for the master utility planning and design for this 11,600-unit community that includes master planning of utilities, booster pump station, and individual parcel design. ☒ Check if project performed with current firm		
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Galvanized Pipe Replacement Program, Jacksonville, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for JEA's program to replace over 200 miles of failing galvanized pipe in over 35 neighborhoods in Jacksonville. ETM's scope for the first 70 miles includes project area scope definition, survey, design, contracting methodology, bidding support, and CEI services. ☒ Check if project performed with current firm		
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Beverly Hills East Septic Tank Phase Out, Jacksonville, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for this \$16 Million project. This project includes the installation of new gravity sewer mains, manholes, service laterals, pump station, and force main, sewer hookups and septic tank abandonment on the private lots, replacement of existing galvanized water mains, and the associated extensive surface restoration. ☒ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Buckley Williams, CCCA	13. ROLE IN THIS CONTRACT Construction Administrator	14. YEARS EXPERIENCE	
		a. TOTAL 31	b. WITH CURRENT FIRM 30
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Building Construction, University of Florida, 1992		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Certified Construction Contract Administrator (CCCA), ASCE Construction Engineering Certificate Program			

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Six Mile Creek, St. Johns County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Duties included construction management, directing an inspection team, complete utility coordination with BellSouth, Florida Power & Light, Co., Media One, Peoples Gas, and other utility companies, presiding over weekly coordination meetings, shop drawing review, schedule analysis, claims tracking, change order procurement, and monthly reports.		
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Oakleaf Plantation, Double Branch Community Development District, Clay County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Construction Manager responsible for the day-to-day coordination efforts of six residential and connector highway construction projects, including Amenity Site Construction, totaling approximately \$22 Million. Responsible for addressing Owner initiatives and the introduction of multiple utility agency infrastructure improvements within limits.		
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Aberdeen and Durbin Crossing Community Development Districts, St. Johns County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(If applicable)</i> 2007
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Administrator for a large subdivision and county roadway project (over \$120 Million) located between CR 210 and Race Track Road. His responsibilities included project management, contract administration, and the supervision of inspection staff.		
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Trail Ridge Landfill Closure, Duval County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i> 2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Senior Quality Control Monitor for a 24-acre, multi-terrace, closure system including oversight of intermediate cover, clay liner system, HDPE downcomer drainage system, terrace underdrain installations, 24" final topsoil cover, etc. Responsible for inspection duties and direct sampling of regulatory testing for permeability, gradation, etc.		
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Nocatee DRI, Duval and St. Johns Counties, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Senior Project Manager on a 15,000-acre, 30,000-person, mixed-use DRI. Responsibilities include day-to-day coordination efforts of the complex inspection program including infrastructure improvements such as roadway, stormwater management facilities, water/sewer/reuse utility improvements, bridge, and box culvert improvements.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jeff Brooks	Construction Administrator	39	13

