

KD52

COMMUNITY DEVELOPMENT

DISTRICT No. 1

February 24, 2026

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**AGENDA
LETTER**

KD52 Community Development District No. 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

February 17, 2026

Board of Supervisors
KD52 Community Development District No. 1

Dear Board Members:

The Board of Supervisors of the KD52 Community Development District No. 1 will hold a Regular Meeting on February 24, 2026 at 1:00 p.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Laura Lindsey [Seat 4] *(the following will be provided under separate cover)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the RFQ for Project Engineering Services; Providing a Severability Clause; and Providing an Effective Date
5. Review of Qualifications for Project Engineering Services
 - A. Proof/Affidavit of Publication
 - B. Respondent(s)
 - I. Stantec Consulting Services Inc.
 - II. Traffic & Mobility Consultants LLC (received after deadline)
 - C. Ranking/Evaluation

ATTENDEES:

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

- D. Authorization to Negotiate and Finalize Contract(s)
- 6. Consideration of Resolution 2026-02, Ratifying, Confirming and Approving the Sale of the District's Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date
- 7. Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property
- 8. Consideration of Resolution 2026-03, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
- 9. Consideration of Resolution 2026-04, Designating the Location of the Local District Records Office and Providing for an Effective Date
- 10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025
 - B. October 1, 2025 - September 30, 2026
- 11. Ratification Items
 - A. Resolution 2025-33, Electing and Removing Officers of the District and Providing for an Effective Date
 - B. Archaeological Consultants, Inc., Agreement for Cultural Resources Assessment Survey Services
 - C. First Amendment to Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure
 - D. Phillips Heavy, Inc. Change Order Number 1 [Kinfield Phase 1 Master Infrastructure]
- 12. Acceptance of Unaudited Financial Statements as of January 31, 2026
- 13. Approval of September 23, 2025 Special Meeting and Audit Committee Meeting Minutes
- 14. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Clearview Land Design, P.L.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 17, 2026 at 1:00 PM

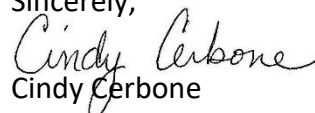
○ QUORUM CHECK

SEAT 1	TOLLY KRUSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	LANE GARDNER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	MATTHEW JOSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	LAURA LINDSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	TRAVIS LOXTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 15. Board Members' Comments/Requests
- 16. Public Comments
- 17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,


Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 354 2519

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

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**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of physical presence or online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of KD52 Community Development District No. 1 and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida
Print Name: _____
Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND DISTRICT STAFF IN NOTICING THE RFQ FOR PROJECT ENGINEERING SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KD52 Community Development District No. 1 is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, Professional Project Engineering Services are required for the District.

WHEREAS, the District Manager and District staff caused notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board desires to ratify all the actions taken by the District Manager and District staff in noticing the Request for Qualifications (“RFQ”) for Project Engineering Services on February 1, 2026.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The actions of the District Manager and District staff in noticing the Request for Qualifications (“RFQ”) for Project Engineering Services on February 1, 2026 are hereby ratified and approved.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of February, 2026.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO.1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

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KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

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75299

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

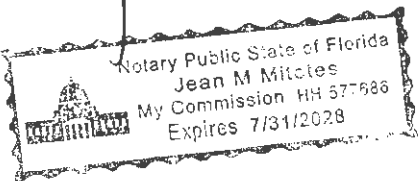
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFQ Project Engineering was published in said newspaper by print in the issues of 02/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco 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/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant _____
Sworn to and subscribed before me this 02/01/2026

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____



RFQ FOR REQUEST FOR QUALIFICATIONS ("RFQ") FOR PROJECT ENGINEERING SERVICES FOR THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

The KD52 Community Development District No. 1 ("District"), located in Pasco County, Florida, announces that professional project engineering services will be required for the District.

The project engineering firm selected will provide engineering services which may include, but are not limited to, the design and construction administration associated with the District's capital improvement plan. The District intends to enter into a continuing contract with the professional awarded the contract through this process.

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 Project Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) unbound hardcopy and one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 9:00 a.m. on February 17, 2026, to the attention of Daphne Gillyard, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The District's Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

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

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Cindy Cerbone at cerbonec@whhassociates.com.

Cindy Cerbone
District Manager
February 1, 2026

75299

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

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KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

5BI

Project Engineering Services

Project Engineering Services for the KD52 Community Development District No. 1



February 17, 2026

Stantec Consulting Services Inc.



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Stantec Consulting Services Inc.
777 S. Harbour Island Blvd.
Tampa, Florida 33602

February 17, 2026

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Reference: RFQ for Project Engineering Services for the KD52 Community Development District No. 1

Dear Selection Committee Members,

Stantec Consulting Services Inc. (Stantec) appreciates the opportunity to submit its qualifications for Project Engineering Services for the KD52 Community Development District (CDD). In short, the Stantec team is qualified to perform this project due to the following:

- A strong transportation team with Pasco County, FDOT (particularly District 7), and FHWA experience
- Stantec is the CDD engineer for the neighboring community
- Stantec served as the EOR of the distribution center project directly east of KD52 that included roadway improvements which will ultimately tie in to the roadway improvements required for KD52.
- Previous experience providing district engineering services for numerous West Central Florida-based CDDs/familiarity with development and staff.
- A seasoned firm, specializing in community development district engineering contracts that offers an experienced set of eyes for this community's needs.
- Extensive professional experience with community development districts throughout the Central Florida Region; over 50 current contracts with CDD's.
- A broad range of in-house capabilities and resources including planning, civil/site engineering, structural engineering, transportation and roadway engineering, survey, GIS, and ecological capabilities.
- A local Tampa office, located at 777 S. Harbour Island Blvd, Tampa, Florida 33602

Stantec is currently providing numerous West Central Florida-based CDDs with professional consulting engineering services and strives to provide high quality services on time and within budget for the District. Stantec provides a dedicated staff, with a continued focus on staffing needs to ensure that the CDD's needs are met in all requests for engineering services in a timely manner. Also, due to our large number of CDD clients, Stantec provides the most efficient services at the most competitive cost.

Stantec is aware that many CDD clients are fully resident-controlled, and we are proud that we have broad experience in providing the necessary services for infrastructure maintenance needed by the resident board, as well as design services for new projects. Stantec offers community development districts a full scope of services that includes, but is not limited to the following:

- Transportation Engineering, Permitting, and Construction Support Services
- Roadways/Traffic Control Measures
- Maintenance of Traffic
- Stormwater Management Systems and Facilities
- Water and Sewer Systems and Facilities
- Landscaping, Street Lighting Design, and Plans
- Environmental Permitting
- Government Permitting
- Cost Estimates and Bidding Assistance
- Water Conservation Studies and Design/NPDES Experience
- Contract Management and Inspection Services
- Expert Witness Testimony
- Irrigation System Plans and Design

We have reviewed your proposed RFQ and believe that, should we be selected for this assignment, we will be able to conclude a mutually satisfactory contract with you. Stantec looks forward to hearing from you regarding your selection, and we look forward to serve as the Engineering Consultant for the KD 52 CDD.

Sincerely,

Hamid Sahebkar, PE, Senior Principal/Principal-in-Charge
Office: (813) 746-3831 | Mobile: (813) 390-1743
hamid.shahebkar@stantec.com

Chris Matthews, PE, Project Manager
Phone: (813) 746-3872
chris.matthews@stantec.com



Our Firm

Firm Overview

The Stantec community unites more than 32,000 specialists working in over 450 locations. We collaborate across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

At Stantec we understand innovation, collaboration, and a strong vision are necessary to create successful projects in the Single and Multi-Unit Family Residential Developments Sector. Our goal in each project is to provide social, environmental, and economic benefits in keeping with the physical site conditions, public expectations, and market realities of the project.

We offer the complete range of professional planning and design services necessary to carry property through planning, approvals and permitting, to design and construction. Stantec's team of experts includes urban planners, civil engineers, and environmental scientists. This team designs distinguished new towns and communities and provides ongoing support to include Community Development District Engineering Contracts. We have earned a strong reputation for helping nationally recognized clients realize the maximum potential of their vision and investment.

We develop spaces of distinct and local character through the following suite of services:

- Transportation Planning & Traffic Engineering
- Planning
- Civil Engineering
- Landscape Architecture
- Surveys/Geomatics
- Urban Design
- Public Consultation
- Architecture/Buildings Engineering
- Construction Administration
- Environmental Management & Infrastructure
- Geotechnical Engineering

Transforming Land

Developing land into a residential or mixed-use community or a public space with parks and trails requires a mix of technical skill and creative vision, as well as insight into development. We merge this expertise to create value for our clients and community.

Our knowledge of the industry runs deep; we know our communities, the local political climate, and the policies that impact a project's progress so we can guide you through the development process. And, we're with you from beginning to end.

Our surveyors, engineers, and transportation experts lay the groundwork for infrastructure, while our planners create designs using knowledge of local regulations to navigate approvals. Our environmental scientists restore and preserve sites. Our public participation experts engage stakeholders to build consensus. And our landscape architects, and project managers bring designs to life. Together, we cover all aspects of land development while balancing what's important to the community and the environment.



Preparation and Use of a Task-Specific Detailed Work Plan

At Stantec we call our plan for project success a “Work Plan”. This job-specific work plan includes a fully detailed, resources-loaded schedule that includes all tasks, production activities, permitting milestones, and deliverables included in the scope of work for each task assignment. This work plan also includes both personnel and equipment resources that will be needed, along with their cost elements. This will allow the work plan to be balanced against the project budget. In this way as changes are made to the schedule, financial impacts of those changes can be evaluated. The work plan is the way Chris as our Project Manager and team leaders can assure the CDD staff that we will deliver each project as contracted. We have an internal checks and balances system of QA/QC that ensures redundancy at every stage and allows for senior staff to oversee the quality of documents and execution of design during construction.

Ability of Applicants Professional Personnel

Stantec offers a team familiar with Pasco County through our other district engineering in numerous Pasco County CDDs: Lakeshore Ranch, Bridgewater of Wesley Chapel, and Panther Trails, to name a few. Chris Matthews, PE will be our Project Manager, and he personally several years of experience in the management of similar site development, roadway, and stormwater projects. He truly embodies the specific expertise to successfully execute this contract. He is joined by a team of professionals who have worked with him on previous Community Development District contracts, and thus, the entire Stantec team knows how to successfully execute task orders for this type of contract.

Time and Budget Requirements

We give our contract manager full authority to directly commit staff and resources throughout the company.

The contract manager also acts as the “traffic cop” for task assignments and is able to internally coordinate the assigning of tasks to the most qualified personnel, expediting the process and qualifying the assigned staff simultaneously. If the schedule or scope changes during the delivery of any project, our contract manager can coordinate the necessary changes directly with the CDD staff to provide immediate response to your needs, and minimize the effect on the schedule, budget, and quality of work. One of our main objectives is to facilitate the CDD Project Manager’s oversight of the projects - be an extension of YOUR staff This commitment includes four basic concepts:

- Identify, understand, and utilize available technical information (don’t reinvent the wheel).
- Maintain the same core team throughout each project to improve efficiency and quality of project delivery.
- Identify the critical path at the proposal phase, and develop realistic schedule and budget.
- Emphasize strong project management to implement a quality project within the agreed upon schedule and budget.

We are fully committed to meeting all schedule and budget requirements for this contract.

Past Experience and Performance

Stantec has provided district engineering services for over 50 CDDs in the State of Florida. Our experience in these types of contracts is unparalleled by other professional service firms. Please see SF 330 for further detailed information.

1.5 million acres
that our land planners, landscape architects, and other professionals have master planned

Commitment to Community

Stantec’s key qualifications in the comprehensive planning and design of residential developments include:

- Over \$1 billion of capitalization in Florida
- Prime consultant for more than 12 Developments of Regional Impact (projects larger than 1,000 residential units) and over 60 Planned Communities, encompassing more than 50,000 acres and 80,000 residential units.
- District Manager for over 50 community development districts in the State of Florida
- New town developments have included site work for housing, recreation and commercial components.

Our reputation for planning, design and scientific expertise is unparalleled in Florida. We work closely with state and federal governmental agencies early in the design process to obtain their input and concerns. We are particularly strong in offering close relationships with Pasco County, SWFWMD, and other local permitting agencies.

Applying experience and leading technologies, our professionals and technical staff transform land into viable projects, creating a responsible fit between physical site conditions, fiscal requirements, and environmental constraints.

Our services are provided on projects around the world through approximately 22,000 employees operating out of more than 400 locations in North America and 4 locations internationally. Our numerous office locations across the state (18 in Florida alone) allow for easy management of projects in multiple locations. These types of projects are a specialty at Stantec. We understand how CDDs operate because we've experienced large, single-family development from the planning stages, through design, permitting, and ultimately, construction. These types of developments are truly at the core of what we do as a firm.

Location of office providing services to KD52 CDD

Stantec will be providing District Engineering Services from our Tampa, Florida office, located at 777 S. Harbour Island Blvd., Tampa, Florida 33602.

Recent, Current, and Projected Workloads

Our team is fully committed to serving the KD52 CDD to our fullest potential. At Stantec, we only take on projects that we are able to effectively manage and complete to the best of our professional ability. Before we consider any opportunity, our team evaluates each for potential scheduling conflicts and adequate staff availability. Stantec has not yet done any work with KD52 CDD.

For this contract, we have the appropriate staff availability and workload to deliver a level of service that you can expect from a top-tier global design firm.

In the table to the right, we have outlined our staff's availability in consideration of recent, current, and projected workload for your review.

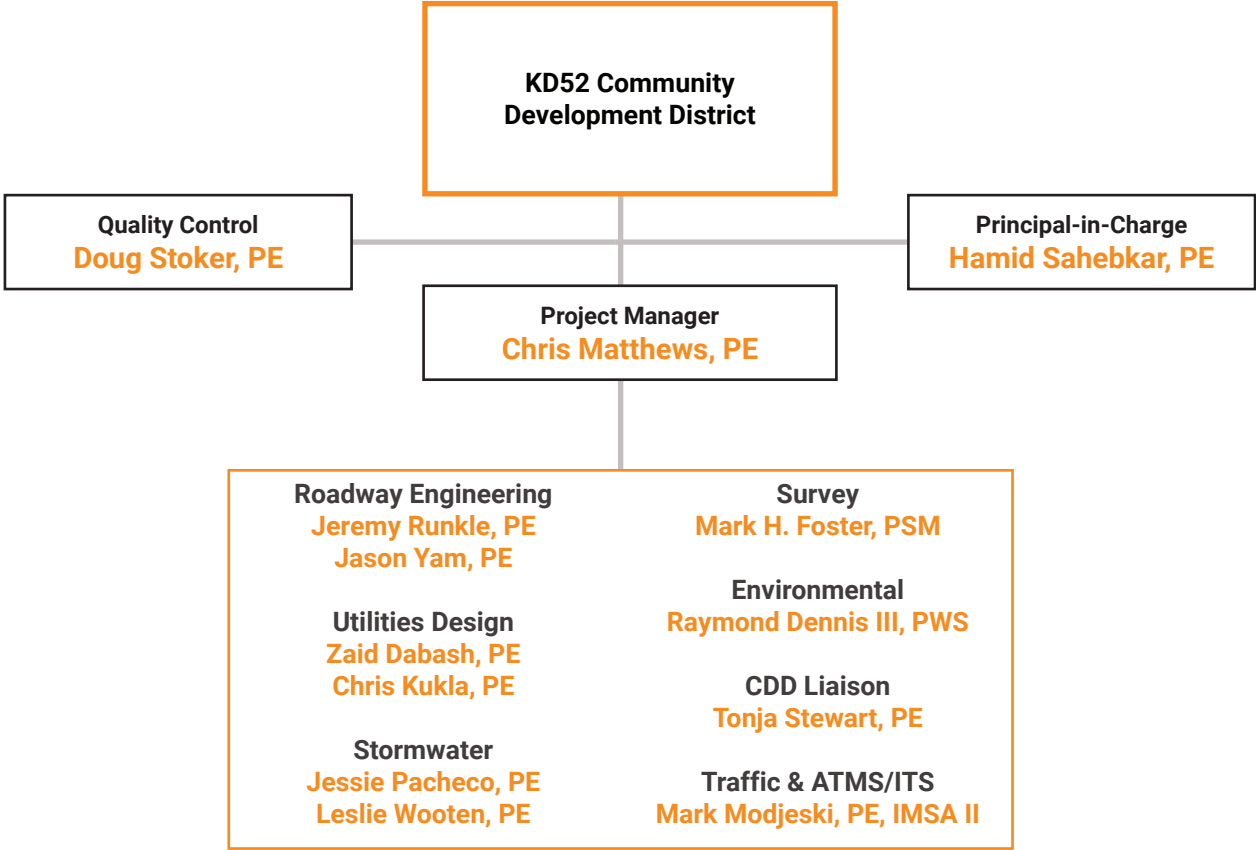
Projected Team Workload and Availability			
Staff	Role	Current Availability	Projected Availability
Chris Matthews, PE	Project Manager	50%	75%
Hamid Sahebkar, PE	Principal-in-Charge/ Quality Assurance	20%	40%
Doug Stoker, PE	Quality Control	10%	30%
Jeremy Runkle, PE	Roadway Engineering	30%	75%
Jason Yam, PE	Roadway Engineering	20%	55%
Zaid Dabash, PE	Utilities Design	25%	50%
Chris Kukla, PE	Utilities Design	40%	65%
Jessie Pacheco, PE	Stormwater	40%	55%
Leslie Wooten, PE	Stormwater	25%	45%
Mark Foster, PSM	Survey	25%	55%
Raymond Dennis III, PWS	Environmental	25%	50%
Tonja Stewart, PE	CDD Liaison	20%	30%
Mark Modjeski, PE, IMSA II	Traffic & ATMS/ITS	20%	30%





Team Organization

The organization chart below indicates the names of specific staff proposed for this project. Our team offers local, site-specific experience and expertise in community development district engineering contracts. Our proposed Project Manager, Chris Matthews, PE, has extensive experience leading Civil Engineering and Roadway contracts. He will be responsible for District meetings, construction services, and other engineering tasks. We will have no learning curve working together on this contract.