15. FIRM NAME AND LOCATION *(City and State)*

England-Thims & Miller, Inc., Jacksonville, Florida

16. EDUCATION *(Degree and Specialization)*BS, Project Management
Colorado Technical University, 201017. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*CTQP: Earthwork 1 & 2, Asphalt Paving 1 & 2, Concrete Field Tech 1, Drilled Shaft, Concrete Field Inspector Spec 346
TEST, QC Manager; ACI: Field Testing Technician 1; MISC: FL NPDES/FDEP Stormwater Management Inspector**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (1) TITLE AND LOCATION <i>(City and State)</i> Six Mile Creek St. Johns County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Inspector for the Six Mile Creek North project, which is located in the 4,000 acre Six Mile Creek PUD area of the World Golf Village, Saint Johns DRI. The project is an exclusive private gated community of single family residential lots, the Laterra Resort, the King and the Bear golf course, clubhouse, restaurant, pro shop, driving range, and practice facility.	☒	Check if project performed with current firm
b. (1) TITLE AND LOCATION <i>(City and State)</i> Durbin Crossing, St. Johns County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Inspector for construction services related to the proposed development of 218± townhome units within Durbin Crossing Parcel Y. This 33.5-acre site is located in St. Johns County, just off St. Johns Parkway. This project includes the planning, surveying, engineering, and permitting necessary to develop the townhome units.	☒	Check if project performed with current firm
c. (1) TITLE AND LOCATION <i>(City and State)</i> Tamaya, Duval County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Inspector for construction services related to the Tamaya development. In addition to 2,400 homes, Tamaya will include more than 500,000 square feet of commercial/retail space and a \$10 million amenity center with a 10,000-square-foot clubhouse behind a grand gatehouse and entrance featuring a cascading water element.	☒	Check if project performed with current firm
d. (1) TITLE AND LOCATION <i>(City and State)</i> Pine Ridge Plantation, Clay County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided construction monitoring services for this multi-phase, planned subdivision in Clay County.	☒	Check if project performed with current firm
e. (1) TITLE AND LOCATION <i>(City and State)</i> Palencia North, St. Johns County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Inspector for construction services related to this project along US 1 and International Golf Parkway. The 2,350-acre master-planned community offers a full-spectrum of home sites plus ancillary retail and office opportunities along with more than 33 acres of parks, trails and open areas.	☒	Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Louis Bramblett, PE, DBIA	Construction Administrator	a. TOTAL 36	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> England-Thims & Miller, Inc., Jacksonville, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, University of Florida, 1987		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, No. 45158 DBIA, No. 141717 North Carolina Professional Engineer, No. 021367 South Carolina Professional Engineer, No. 22042	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> CTQP: Final Estimates 1 & 2, QC Manager; FDOT: Advanced MOT, Auger Cast Pile; MISC: FL NPDES/FDEP Stormwater Management Insp., FEMA IS00100.b, FEMA IS00200.b, FEMA IS00700.a, FEMA IS00800.b			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Matanzas Woods Parkway Interchange, Flagler County, Florida	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Senior Project Engineer on this project which included clearing and grubbing, earthwork, base construction, asphalt pavement resurfacing, guardrail, gravity walls, box culvert construction, signage, landscaping, sod, and pavement markings. Responsible for project coordination, schedule, assuring permit compliance, daily records, and work estimate.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Howland Boulevard, Volusia County, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm ETM is currently providing CEI services for the Howland Boulevard Widening project. Services include contract administration, inspection, materials sampling, and testing coordination for this project, which involves the widening from a 2-lane to a 4-lane urban facility from Elkcarn Boulevard to Providence Boulevard (approximately 2.2 miles).		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
SR 417/Seminole Expressway Resurfacing and Roadside Improvements, Seminole County, Florida	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Senior Project Engineer on a 5.37-mile milling and resurfacing project with safety upgrades on a toll. Project scope included cross slope correction, pavement reconstruction, overbuild, significant guardrail installations, relocation of existing landscape and lighting, utility adjustments, drainage installations, and signing and pavement markings.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
SR 50/Colonial Drive Econlockhatchee River Design/Build Bridge Replacement, Orange County, Florida	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Senior Project Engineer on a design/build bridge demolition and replacement project overseeing staff providing field inspection and project management services. Responsibilities included project coordination, preparation of a schedule of values tracking log, and maintaining daily records and an estimate of work completed by the Contractor.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
US 17/92, Group 184, Volusia County, Florida	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm This project was one of the 11 projects under the multi-disciplinary grouping for the FDOT. The US 17/92 project included the widening of the intersection of SR 5 and Fort Florida Road, the addition of two new mast arm signals, curb and gutter, sidewalk, milling and resurfacing, ADA compliant ramps, pedestrian MOT, and utility relocation.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> East Nassau Stewardship District Nassau County, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
CONSTRUCTION <i>(If applicable)</i>		

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER East Nassau Stewardship District	b. POINT OF CONTACT NAME Tommy Jinx	c. POINT OF CONTACT TELEPHONE NUMBER (904) 321-1007
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM is the District Engineer for the East Nassau Stewardship District, which is a 24,000-acre DRI project that includes 640 acres of commercial development. At total build-out, this project will include 11 million SF of non-residential space, 550,000 SF of commercial space, and 24,000 residential units. ETM is responsible for providing engineering, cost estimates, and plan review to ensure the proper construction of improvements within the District.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Tolomato CDD (Nocatee) St. Johns County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
CONSTRUCTION <i>(If applicable)</i>		

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER The PARC Group	b. POINT OF CONTACT NAME Greg Barbour	c. POINT OF CONTACT TELEPHONE NUMBER (904) 992-9750
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Nocatee, one of the top 10 best selling communities in the nation, is the one project in the Jacksonville region that is most similar to Big Island CDD. This 15,000-acre parcel, at total build-out, will consist of 14,000 residential units, 5 million SF of nonresidential space and recreation/open spaces, churches, schools and civic uses. ETM is proud of our involvement in the engineering design, planning and landscape architecture of this project. We have been involved with this project since 1997, when The PARC Group began the conceptual planning process.