Staff Overview



Chris Matthews, PE | Project Manager

Chris provides civil engineering services that include roadway, drainage, and utility design, as well as stormwater permitting, and project coordination for a variety of residential, commercial, state, and local government agency projects throughout Southwest Florida. He has experience with the design and permitting of projects within Pasco, Hillsborough, and Manatee Counties, as well as several local municipalities



Hamid Sahebkar, PE | Principal-in-Charge/Quality Assurance

Hamid has extensive professional engineering experience throughout Florida and the southeastern US. His expertise includes infrastructure issues relating to transportation, utilities, and stormwater management systems. Hamid possesses a comprehensive knowledge of roadway and land development engineering, including environmental permitting, impacts, and regulations. He offers an in-depth knowledge of the standards of the local, county, and state, regulatory agencies, including the FDOT, SWFWMD, ACOE, FDOH, and FDEP permitting.



Doug Stoker, PE | Quality Control

Doug has extensive experience in all aspects of surface transportation analysis and design including a long history of bridge and structures design as well as project management on conventional and design-build projects. He worked with the FDOT Central Office to develop a quality assurance review process that was used to audit consultants and district offices and has served as QA Manager for all transportation design efforts for more than a decade.



Jeremy Runkle, PE | Transportation Engineering

Jeremy specializes in highway and roadway design, serving as Project Manager, Engineer of Record, and lead engineer for various projects throughout the state. He is certified in LAP support, advanced maintenance of traffic, specifications, design variations and exceptions, cost estimating, and road departure Countermeasures. Jeremy has worked on dozens of transportation projects ranging in complexity from sidewalk to interstate. His career has focused on taking design from concept to construction with emphasis on quality and constructability.



Jason Yam, PE | Transportation Engineering

Jason has considerable experience in project management for Florida Department of Transportation (FDOT) and local government roadway design projects. Most of his career has been spent serving as project engineer or project manager for roadway projects, ranging from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans, and maintenance of traffic plans. While his expertise is rooted in roadway design, Jason leads our transportation team, guiding the Roadway, Drainage, Traffic, and Structures groups.



Zaid Dabash, PE | Utilities Design

Zaid is a Senior Civil Engineer that has been involved in site development projects across multiple sectors including commercial and recreational sites, mixed-use developments, industrial facilities and public infrastructures. His experience includes civil/site development, stormwater management, utility systems, roadway and MOT design, and permitting. Zaid has worked as part of multi-disciplined design teams to deliver complicated projects in the Tampa Bay region such as, Midtown Tampa, TIA SkyCenter, Imagine Clearwater, Water Street Tampa, and various projects at Port Tampa Bay.

Staff Overview



Chris Kukla, PE | Utilities Design

Chris brings more than three years of civil engineering experience. He has experience in permitting and utilities design with many jurisdictions including, City of Tampa, City of St. Petersburg, Hillsborough County, Pinellas County, Pasco County, FDOT, FEMA, SJRWMD, SWFWMD, and USACE.



Jessie Pacheco, PE | Stormwater

Jessie's background includes executing the modeling, design, and permitting of stormwater projects including expertise in hydraulic modeling with ICPR and EPA-SWMM. Her experience includes storm drain master plans, FEMA floodplain modifications/revisions, stormwater quality & net improvement calculations using BMPTrains, stormwater collection system design, and pond sizing. She has permitting experience in City of Tampa, Hillsborough, Pasco, and Pinellas Counties as well as Southwest Florida Water Management District (SWFWMD), Saint John's Water Management District (SJWMD), and Florida Department of Environmental Protection (FDEP). She excels in clear and constant communication while managing tasks to produce efficient and quality project deliverables.



Leslie Wooten, PE | Stormwater

Leslie is experienced in roadway drainage design and stormwater management in the State of Florida. Her drainage experience includes hydrology and hydraulic analysis, computer modeling, preparation of hydraulic reports, stormwater management system design, Quality Assurance and Quality Control, and local, state, and federal permitting. She is experienced with industry-standard design tools and software, including ICPR (StormWise) as well as design standards and specifications.



Mark Foster, PSM | Survey

Mark has served in various surveying roles throughout his career, including survey party chief, survey technician, field crew supervisor, project surveyor and survey project manager. His current responsibilities include client coordination, preparation of proposals, management of projects, supervision of field and office personnel and preparation of survey maps and reports.



Raymond Dennis III, PWS | Environmental

For 30 years, Raymond has dedicated his career to assisting clients in achieving their project objectives while protecting and restoring natural resources. The focus of his scientific training and experience has been on coastal and freshwater wetland ecology, regulatory policy, habitat restoration, and wildlife management. His experience includes comprehensive project environmental impact assessments requiring the detailed study of environmental features and baseline conditions, including the identification of important biological systems, protected flora and fauna and their habitats, surface and ground water quality, soils, and community issues as well as habitat restoration design and implementation.



Tonja Stewart, PE | CDD Liaison

Tonja is highly experienced in a broad range of civil engineering projects that include a specialty in managing community development district engineering contracts. Her responsibilities in managing the contracts include coordinating with key disciplines like environmental scientists, surveyors, archaeologists, attorneys, and title companies. She has experience with residential, commercial, and industrial site design, including stormwater management, drainage, roadway, water transmission systems, wastewater collection systems, and wetland and flood plain mitigation. She is highly respected for the work she has done on over 30 community development districts within the Tampa Bay Region.



Mark Modjeski, PE, IMSA II | Traffic & ATMS/ITS

Mark has extensive experience in the areas of traffic engineering and operations, traffic signal design, ITS design, lighting design, signing and marking design, structural design of strain pole and mast arm signal supports and construction planning. He has designed hundreds of traffic signals across Florida for FDOT, counties and municipalities. He's managed multiple safety studies and operations master contracts for FDOT District's 1,3,5, and 7. In addition to his design expertise, Mark has practical traffic equipment installation experience, having served for two years as on-site project manager for a local traffic signal, roadway lighting, and electrical contractor. He holds IMSA Level II certifications as a traffic signal technician and traffic signal electrician.



Why Stantec?

- **Strong Transportation Team**
We have already successfully completed the eastern portion of Pasco Road and are willing and able to finish the job.
- **Our staff understands the local area**
We live and work in the Tampa Bay area. Our staff understands this area and the permitting process and have a thorough understanding of the KD52 CDD.
- **Our similar projects exemplify our expertise and ability to overcome challenges**
We've done this before. We've provided community development engineering services to over 50 CDDs in the Central Florida Region. We offer you proven solutions and creative design.
- **A commitment to the Community Development District**
We understand how Community Development Districts work and how they desire their selected district engineer to perform. We look forward to exceeding our reputation and high level of client services during this contract.



SF330 Qualifications

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Project Engineering Services for the KD52 Community Development District No. | Pasco County, Florida

2. PUBLIC NOTICE DATE

February 1, 2026

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Chris Matthews, PE, Project Manager

5. NAME OF FIRM

Stantec Consulting Services Inc.

6. TELEPHONE NUMBER

(813) 746-3872

7. FAX NUMBER

8. E-MAIL ADDRESS

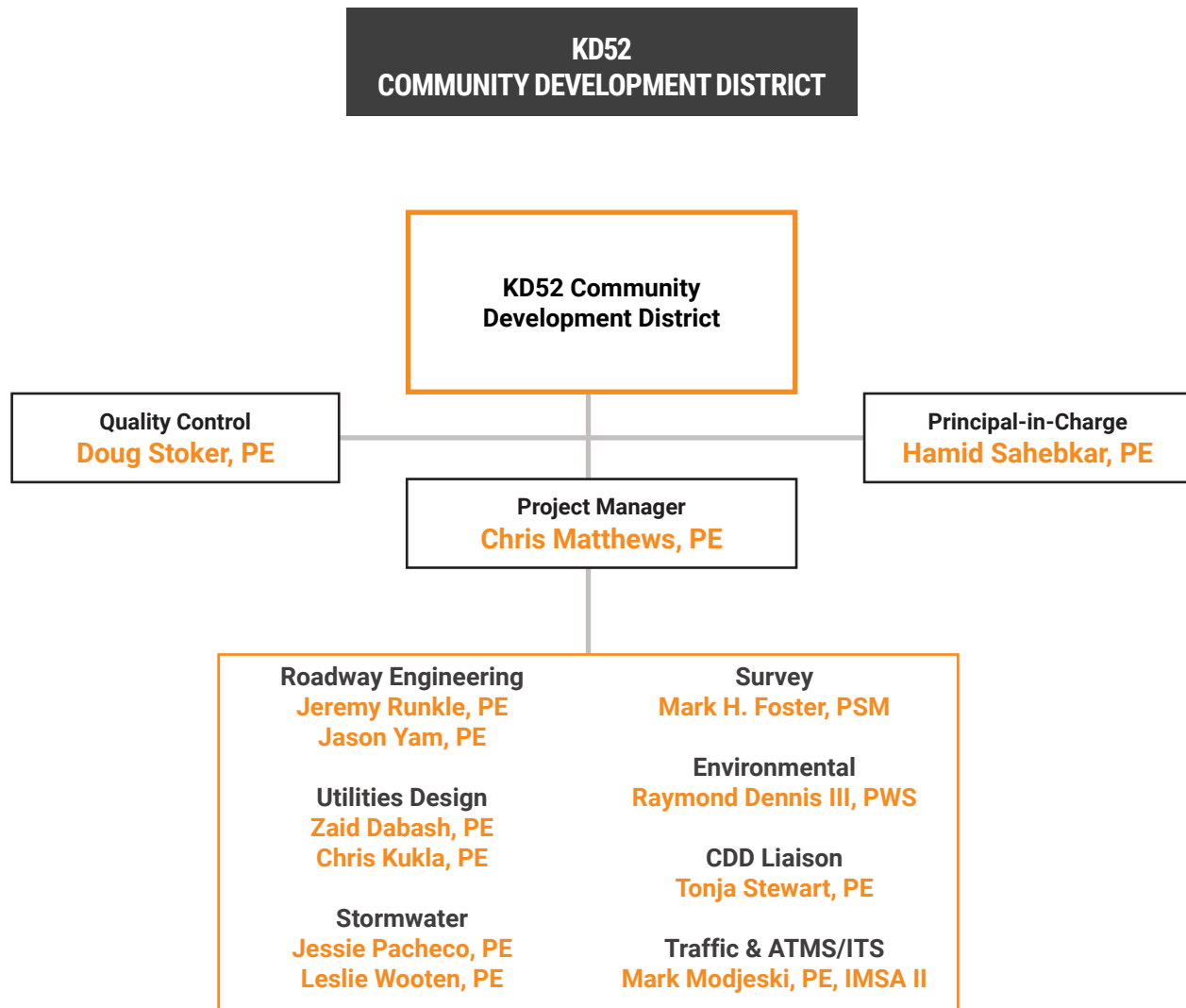
chris.matthews@stantec.com

C. PROPOSED TEAM

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

				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
PRIME	JV	SUBCONTRACTOR				
a.	X			Stantec Consulting Services Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	777 S Harbour Island Boulevard, Suite 600, Tampa, FL 33602	Engineering Services

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Chris Matthews, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		6	4

15. FIRM NAME AND LOCATION (City and State)

Stantec Consulting Services Inc. (Tampa, FL)

16. EDUCATION (DEGREE AND SPECIALIZATION)

BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Professional Engineer #96980, State of Florida

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	I-75 Logistics Center Pasco County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2021	2023

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm

Stantec provided professional consulting services related to advancing the site related infrastructure associated with the proposed industrial development on land located around the NE quadrant of Old Pasco Road and SR 52, about 0.3 miles east of Interstate 75. Chris was responsible for drainage modeling of both onsite and offsite roadway improvements, including revising the existing regional watershed model in ICPR4 and designing a proposed stormwater management system (including ten wet detention ponds) that resulted in zero offsite impacts. He also prepared an onsite and offsite drainage report to support permitting through the Southwest Florida Water Management District and Pasco County.

b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Water Street Tampa, Phase 1 Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2022	2022

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm

Stantec was asked to prepare master engineering plans for the overall infrastructure improvement program for a 40-acre urban redevelopment district in downtown Tampa around Amalie Arena. Stantec's scope of work also included civil infrastructure design and permitting for roadway realignment/reconstruction; stormwater, water, and sewers; a district chilled water/cooling network; and underground utility construction/relocation. As project engineer, Chris was responsible for the design of the roadway and stormwater system for Phase 3A.

c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Gas Worx, Phase 2 Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm

Project Engineer. Gas Worx is an approximately 43-acre redevelopment at a strategic location in Tampa between the heart of historic Ybor City to the north and the Channel District to the south. Stantec provided an infrastructure master plan and preliminary plat for the full Gas Worx development as well as construction plans, permits, and construction support services for Phase 2 of the development. Phase 2 included removal of an existing roundabout connecting Channelside Drive, 4th Avenue and Nuccio Parkway in favor of re-establishing the traditional street grid with new pedestrian friendly complete streets. Improvements included nine new or reconfigured intersections with safety improvements, new CSX railroad crossings, new segments of on-road cycle tracks and a multi-use trail, new stormwater conveyance systems, and new utility trunk lines and service laterals. Public realm improvements included new landscape, hardscape, furnishings, and lighting.

d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Midtown Tampa Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm

Responsible for the preparation of reports of the District Engineer for the CDD bond validation and the issuance of bonds, which were Midtown Tampa is a +/-20 acre Mixed-Use Development that hosts office, retail, hotel, and residential uses. Stantec was responsible for the civil/site design, permitting, and CA services for the Master Infrastructure and eight development blocks. Chris was responsible for the design and permitting of demolition, erosion control, roadway, stormwater collection and management, utilities, and public realm components of the project, including an 18,000-square-foot underground detention vault. The project included permitting applications with multiple agencies. Stantec also prepared multi-phased Maintenance of Traffic and Detour plans for work within the public rights-of-way.

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	
Hamid Sahebkar, PE		Principal-in-Charge/Quality Assurance		a. TOTAL	b. WITH CURRENT FIRM
				42	23
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
MS/Civil Engineering, BS/Civil Engineering			Professional Engineer #39991, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Florida Institute of Consulting Engineers, National Society of Professional Engineers, Florida Engineering Society, American Society of Civil Engineers					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	I-75 Logistics Center Pasco County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2021		2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm	
Project Manager. Stantec provided professional consulting services related to advancing the site related infrastructure associated with the proposed industrial development on land located around the NE quadrant of Old Pasco Road and SR 52, about 0.3 miles east of Interstate 75.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Water Street Tampa, Phase 1 Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm	
Principal. Stantec prepared master engineering/infrastructure plans for the overall infrastructure improvement program for the 50-acre urban redevelopment district in downtown Tampa around Amalie Arena. The area is being planned for nearly 9 million square feet of new mixed-use development including office, commercial, education, and residential uses. Stantec provided a full range of planning and engineering services in support of conceptual design, rezoning, and permitting of mixed-use development. The scope also includes preparation of phase 1, 2, and 3 design/construction plans.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Channel District Strategic Action Plan Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2017		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm	
Principal. Provided the infrastructure master planning of the action plan of this 120-acre urban redevelopment area of downtown Tampa. The area has been evolving from a warehouse district and maritime-related services to a mix of high-end multi-family residential high-rises, commercial, retail, and entertainment developments as well as the cruise ship terminals and related developments of the Tampa Port Authority. The master plan will address all above and below-ground utilities, drainage systems, transportation improvements, and urban design guidelines.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Julian B. Lane Riverfront Park Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2019		2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm	
Principal. Provided the infrastructure master planning of the action plan of this 120-acre urban redevelopment area of downtown Tampa. The area has been evolving from a warehouse district and maritime-related services to a mix of high-end multi-family residential high-rises, commercial, retail, and entertainment developments as well as the cruise ship terminals and related developments of the Tampa Port Authority. The master plan will address all above and below-ground utilities, drainage systems, transportation improvements, and urban design guidelines.					

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	
Doug Stoker, PE		Quality Control		a. TOTAL	b. WITH CURRENT FIRM
				33	11
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Clearwater, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
ME/Civil Engineering, BS/Civil Engineering			Professional Engineer #50659, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
ASCE, American Society of Highway Engineers, Florida Engineering Society, National Society of Professional Engineers					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Hampton Terrace Neighborhood Resurfacing and Traffic Calming Tampa, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2020		2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Doug served as Quality Control for concurrent projects involving milling and resurfacing with safety improvements through historic neighborhood of Old Seminole Heights. The project included approximately 3 miles of roadway network with incidental pavement uplift and curb damage as a result of surrounding grand tree impacts. The project called for traffic calming measures to be strategically located throughout the project limits. Roadway and drainage improvements were required as part of the services provided to address ponding issues along with safety analysis, signing and pavement markings, utility coordination and heavy public involvement to address speed concerns, granite curb restoration, and tree preservation.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Progress Village Regional Drainage Improvements Hillsborough County, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Stantec provided a full range of planning Principal-in-Charge and Quality Assurance for drainage modeling of proposed storm drain improvements, pond and floodplain storage site. Modeling included revising the existing regional watershed model in EPA-SWMM and designing the pond and floodplain site that resulted in zero offsite impacts. Prepared drainage report to support permitting through SWFWMD and Hillsborough County.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Moccasin Wallow Road from US 41 to West of I-75 Manatee County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Principal-in-Charge and Quality Assurance. Stantec coordinated the PD&E evaluation and design, including comparison and recommendations for the most feasible and cost-effective alignment. The existing R/W consists of multiple widths and configurations. The alternative alignment study evaluated environmental, social and utility impacts, and R/W cost. Environmental evaluation included ecological resources, endangered species, contamination screening, and cultural resources assessment. Stormwater conveyance system was accommodated with an underground storm drainage system.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	30th Street Complete Streets Sidewalk & Safety Improvements Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Principal-in-Charge for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Drive to Fowler Avenue. The project includes two phases from conceptual to final design involving alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development applications to improve mobility and safety for all users while provided a green infrastructure. The project will include public involvement, interagency/rail/transit coordination, surveying, subsurface utilities exploration, traffic analysis, roadway and drainage design, utilities design and coordination, environmental permitting, miscellaneous structures, signing and pavement markings, pedestrian signalization, landscaping and irrigation, geotechnical, and construction and cost estimating.					