In addition to providing the lead design consulting services, ETM was responsible for the design, permitting, and construction management of over \$200 Million of transportation, stormwater, and utility infrastructure.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Double Branch Community Development District Jacksonville, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER The Hutson Companies	b. POINT OF CONTACT NAME David Hutson	c. POINT OF CONTACT TELEPHONE NUMBER (904) 262-7718
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM was responsible for the master planning of this 10,000-acre DRI project. The project included roadway design, utility design and master stormwater management design and permitting. In 1999, ETM served as lead consultant in a major modification to the Argyle Forest DRI.

The land development work included engineering and landscape design of over 5,000 residential units, two amenity centers with each over \$7 Million, a regional baseball softball park, a regional soccer park, and over 1 million SF of retail and commercial space. ETM was responsible for the day-to-day coordination efforts of six residential and connector highway construction projects including Amenity Site Construction, totaling approximately \$22 Million. This project includes over 10 miles of connector roadway and infrastructure improvements, JEA and Clay County Utility Authority improvements, amenity center construction, box culvert construction, landscape and irrigation improvements, and lot development services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Bartram Springs Community Development District Jacksonville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Southstar Development Partners, Inc.	b. POINT OF CONTACT NAME Kimball Woodbury	c. POINT OF CONTACT TELEPHONE NUMBER (305) 476-1514
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Bartram Springs is a 1,400-lot single family development in Southeast Duval County located on the north side of Race Track Road immediately west of Philips Highway. The site is over 1,000 acres, half of which are wetlands that discharge to a Durbin Creek tributary. Additional features and elements include a multifamily parcel, a retail component, a city park site, an elementary school, and an amenity area.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Bartram Park Jacksonville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Eastland	b. POINT OF CONTACT NAME Tom Dodson	c. POINT OF CONTACT TELEPHONE NUMBER (904) 280-7100
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Bartram Park is a 3,600-acre mixed-use DRI. The project is located in south Duval County and north St. Johns County along I-95. The proposed development consists of 2,000± single-family units, 7,000± multifamily units, 1.3 million SF of commercial space, 1.6 million SF office space, and 330± hotel rooms. As part of the DRI, over 2,00± acres of preservation land was provided along Julington and Durbin Creek.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Matanzas Woods Parkway Interchange Flagler County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2016 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Flagler County	b. POINT OF CONTACT NAME Richard Gordon, PE	c. POINT OF CONTACT TELEPHONE NUMBER (386) 313-4046
------------------------------------	--	--

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

Project highlights included adding a new interchange connection with I-95 and the modification of Matanzas Woods Parkway to accommodate ramp access. Extensive public communication was necessary throughout the duration of the project and included website management and a project hot line. The scope of work included drainage construction, utility relocation, road closures and detours, landscape installations, and new project signage, including drilled shafts, along I-95.

ETM's responsibilities included the preparation/coordination of bidding documents and project bid award, oversight management of CEI efforts, project inspection, review of Contractor progress payments, procurement/monitoring of shop drawings and RFI submittals, coordination with the Engineer-of-Record and Contractor, and coordination with FDOT District 5 Special Projects Section.

This project was administered in compliance with certain State of Florida FDOT funding policies and procedures, and included extensive public outreach to local neighborhoods and the Flagler County school system.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE CEI Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7				
21. TITLE AND LOCATION <i>(City and State)</i> Graham Swamp Trail & Pedestrian Bridge over SR 100 Flagler County, Florida		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
Ongoing						