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	
Jeremy Runkle, PE		Roadway Engineering		a. TOTAL	b. WITH CURRENT FIRM
				19	15
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Clearwater, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
MS/Civil Engineering, MBA, BS/Civil Engineering			Professional Engineer #73855, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
American Society of Civil Engineers, American Society of Highway Engineers, Florida Engineering Society, Florida Engineering Leadership Institute, FDOT Advanced Maintenance of Traffic, FDOT LAP Professional Services, Roadway Departure Counter Measures					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Hampton Terrace Neighborhood Resurfacing and Traffic Calming Tampa, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2020		2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Jeremy served as Project Manager and Engineer-of-Record for concurrent projects involving milling and resurfacing with safety improvements through historic neighborhood of Old Seminole Heights. The project included approximately 3 miles of roadway network with incidental pavement uplift and curb damage as a result of surrounding grand tree impacts. The project called for traffic calming measures to be strategically located throughout the project limits. Roadway and drainage improvements were required as part of the services provided to address ponding issues along with safety analysis, signing and pavement markings, utility coordination and heavy public involvement to address speed concerns, granite curb restoration, and tree preservation.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	75th Street West Improvements Manatee County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Project Manager for this improvement project that consists of approximately one mile of roadway between 20th Avenue West and Manatee Avenue West. The project will widen the existing 2-lane roadway to 4-lanes, creating a divided urban roadway (two lanes in each direction) with a center left turn lane and/or raised median. Safety and operational enhancements will also include pedestrian and bicycle facility upgrades including a shared-use path, drainage improvements and designated stormwater ponds, County utility modifications, replacing and upgrading traffic signals as needed.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	30th Street Complete Streets Sidewalk & Safety Improvements Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Project Manager/Roadway Engineer for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, surveying, SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, miscellaneous structures, signing and pavement markings, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, compliance with FDOT at their intersecting roads, and post-design. Contract Fee: \$350K					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Moccasin Wallow Road from US 41 to West of I-75 Manatee County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Project Engineer for this roadway typical section that will consist of an ultimate six-lane divided urban roadway with a raised grass median, three travel lanes in each direction, bike lane in each direction, sidewalk on the south side and multi-use path on the north side. Plans will be developed to construct the outside lanes in each direction. The project length is approximately 1.9 miles.					

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	
Jason Yam, PE		Roadway Engineering		a. TOTAL	b. WITH CURRENT FIRM
				26	25
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Clearwater, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Civil Engineering			Professional Engineer #62449, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
2020 ACEC of Florida - Outstanding Roadway Project, SR 61 (Wakulla Springs Road) & CR 2204 (Oak Ridge Road) Roundabout Project					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Hampton Terrace Neighborhood Resurfacing and Traffic Calming Tampa, FL		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2020		2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Quality Control for concurrent projects involving milling and resurfacing with safety improvements through historic neighborhood of Old Seminole Heights. The project included approximately 3 miles of roadway network with incidental pavement uplift and curb damage as a result of surrounding grand tree impacts. The project called for traffic calming measures to be strategically located throughout the project limits. Roadway and drainage improvements were required as part of the services provided to address ponding issues along with safety analysis, signing and pavement markings, utility coordination and heavy public involvement to address speed concerns, granite curb restoration, and tree preservation.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	45th Street Roadway Improvements Manatee County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2018		2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Engineer of Record for reconstructing 45th St from two-lane facility to a four-lane divided roadway from SR 70 (53rd Ave) to 44th Ave East. This capacity improvement project is critical to the area and will serve as the main connection between two high traffic arterial roadways. Safety improvements included sidewalks, bicycle lanes and lighting along the entire corridor and new signals with pedestrian features at the intersections with SR 70 and 44th Avenue East. This project also included a PER with an alternative alignment analysis and R/W acquisition.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	30th Street Complete Streets Sidewalk & Safety Improvements Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Quality Control for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, surveying, SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, miscellaneous structures, signing and pavement markings, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, compliance with FDOT at their intersecting roads, and post-design. Contract Fee: \$350K					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	FY 19 Neighborhood Traffic Calming Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2018		2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Quality Control. Stantec services include project development/preliminary engineering, surveying, review of collected survey data, geotechnical services (coring, subsurface analysis), arborist services, field reviews, alternative analysis, cost estimating, and cost-benefit analysis. Design services include final design documents, to include final construction plans, quantity estimates, cost estimates, technical specifications adequate to meet the review requirements of regulatory agencies and construction of the project. Other services include preparing construction plans, design documentation, specifications package, utility coordination, constructability reviews, public involvement, permitting, and post design services.					

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	
Zaid Dabash, PE		Utilities Design		a. TOTAL	b. WITH CURRENT FIRM
				10	9
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Civil Engineering			Professional Engineer #91135, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Urban Land Institute Member, Florida Engineering Society Mentor					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Gas Worx, Phase 2 Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Project Engineer. Gas Worx is an approximately 43-acre redevelopment at a strategic location in Tampa between the heart of historic Ybor City to the north and the Channel District to the south. Stantec provided an infrastructure master plan and preliminary plat for the full Gas Worx development as well as construction plans, permits, and construction support services for Phase 2 of the development. Phase 2 included removal of an existing roundabout connecting Channelside Drive, 4th Avenue and Nuccio Parkway in favor of re-establishing the traditional street grid with new pedestrian friendly complete streets. Improvements included nine new or reconfigured intersections with safety improvements, new CSX railroad crossings, new segments of on-road cycle tracks and a multi-use trail, new stormwater conveyance systems, and new utility trunk lines and service laterals. Public realm improvements included new landscape, hardscape, furnishings, and lighting.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Water Street Tampa, Phase 1 Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Civil Engineer. The scope of this phase/project was to prepare master engineering plans for the overall infrastructure improvement program for the District and prepare phase 1 design/construction plans. The scope includes civil/infrastructure (roads, utilities, stormwater, etc.) design/permitting as well as landscape architecture/urban design. Stantec is currently providing Construction Support Services during construction of infrastructure/civil improvements of Phase 1 of Waterfront District Project.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Imagine Clearwater Clearwater, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2023		2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Lead Civil Engineer. The Imagine Clearwater project involves the redevelopment of approximately 22 acres of waterfront property in Downtown Clearwater. The project included the redevelopment of the existing Coachman Park and Harborview Center. Zaid was involved from the onset of this project in the Site Validation phase to help develop the program for the project, then served as the lead Civil Engineer on the project as part of a multi-discipline team. His responsibilities consisted of the design and permitting of the master infrastructure of the site, including roadway, stormwater management, major utility systems and coastal resiliency which serve to protect the new structures.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Laurel Street & Green Street at Julian B. Lane Riverfront Park Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2018		2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Engineer-in-Training. Stantec was responsible for transportation improvements throughout the park. These improvements included realignment of Green Street and Laurel Street to maximize usable area within the park and converting the 1-way roads to 2-way. Other improvements included addition of turn lanes and bike lanes, river walk, enhancement of a mid-block crossing, and improving the intersections of Laurel Street with both Green Street and North Boulevard. Stantec also worked with City of Tampa staff to ensure that these improvements were coordinated with adjacent roadway projects on Green Street and North Boulevard, as well as, FDOT's future I-275 exit ramp.					

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	
Chris Kukla, PE		Utilities Design		a. TOTAL	b. WITH CURRENT FIRM
				6	5
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Civil Engineering			Professional Engineer #101788, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	The Motor Enclave Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for assisting with and execution of the drainage modeling, using ICPR4, of existing conditions model, revised existing conditions model, and proposed existing conditions model for the project. Modeling included revisions to the existing model by taking in EPA-SWMM results from the county and regional models and applying the results as parameters for the proposed conditions. The proposed design included grading and drainage, 17 ponds (retention and detention), 2 stormwater vaults, wetland impacts and compensation, floodplain encroachment and compensation, etc. Assisted in preparing and writing up the drainage report(s) to support permitting through Southwest Florida Water Management District (SWFWMD), Hillsborough County, and FDOT.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Wesley Chapel Sports Park Complex Phase 2 Pasco County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2021		2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for drainage modeling and conversion of old ICPR3 model into ICPR4 for design revisions to the post condition on the second phase of the project. The proposed improvements included overall grading and drainage, soccer field drainage design with underdrain, and keeping the design compliant with existing ponds from the initial construction. The project was accepted as a minor mod through SWFMWD and approved by Pasco County.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	TPA11 at SSCP, Pattillo Industrial Real Estate Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for design of and modeling of all stormwater related aspects for the existing 74-acre plot of land. Drainage modeling was completed using ICPR4. The proposed conditions included storm drain improvements and 5 wet detention ponds. Modeling included revising the existing county watershed model in ICPR4 and producing a proposed condition model, which resulted in zero offsite impacts. Floodplain compensation was shown and accepted by Hillsborough County using a larger on-site pond. Created drainage report to support permitting through Southwest Florida Water Management District (SWFWMD) and Hillsborough County.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Cemex - Berth 150 Site Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for drainage modeling using StormCAD and creating an overall proposed surface that would result in a null net cut/fill number on-site. Offsite credits for water quality treatment are planned to be purchased and the calculations required were approved using BMPTrains. The project is not currently permitted yet, but pre-application meetings with all necessary jurisdictions point to positive results.					

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	
Jessie Pacheco, PE		Stormwater		a. TOTAL	b. WITH CURRENT FIRM
				11	4
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
MS/Civil Engineering, BA/Mathematics Education			Professional Engineer #96823, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Progress Village Regional Drainage Improvements Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Design Project Manager for the ongoing activities to design, permit, and construct a new stormwater collection system, conveyance trunk line, stormwater pond, and flood plain compensation pond with the goal of reducing flooding within the Progress Village neighborhood. Efforts include extensive utility coordination, public involvement, Tampa Bay Estuary Program grant utilization, and close County and contractor coordination. The project will also serve as compensatory treatment for an upcoming Progress Boulevard improvement project.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Gas Worx, Phase 2 Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for storm drain design and drainage modeling for Gas Worx phase 2 development. Modeling was completed using ICPR 4 and included using data from a regional XP-SWMM model. Also prepared a drainage report to support permitting through Southwest Florida Water Management District (SWFWMD) and City of Tampa.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Nebraska Avenue Roadway and Sidewalk Improvements Palm Harbor, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Drainage Engineer. Stantec worked with Pinellas County, City of Palm Harbor and Forward Pinellas in developing a study for the Nebraska Avenue roadway, ped/bike improvements and parking study between Alternate 19 and 12th Street, including a proposed mini-roundabout at 16th Street and improved pedestrian crossings to meet current Americans with Disabilities Act (ADA) standards. Project length is approximately 1.04 miles.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	15th Street Ybor Flooding Study Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2024		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for storm drain modeling using ICPR 4. An existing model is being created based on COT GIS data, historic XPSWMM model and as-built review. Approximately 200 acres have been delineated using LiDAR, aerial imagery and as-builts. A proposed alternatives analysis will be prepared to determine best solution for reducing flooding in Ybor. The model will be calibrated using a known flooding event.					

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	
Leslie Wooten, PE	Stormwater	a. TOTAL	b. WITH CURRENT FIRM
		10	1
15. FIRM NAME AND LOCATION (City and State)			
Stantec Consulting Services Inc. (Clearwater, FL)			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
MS/Environmental Studies, BS/Environmental Engineering		Professional Engineer #93919, State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Moccasin Wallow Road from US 41 to West of I-75 Manatee County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Drainage Engineer for comparison and recommendations for the most feasible and cost-effective alignment. The roadway typical section consists of an ultimate six-lane divided urban roadway with a 22-foot raised grass median, three 12-foot travel lanes in each direction, 7-foot bicycle lane in each direction, 6-foot sidewalk on the south side and 12-foot-wide multi-use path on the north side of the roadway. Plans will be developed for the interim phase to construct the outside lanes in each direction. Proposed right-of-way would be approximately 150 feet wide. The project length is approximately 1.9 miles. The existing right-of-way between US 41 and west of I-75 consists of multiple widths and configurations. The alternative alignment study evaluated environmental, social, and utility impacts, and right-of-way cost. Environmental evaluation includes ecological resources, endangered species, contamination screening and cultural resources assessment survey.			
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	SR 686 (East Bay) from East of Highland Ave to West of Belcher Rd FDOT D7, Pinellas County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Drainage Engineer. Stantec is preparing a set of contract documents including plans, specifications, supporting engineering analysis, calculations, and other technical documents for the milling and resurfacing of SR 686 from east of Highland Avenue to west of Belcher Road in Pinellas County, Florida. To improve safety and multimodal capabilities along this project, buffered bicycle lanes will be added on each side of the roadway. Stantec's innovative approach to widening within the median area saved millions of taxpayer dollars and significantly reduced utility impacts and right of way impacts. The project includes roadway design, drainage, utility coordination, environmental permitting, structures design, S&PM, signalization, lighting, survey and mapping, and geotechnical.			
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Drew St. (SR 590) from Osceola Ave. to US 19 FDOT D7, Pinellas County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Drainage Engineer. The Drew Street project is a Complete Street initiative with a focus on improving overall safety and establishing a multimodal environment for all users of the corridor. To reduce crashes along segments of Drew Street, this project will conduct lane repurposing and milling and resurfacing from a four-lane undivided roadway to a two-lane divided facility along with drainage improvements, sidewalk widening, ADA enhancements and signalization improvements. With multiple maintaining agencies (City, County and, State) along this corridor, close coordination and clear communication with all stake holders will be key for a successful project.			
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Duette Rd. Bridge Replacement Manatee County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2025	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Drainage Engineer. The project consisted of bridge replacements and roadway improvements over the East Fork Manatee River. Provided a geotechnical engineering report which included evaluations and recommendations regarding driven pile axial capacity, downdrag, scour resistance, lateral stability, concrete pile installation, construction considerations, excavations, permanent cut and fill slopes, groundwater control, on-site soil suitability and pavement recommendations. Fee: \$602k			

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	
Mark Foster, PSM		Survey & Mapping Services		a. TOTAL	b. WITH CURRENT FIRM
				40	21
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
			Professional Land Surveyor #5535, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Point of Contact, Society of American Military Engineers, Tampa Bay Post					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Water Street Tampa, Phase 1 Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Survey. Stantec prepared master engineering/infrastructure plans for the overall infrastructure improvement program for the 50-acre urban redevelopment district in downtown Tampa around Amalie Arena. The area is being planned for nearly 9 million square feet of new mixed-use development including office, commercial, education, and residential uses. Stantec provided a full range of planning and engineering services in support of conceptual design, rezoning, and permitting of mixed-use development. The scope also includes preparation of phase 1, 2, and 3 design/construction plans.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Cemex - Berth 150 Site Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Survey. Responsible for the preparation of boundary surveys to support property acquisition, subdivision platting, construction layout, and as-built surveys for roject. Special care was also required at the project boundaries to ensure compatibility with the surrounding developments.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Channel District Strategic Action Plan Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2017		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Survey. Provided the infrastructure master planning of the action plan of this 120-acre urban redevelopment area of downtown Tampa. The area has been evolving from a warehouse district and maritime-related services to a mix of high-end multi-family residential high-rises, commercial, retail, and entertainment developments as well as the cruise ship terminals and related developments of the Tampa Port Authority. The master plan will address all above and below-ground utilities, drainage systems, transportation improvements, and urban design guidelines.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Julian B. Lane Riverfront Park Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2019		2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Survey. Provided the infrastructure master planning of the action plan of this 120-acre urban redevelopment area of downtown Tampa. The area has been evolving from a warehouse district and maritime-related services to a mix of high-end multi-family residential high-rises, commercial, retail, and entertainment developments as well as the cruise ship terminals and related developments of the Tampa Port Authority. The master plan will address all above and below-ground utilities, drainage systems, transportation improvements, and urban design guidelines.					