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Flagler County	b. POINT OF CONTACT NAME Amy Stroger, LEED AP	c. POINT OF CONTACT TELEPHONE NUMBER (386) 313-4006
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM was contracted by Flagler County to provide construction engineering and inspection services for this project with a 640' U-Beam pedestrian bridge with a one-of-a-kind stainless steel triangular enclosure for the length of the bridge over SR 100. This project also includes 8,740' of 12' wide asphalt shared-use path and three raised boardwalks over environmentally sensitive areas supported by 4,780' of 10" steel piles. 515' of MSE walls are constructed on both sides of the bridge to construct the elevated approaches. The project includes drainage upgrades along SR 100, cross drainage along the length of the project, and MOT with nighttime closures of SR 100 to facilitate bridge construction. Responsibilities included monitoring, inspecting, and documenting construction activities and material acceptance to verify that the bridge and path items are built in accordance with the contract.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE CEI Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Seven Pines Development		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM has represented the Skinner family in their land sales along the Butler Boulevard/I-295 Corridor for more than 20 years. We were contracted to perform the master entitlements placed on the 1,100 Skinner Southeast Quadrant (SEQ), now known as Seven Pines. ETM has worked on the master planning and design of stormwater system, mass grading design, approval of wetland impacts, ACOE and SJRWMD permitting, FDOT permitting for Butler Boulevard connections, and PUD modifications. Additionally, we have provided assistance in the overall parcel strategy. When complete, this community will feature 1,500 single-family homes, one million SF of commercial space, over 100,000 SF of office space, and 1,000 multifamily units.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Celebration Pointe Gainesville, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME Ralph Conti	c. POINT OF CONTACT TELEPHONE NUMBER (404) 220-8343
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ETM was contracted by Celebration Pointe Development Partners, LLC to provide professional engineering services related to a 212 +/- acre mixed-use Transit Oriented Development project located in the Northwest quadrant of I-75 and Archer Road in Gainesville, Florida. This project will consist of up to 896,000 SF of retail and office use and 2,225 residential units.

ETM's efforts for this project included preliminary engineering, site plan review, entry road review, pond/outfall analysis, water and sewer system design, floodplain modeling, permitting, civil engineering construction plans, stormwater collection system design, on-site signal design, roadway design, construction engineering and inspection, and preparation of a supplemental engineering report for proposed capital improvements.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME England-Thims & Miller, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, Florida	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	East Nassau Stewardship District	6	Matanzas Woods Parkway Interchange
2	Tolomato Community Development District	7	Graham Swamp Trail & Pedestrian Bridge
3	Double Branch Community Development District	8	Seven Pines
4	Bartram Springs	9	Celebration Pointe
5	Bartram Park	10	

H. ADDITIONAL INFORMATION

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

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

31. SIGNATURE

32. DATE

5/29/2023

33. NAME AND TITLE

Hugh Mathews, PE, CEO

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)
2. SOLICITATION NUMBER (If any)

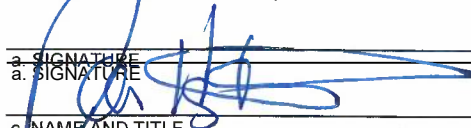
PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME England, Thims & Miller, Inc.			3. YEAR ESTABLISHED 1983			4. UNIQUE ENTITY IDENTIFIER 09-783-0251		
2b. STREET 1411 Edgewater Drive, Suite 200			5. OWNERSHIP Corporation			6. SMALL BUSINESS STATUS N/A		
2c. CITY Orlando			2d. STATE FL			2e. ZIP CODE 32804		
2f. POINT OF CONTACT NAME AND TITLE Chris Warshaw, PE, Senior Project Manager			6a. POINT OF CONTACT NAME AND TITLE Chris Warshaw, PE, Senior Project Manager			7. NAME OF FIRM (If Block 2a is a Branch Office)		
6b. TELEPHONE NUMBER (407) 536-5379			6c. EMAIL ADDRESS WarshawC@etm-inc.com			8. YEAR ESTABLISHED 1977		
8a. FORMER FIRM NAME(S) (If any) Bassett, England & Thims, Inc.			8b. YEAR ESTABLISHED 1977			8c. UNIQUE ENTITY IDENTIFIER 09-783-0251		

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)
02	Administrative	(1) FIRM	(2) BRANCH	C10	Shopping Center	6
02	Administrative	38		C10	Shopping Center	6
08	CADD Technician	25		C15	Construction Management	8
12	Civil Engineer	51		E12	Environmental Remediation	4
15	Construction Inspector	34		H07	Highway/Streets	5
16	Construction Manager	6		H09	Hospital & Medical Facilities	4
20	CIS Specialist	18		H11	Housing	7
30	Landscape Architect	6		I01	Industrial Buildings	2
47	Planner: Urban/Regional	6		I06	Irrigation/Drainage	2
48	Project Manager	6		L03	Landscape Architecture	2
50	Survey	85		O01	Office Building	3
50	Survey	85		O03	Utilities	3
				P05	Planning Area	5
				P06	Planning Site	6
				P07	Land Fills	2
				R04	Recreation	2
				S04	Sewage Treatment	3
				S10	Surveying	6
				S13	Storm Water	4
				T03	Traffic Engineering	6
				U02	Community Development	2
				W02	Ground Water	2
				W03	Water Treatment	4
	Other Employees	43				
	Other Employees	43				
	Total	322				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
(Insert revenue index number shown at right)		1. Less than \$100,000	6. \$2 million to less than \$5 million
a. Federal Work	2	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
b. Non-Federal Work	0	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
c. Total Work	2	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 5/25/2023
c. NAME AND TITLE Hugh Mathews, PE, CEO	



ETM

ENGLAND-THIMS & MILLER, INC.

1411 Edgewater Drive, Suite 200
Orlando, Florida 32804

o: 407.536.5379

f: 904.646.9485

www.etminc.com

**DEERING PARK
STEWARDSHIP DISTRICT**

13D

Deering Park Stewardship 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>	25	25	20	15	5	5	100
	NAME OF RESPONDENT							
1	England-Thims & Miller, Inc.							

Board Member’s Signature

Date

**DEERING PARK
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**DEERING PARK
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**DEERING PARK
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 3,555	\$ 3,555
Undeposited funds	2,063	2,063
Due from developer	8,433	8,433
Total assets	<u>\$ 14,051</u>	<u>\$ 14,051</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 8,408	\$ 8,408
Developer advance	6,000	6,000
Total liabilities	<u>14,408</u>	<u>14,408</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	8,433	8,433
Total deferred inflows of resources	<u>8,433</u>	<u>8,433</u>
Fund balances:		
Unassigned	(8,790)	(8,790)
Total fund balances	<u>(8,790)</u>	<u>(8,790)</u>
Total liabilities and fund balances	<u>\$ 14,051</u>	<u>\$ 14,051</u>

**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,448	\$ 17,996	\$ 98,490	18%
Total revenues	<u>4,448</u>	<u>17,996</u>	<u>98,490</u>	18%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	9,000	0%
Management/accounting/recording ¹	2,000	14,000	24,000	58%
Legal	917	1,308	30,000	4%
Engineering	-	-	3,500	0%
Audit ²	-	-	3,075	0%
Arbitrage rebate calculation ²	-	-	750	0%
Dissemination agent ³	-	-	1,000	0%
Trustee ²	-	-	6,500	0%
Debt service fund accounting: master bonds ³	-	-	5,500	0%
Postage	-	16	500	3%
Printing and binding	42	291	500	58%
Legal advertising	1,366	1,990	6,500	31%
Annual district filing fee	-	175	175	100%
Insurance - GL, POL	-	5,375	5,900	91%
Miscellaneous- bank charges	22	152	675	23%
Website:				
Hosting & updates	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,347</u>	<u>24,012</u>	<u>98,490</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	101	(6,016)	-	
Fund balances - beginning	<u>(8,891)</u>	<u>(2,774)</u>	-	
Fund balances - ending	<u>\$ (8,790)</u>	<u>\$ (8,790)</u>	<u>\$ -</u>	

¹The \$2k monthly fee represents the charge for a semi-dormant CDD. Once bonds are issued this fee will revert back to \$4k per month.

²These items will be realized the year after the issuance of bonds.

³These items will be realized when bonds are issued.

**DEERING PARK
STEWARDSHIP DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
DEERING PARK STEWARDSHIP DISTRICT**

The Board of Supervisors of the Deering Park Stewardship District held a Public Hearing and a Regular Meeting on July 29, 2022 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514.

Present were:

Glenn Storch	Chair
Robbie Lee	Vice Chair
Earl Underhill (via telephone)	Assistant Secretary
James (Jim) Boyd (via telephone)	Assistant Secretary
Matthew West	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzi	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Helen Hutchens (via telephone)	Miami Corporation Management, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:02 p.m. Supervisors Storch, West and Lee were present, in person. Supervisors Boyd and Underhill attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone reviewed the proposed Fiscal Year 2023 budget, which is unchanged since it was last presented. It reflects increases to certain budget line items that will only be realized

if and when bonds are issued. The budget is Landowner-funded, with expenses funded as they are incurred. Mr. Johnson stated the “Legal” line item represents an estimate, in case it is needed; his services are on an hourly basis.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the Public Hearing was opened.