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	
Raymond Dennis III, PWS		Environmental		a. TOTAL	b. WITH CURRENT FIRM
				30	21
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Biological Sciences			Professional Wetland Scientist #2054, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Florida Association of Environmental Professionals					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Hillsborough County 2nd Street Bridge Replacement Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2020		2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for providing ecological services to support the project design review and environmental resource permitting for the replacement of the structurally compromised 2nd Street Bridge located in Ruskin, Florida (Hillsborough County). While the design of the replacement structure utilized an extended span approach that results in the construction of new wing walls landward of the existing bridge, impacts to coastal resources from the rip rap revetment that are necessary for scouring prevention presented potential permitting and compensatory mitigation hurdles. Stantec coordinated directly with the USACE and the NMFS to address the fill impacts to the mangroves that colonized along the narrow shoreline of the existing bridge.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Port Manatee Berth and Turning Basin Expansion Seagrass Mitigation Project Manatee County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2024		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for the transplantation of over two acres of shoalgrass (<i>Halodule wrightii</i>) into various seagrass mitigation areas totaling over 20 acres in Tampa Bay, Florida. Provided project management for the seagrass mitigation permitting compliance monitoring and report submittals. Developed methodology for providing real-time ground-truthing accuracy as part of a computer assisted aerial analysis for measuring relatively large areas of seagrass (up to 50-acres). Served as expert witness at a State of Florida Administrative Hearing regarding seagrass mitigation permit compliance for the Manatee County Port Authority. Transplanted 1,001, eight-inch plugs of turtlegrass (<i>Thalassia Testudinum</i>) utilizing patented methodology and equipment (Pneumatic Plugger Method) as part of the Florida Department of Environmental Protection permit required remediation activities.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Curlew Creek Restoration Pinellas County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2019		2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for the restoration of a 29-acre section of Curlew Creek through exotic plant removal/control, erosion control, and the design and implementation of planting areas of desirable, native vegetation. Pinellas County tasked Stantec to investigate, design, permit and prepare construction documents to resolve erosion issues, reduce flood impacts and provide for water quality and environmental rehabilitation of Curlew Creek. Services included planning, watershed analysis, hydrology and hydraulic modeling, stream assessment and stability, survey and preparation of design, plans, permits and construction documents. Our design allows natural geomorphological processes to continue unimpeded and protects residents and infrastructure facilities from extreme flooding conditions.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	South Side Village Plan Community Planning Street Tampa, Phase 1 Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Responsible for identifying wetlands and listed species habitats, assessments, and report generation along with related agency coordination. Stantec was retained to represent a coalition of landowners in South Hillsborough County during a Community Planning process initiated by the Hillsborough County Planning Commission. Tasks included coordination with the coalition, community outreach strategy and meetings, preparation of maps and graphics, meetings with agency staff, and preparation of studies to effectuate a long-range community plan that reflects the goals of the coalition members.					

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	
Tonja Stewart, PE		CDD Liaison		a. TOTAL	b. WITH CURRENT FIRM
				37	19
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Tampa, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Civil Engineering			Professional Engineer #47704, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
2009 Tampa Bay Builders, Associate of the Year; 1997 Hillsborough County Chamber of Commerce, Leadership Hillsborough					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	North AR-Pasco Community Development District Pasco County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for the preparation of reports of the District Engineer for the CDD bond validation and the issuance of bonds, which were used to construct public improvements and community facilities. As the District Engineer, we also reviewed and processed construction requisitions for the funding of such work. As the development was constructed, we worked with the District Manager's office for preparation and implementation of long-term maintenance plans for CDD owned improvements.					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Angeline Community Development District Pasco County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for the preparation of reports of the District Engineer for the CDD bond validation and the issuance of bonds, which were used to construct public improvements and community facilities. As the District Engineer, we also reviewed and processed construction requisitions for the funding of such work. As the development was constructed, we worked with the District Manager's office for preparation and implementation of long-term maintenance plans for CDD owned improvements.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Highland Trails Community Development District Pasco County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for the preparation of reports of the District Engineer for the CDD bond validation and the issuance of bonds, which were used to construct public improvements and community facilities. As the District Engineer, we also reviewed and processed construction requisitions for the funding of such work. As the development was constructed, we worked with the District Manager's office for preparation and implementation of long-term maintenance plans for CDD owned improvements.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Lake Hideaway Community Development District Hernando County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for the preparation of reports of the District Engineer for the CDD bond validation and the issuance of bonds, which were used to construct public improvements and community facilities. As the District Engineer, we also reviewed and processed construction requisitions for the funding of such work. As the development was constructed, we worked with the District Manager's office for preparation and implementation of long-term maintenance plans for CDD owned 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	
Mark Modjeski, PE, IMSA II		Traffic & ATMS/ITS		a. TOTAL	b. WITH CURRENT FIRM
				38	36
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc. (Riverview, FL)					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
BS/Chemical Engineering			Professional Engineer #54838, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
IMSA Traffic Signal Technician II, No. BB21381, IMSA Traffic Signal Electrician II, No. BE21381					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	30th Street Complete Streets Sidewalk & Safety Improvements Tampa, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Traffic/Transportation Engineer for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, surveying, SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, miscellaneous structures, signing and pavement markings, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, compliance with FDOT at their intersecting roads, and post-design. Contract Fee: \$350K					
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	62nd Ave. North Sidewalk Improvements LAP Pinellas County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2018		2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Traffic Engineer. The project consists of intersection improvements at 62nd Avenue North and 58th Street North. Drainage improvements were required to accommodate sidewalk construction. The project required an Intersection Operational Traffic Analysis Report. Services included intersection design analysis, drainage analysis, environmental permitting, traffic, S&PM, and signalization design, as well as design of miscellaneous structures.					
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Mort Elementary Safe Routes to School Sidewalk LAP Project Hillsborough County, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2019		2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Traffic Engineer. This project was part of the Safe Routes to School Program to enhance safety and mobility for pedestrians. Enhanced signing and pavement markings for more visible crosswalks were implemented to increase safety. Surveying, SUE, other ADA upgrades, curb ramp design, drainage modifications, utility coordination, contamination screening, and permitting were also involved. The LAP project required close coordination with FDOT.					
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Water Street Tampa, Phase 1 Location, Florida		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			2022		2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm				
Lighting. The scope of this project was to prepare master infrastructure construction plans for the overall 50+ acres of urban redevelopment in downtown Tampa around Amalie Arena. Services included design and permitting of 6 individual roadways with a complete streets approach, 10 signalized intersections, landscape and hardscaped sidewalk/public realm areas, cycle tracks and trails, stormwater collection and treatment, and public/private utilities to support over 5 million square feet of mixed-use development.					

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Project Channel @ I-75 Logistics Center Roadway Improvements Pasco County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2023	2024

23. PROJECT OWNER'S INFORMATION
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
NorthPoint Development	David Harrison	(615) 944-9471

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
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Stantec provided engineering services for the extension of Pasco Road from the intersection of Pasco Road and Pasco Road to the eastern ROW line of Interstate 75. The proposed roadway extension is located within previously dedicated ROW included in part of the previous I-75 Logistics Center project. Additional ROW was dedicated as part of this project to accommodate stormwater needs of this roadway expansion. There were existing wetlands within the path of the proposed roadway. Wetland limits were previously approved in Southwest Florida Water Management District; however, impacts related to the prior I-75 Logistic Center project had been approved in accordance with 43046339.005.

Stantec services included project management and coordination, environmental/ecological services (wetland delineations, assessments, and hydroperiod indicators, State of Florida ERP and USACE Section 404 permitting), civil design services (roadway preliminary and construction plans, and stormwater design), Permitting services (roadway applications and submissions, agency meetings, negotiations, and re-submittals, and Pasco County permitting), and construction phase (CA) services (pre-construction, construction support, and post-construction services).



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

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 2
--	---

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Project Channel @ I-75 Logistics Center Utility Expansion Pasco County, Florida	PROFESSIONAL SERVICES 2023	CONSTRUCTION (if applicable) 2024

23. PROJECT OWNER'S INFORMATION		
--	--	--

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
NorthPoint Development	David Harrison	(615) 944-9471

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

Stantec provided professional consulting services related to advancing the site related infrastructure associated with the proposed industrial development on land generally located in the NE quadrant of Old Pasco Road and SR 52, about 0.3 miles east of Interstate 75. Stantec also provided due diligence support services, as well as environmental / ecological and zoning / entitlement services for the parcel.

Stantec provided the following services for infrastructure improvements: Planning/Zoning (MPUD pre-application services and application processing), Environmental and Ecological Services (Section 404 No Permit Required Permitting Support, State of Florida ERP support, Pasco County Environmental Permitting Support, wetland assessment, and CRAS), Civil/Site Engineering (pre-design services, design services, civil/site permitting, construction administration services, roadway design, and stormwater management), Landscape Architecture Services (pre-design support, permitting, post-design support), and Water and Wastewater Extension Design Services (pre-design, civil design, and construction phase services).