Ms. Hutchens noted she reviewed the Fiscal Year 2023 budget and has no concerns.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Cerbone presented the Audited Annual Financial Report for the Fiscal Year ended September 30, 2021. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

Ms. Hutchens noted that the Audit phrases the revenue as “Developer” Contributions. Ms. Cerbone stated she noted the error and, while it was corrected on the Unaudited Financials, she was unable to review the actual Audit before it was filed with the State. The consensus was for Ms. Cerbone to inform Berger, Toombs, Elam, Gaines & Frank (BTGEF) so next year’s audit reflects the revenue source as “Landowner” Contributions.

Mr. Storch stated the State will make no distinction but, for today’s purposes, it is important to clarify on the public record that the budget is Landowner-funded.

Ms. Hutchens felt that the Audit is very straightforward; she had no other concerns.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-07,
Hereby Accepting the Audited Annual
Financial Report for the Fiscal Year Ended
September 30, 2021

On MOTION by Mr. West and seconded by Mr. Lee, with all in favor, Resolution
2022-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal
Year Ended September 30, 2021, was adopted.

SIXTH ORDER OF BUSINESS

Update: Letter to County Regarding 20-
Year Stormwater Management Needs
Analysis

Ms. Cerbone stated new legislation required Districts to prepare and submit a 20-year
Stormwater Management Needs Analysis Report by June 30, 2022, and every five years
thereafter. Because the District did not employ a District Engineer at the time, she sent a letter
drafted by District Counsel to both Volusia and Brevard Counties stating that the District
recognizes the requirement but does not own or operate a stormwater or wastewater system
at this time and that, upon receipt or construction of such facilities, the Report will be filed
accordingly. While only one letter appears in the agenda, receipts were received from each
County; the Counties submit the filings to the State.

Discussion ensued regarding the letter, which did not reference wastewater. Mr.
Johnson stated the letter is over and above what the District is required to do, as the
requirement only applies to existing systems and the District does not currently own or operate
a stormwater or wastewater management system.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-08,
Designating Dates, Times and Location for
Regular Meetings of the Board of
Supervisors of the District and Providing
for an Effective Date

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: April 14, 2023 and August 11, 2023

TIME: 2:00 PM

Mr. Johnson rejoined the meeting after a brief disconnection.

On MOTION by Mr. Lee and seconded by Mr. Underhill, with all in favor, Resolution 2022-08, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

Ms. Cerbone stated no expenditures are reflected for the website or the audit because invoices have not yet been received.

Regarding Footnote 2, on Page 2, which indicates that audit-related line items will be realized the year after the issuance of bonds, Ms. Cerbone stated it was determined that the District cannot file the required Annual Financial Report without having an Audit as well. This is the second full year that the District is in existence.

The following change was made:

Page 2: Delete Footnote 2

Ms. Hutchens noted that, nine months into the fiscal year, the District has expended less than half its budget.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

NINTH ORDER OF BUSINESS**Consideration of April 6, 2022 Regular Meeting Minutes**

On MOTION by Mr. Lee and seconded by Mr. West, with all in favor, the April 6, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Kutak Rock LLP*****▪ Fiscal Year 2022/2023 Budget Funding Agreement**

This item was an addition to the agenda.

Mr. Johnson stated that, as the Fiscal Year 2023 budget will be Landowner-funded, a Budget Funding Agreement with the Landowner is necessary. This is the same as in prior fiscal years, with the date changed to reflect the budget year being funded.

On MOTION by Mr. West and seconded by Mr. Boyd, with all in favor, authorizing the Fiscal Year 2022/2023 Budget Funding Agreement and authorizing the Chair to execute, was approved.

Ms. Cerbone will transmit the Agreement to Ms. Hutchens for the Landowner's signature and to Mr. Storch for his signature.

Regarding the required Financial Disclosure forms that each Supervisor should have received from the Supervisor of Elections of their County, Ms. Cerbone noted a rumor that one or more Counties were transitioning IT systems, which resulted in the Form 1 mailings not being processed. Management will email Form 1 and filing instructions to each Board Member. Mr. Johnson will email information to Mr. Storch that he can share with his Supervisor of Elections.

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

- **NEXT MEETING DATE: November 8, 2022 at 2:00 PM [Landowners']**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Storch and seconded by Mr. West, with all in favor, the meeting adjourned at 2:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**DEERING PARK
STEWARDSHIP DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
DEERING PARK STEWARDSHIP DISTRICT**

The Deering Park Stewardship District held a Landowners' Meeting on November 8, 2022 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514.

Present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC
Glenn Storch	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Proof of Publication

The proof of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct Landowners' Meeting

Those in attendance agreed to Ms. Cerbone serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 4 & 5]

A total of 57,946 voting units were assigned by proxy to Mr. Storch, as follows:

<u>Landowner</u>	<u>Authorized Votes</u>
Miami Alternatives, LLC	55,689
Farmton Management LLC	15
Farmton Enclave LLC	108
Farmton Deering Park LLC	1,155
Farmton 5A LLC	979

Ms. Cerbone noted that Farmton North LLC's Proxy Form was not received by the deadline.

A. Nominations

Mr. Storch nominated the following:

Seat 4 James Boyd

Seat 5 Matthew West

No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

A total of 57,946 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

All 57,946 voting units were assigned by proxy to Mr. Storch.

Mr. Storch cast the following votes on behalf of Miami Alternatives, LLC:

Seat 4 James Boyd 55,689

Seat 5 Matthew West 55,689

Mr. Storch cast the following votes on behalf of Farmton Management LLC:

Seat 4 James Boyd 15

Seat 5 Matthew West 15

Mr. Storch cast the following votes on behalf of Farmton Enclave LLC :

Seat 4 James Boyd 108

Seat 5 Matthew West 108

Mr. Storch cast the following votes on behalf of Farmton Deering Park LLC:

Seat 4 James Boyd 1,155

Seat 5 Matthew West 1,155

Mr. Storch cast the following votes on behalf of Farmton 5A LLC:

Seat 4 James Boyd 979

Seat 5 Matthew West 979

C. Ballot Tabulation and Results

Ms. Cerbone presented the ballot tabulation and results as follows:

66	Seat 4	James Boyd	57,946	4-year Term
67	Seat 5	Matthew West	57,946	4-year Term

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FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

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71 There were no Landowners' questions or comments.

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SIXTH ORDER OF BUSINESS**Adjournment**

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75 There being no further business to discuss, the meeting adjourned at 2:10 p.m.

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79 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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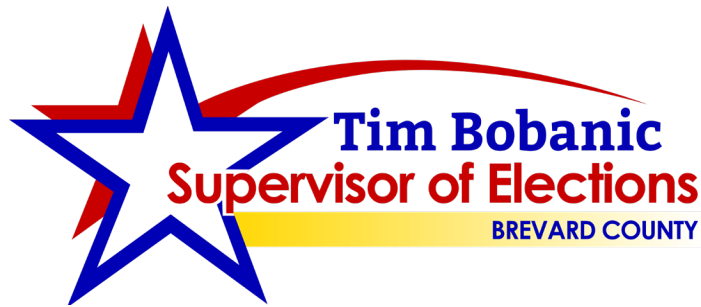
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Secretary/Assistant Secretary

Chair/Vice Chair

**DEERING PARK
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**



April 17, 2023

Daphne Gillyard, Director of Admin. Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Cypress Bay West Community Development District
Deering Park Stewardship District
Emerald Lakes Community Development District
Malabar Springs Community Development District
Viera Stewardship District

Dear Ms Gillyard:

I am writing in response to your request of April 3, 2023 for the number of registered voters within the afore-mentioned communities.

Please be advised our records indicate the number of registered voters as of April 15, 2023 are as follows:

Cypress Bay West Community Development District **0**
Deering Park Stewardship District **0**
Emerald Lakes Community Development District **0**
Malabar Springs Community Development District **0**
Viera Stewardship District **6,304**

If you need any additional information, or have any questions, please feel free to contact me at 321.290.8683.

Kind regards,

Tim Bobanic

TB/dy

Mailing Address

PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville

400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera

2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne

1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay

450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)
VoteBrevard.gov



Lisa Lewis
Supervisor of Elections
County of Volusia

April 18, 2023

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Ste 410W
Boca Raton, Florida 33431

Re: Deering Park Stewardship

Dear Ms. Gillyard:

Please accept this letter regarding the number of registered voters within the boundaries of Deering Park Stewardship District. There are **three** registered voters in this district as of April 15, 2023.

Please feel free to contact my office should you have questions.

Regards,

Lisa Lewis
Supervisor of Elections

DEERING PARK STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 8, 2022	Landowners' Meeting	2:00 PM
April 14, 2023 <i>rescheduled to May 30, 2023</i>	Regular Meeting	2:00 PM
May 30, 2023	Regular Meeting	2:00 PM
August 11, 2023	Public Hearing & Regular Meeting	2:00 PM