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

a.	(1) FIRM NAME Stantec Consulting Services Inc.	(2) FIRM LOCATION (City and State) Tampa, Florida	(3) ROLE Prime
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 3
--	---

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Motor Enclave Roadway Improvements Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2022	2024

23. PROJECT OWNER'S INFORMATION		
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Motor Enclave Tampa LLC	Brad Oleshansky	(248) 259-0053



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

The Motor Enclave is a proposed commercial development project located in Hillsborough County Florida. The project includes a 1.5 +/- vehicle speedway track, together with 350+/- private "for sale" garage units and an event center building. The proposed site is approximately 228 +/- acres; the primary portion of the site is referred to as the East Side Dairy parcel (not including the portion of the parcel located east of I-75); the project also includes the "Elliott" parcel, which is approximate 30.6+/- acres, which is anticipated to be used for access and possibly stormwater management and/or earthwork excavation. Stantec's scope included Planning/Zoning Services, Environmental Permitting, Surveying Services, Civil/Storm/Grading, Civil/Site Engineering, and Landscape Architecture.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
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a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		4	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Harbor Bay Community Development District Apollo Beach, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	Ongoing
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Rizzetta & Company, Inc.	Lynn Hayes	(813) 994-1001	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>The 765 contiguous acre development of Harbor Bay is served by the Harbor Bay Community Development District. The District is located in Hillsborough County, off of US Highway 41 in Apollo Beach. This waterfront community has a mixture of single-family units, recreation facilities, roadways, and surface water management system, including canals for boating.</p> <p>Stantec served as the District Engineer for Harbor Bay, with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken. Services include planning, report preparation, design, construction document preparation, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.</p> <p>As part of this contract, Stantec conducted pavement and parking lot evaluations, rehabilitation and resurfacing with FDR-full depth reclamation, established community signage, and evaluated guardhouse relocation options. Stantec also inspected, mapped, categorized, made emergency repairs, and developed rehabilitation and replacement plans for seven miles of seawalls.</p>			
			

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER
	5

21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Lakeshore Ranch Community Development District Pasco County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION		
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Rizzetta & Company, Inc.	Jason Greenwood Patricia Comings-Thibault	(813) 344-4844 ext. 103 (321) 263-0132 ext. 4205

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

The ±481 contiguous acres development served by the Lakeshore Ranch Community Development District is located in Pasco County, Florida. The District is located on US-41 south of SR-52. Development plans for the District, which included two phases, called for approximately 672 single family residential units and various recreational amenities. The project consisted of a mixture of single family units, recreation facilities, roadways, utilities and surface water management system.

Stantec's scope of work has included pavement evaluation, roundabout design, signing and pavement markings, and speed limit analysis for the community.

Stantec has been the District Engineer for Lakeshore Ranch since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
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a.	(1) FIRM NAME Stantec Consulting Services Inc.	(2) FIRM LOCATION (City and State) Tampa, Florida	(3) ROLE Prime
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 6
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21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Seven Oaks Community Development District Wesley Chapel, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Rizzetta & Company, Inc.	Scott Brizendine	(813) 933-5571

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

The development served by the Seven Oaks Community Development District is located in Pasco County, Florida. The District is located near the intersection of Old Pasco Road and Wesley Chapel Boulevard. Stantec was selected as District Engineer in 2014 and has served the community with a variety of projects. Stantec recently finished a milling and resurfacing project for the District 2025, and have a second project pending for the milling and resurface of their collector road, a project with a construction value of \$2.7 million. Stantec also previously assisted the District with various pavement design and evaluation projects.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 7
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21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Panther Trails Community Development District Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION
--

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Rizzetta & Company, Inc	Matt O’Nolan Taylor Nielsen	(813) 533-2950 ext. 2928 (813) 533-2950 ext. 9475

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

The Panther Trails Community Development District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County, Florida. The District is located within Section 36, Township 30 South, Range 19 East, one mile west of 1-75 on Symmes Road, a County-maintained collector road and east of North Street a local county road. The District is currently bounded by pasture and farm land on the south; large lot residential mini-farms and fish farm ponds on the east; Symmes Road on the north; and small lot residential, greenhouse farming and North Street on the west. Panther Trails consists of 828 single family lots.

Stantec has been the District Engineer for Panther Trails since 2016, with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Recently, Stantec assisted the District with traffic calming, designing speed tables to enhance safety within the community.

Other services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
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	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER 8
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21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Hampton Terrace Neighborhood Roadway & Safety Improvements Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2020	2020

23. PROJECT OWNER'S INFORMATION		
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a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Tampa, FL	Tarek Lotfy Kamal	(813) 274-3280

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
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The City of Tampa recently constructed various roadway and safety enhancements within the Hampton Terrace Neighborhood Association. Hampton Terrace is located within the historic district in Old Seminole Heights in Hillsborough County. The limits of this project are between N. Nebraska Avenue and N. 15th Street from east to west, and between E. Henry Avenue and E. Hanna Avenue from south to north. This project excludes the following roadways: N. Nebraska Avenue, E. Hanna Avenue, N. 13th Street and E. Paris Street between E. 13th Street and E. 15th Street. The project included roadway and minor drainage improvements throughout the neighborhood area.

The existing roadways exhibited varying pavement distresses including cracking caused by age and surrounding tree root impacts. The project rehabilitated the existing roadway through resurfacing that addressed the pavement issues. Analysis of the profile along the edge of pavement was conducted to improve positive drainage flow along the project corridor and alleviate areas of ponding with insufficient conveyance capacity.

Stantec provided engineering design services including utility coordination, public involvement and tree mitigation for the project. Construction Plans were prepared in accordance with state and local city standards. In addition, a Constructability Review was provided by Stantec's in-house CEI services.

As part of Stantec's continuing engineering services contract, Stantec's traffic operations staff prepared a traffic calming study for E. Idlewild Ave. from N. Nebraska Ave. to N. 15th St. as well as other focal points of the neighborhood concerned with speeding. Study efforts included the collection of traffic counts and speed data, development of collision diagrams, crash analysis, and the recommendation of traffic calming countermeasures to enhance pedestrian, bicycle and vehicle safety along the corridor. Considerations included raised intersections, chicanes, mini-roundabouts, bulb-outs/curb extensions, lane width reductions and signing and marking enhancements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
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a.	(1) FIRM NAME Stantec Consulting Services Inc.	(2) FIRM LOCATION (City and State) Tampa, Florida	(3) ROLE Prime
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER	
	9	
21. TITLE AND LOCATION (City and State)	22. YEARS COMPLETED	
Southshore Corporate Park Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2016	2020
23. PROJECT OWNER'S INFORMATION		

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Pattillo Industrial Real Estate	Casey Farmer	(678) 926-5932

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

Pattillo Management, Inc. requested Stantec, the Design Professionals, to submit a proposal outlining the Scope of Services and associated fees for Civil/Site Engineering, Permitting, and related services for the Southshore Corporate Park in Hillsborough County, Florida. This property is comprised of approximately 73 +/- acres, generally described as the northwest portion of the Southshore Corporate Park ORI/Planned Development (PD) project. This includes parcels east of the relocated 30th Street corridor. Having provided limited investigations and due diligence support to Pattillo, Stantec was tasked with Civil/Site Engineering Services (civil pre-design and design services, civil/site permitting), Construction Phase Services (bidding support, pre-construction, observations, certifications and record drawings), Investigation/Schematic and Final Design/Construction Plans, Utility Coordination, Landscape Architecture Services (pre-design, permitting, post-design), Environmental Services (state and local permitting, wetland delineations), Survey/Mapping Services (wetland, ground control), and Planning and Zoning support.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
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a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		10	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Lake Wales US-27 Intersection Lake Wales, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	TBD
23. PROJECT OWNER'S INFORMATION			

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
BTI Partners	Kevin Kramer	(786) 686-5296

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

Stantec was asked to provide engineering services relating to turn lane improvements and utility adjustments to accommodate a major residential subdivision in Lake Wales.

Stantec's scope included a pre-application meeting with FDOT to discuss the project, the preparation of a rough conceptual layout for that pre-application meeting, responses to FDOT comments, and data collection. Additional services included utility designation, coordination, and relocation design, MOT, surveying and mapping services, roadway, drainage, and traffic design, FDOT and SWFWMD permitting, bid phase services, and construction phase services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Tampa, Florida	Prime

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Chris Matthews, PE	Project Manager	X	X	X			X	X			X
Hamid Sahebkar, PE	Principal-in-Charge/QA Manager	X	X	X					X	X	
Doug Stoker, PE	Quality Control				X	X	X	X			
Jeremy Runkle, PE	Roadway Engineering	X			X	X	X	X			X
Jason Yam, PE	Roadway Engineering	X			X	X	X	X			X
Zaid Dabash, PE	Utilities Design		X	X				X			X
Chris Kukla, PE	Utilities Design		X	X					X		X
Jessie Pacheco, PE	Stormwater	X	X	X			X			X	
Leslie Wooten, PE	Stormwater				X	X	X	X			
Mark Foster, PSM	Survey	X		X	X			X			X
Raymond Dennis III, PWS	Environmental	X	X				X		X		
Tonja Stewart, PE	CDD Liaison				X	X	X	X			X
Mark Modjeski, PE, IMSA II	Traffic & ATMS/ITS	X	X			X	X				X

29. EXAMPLE PROJECTS KEY

No.	TITLE OF EXAMPLE PROJECT (From Section F)
1	Project Channel @ I-75 Logistics Center Roadway Improvements (Pasco County, Florida)
2	Project Channel @ I-75 Logistics Center Utility Expansion (Pasco County, Florida)
3	Motor Enclave Roadway Improvements (Tampa, Florida)
4	Harbor Bay Community Development District (Apollo Beach, Florida)
5	Lakeshore Ranch Community Development District (Pasco County, Florida)
6	Bridgewater of Wesley Chapel Community Development District (Wesley Chapel, Florida)
7	Panther Trails Community Development District (Gibsonton, Florida)
8	Hampton Terrace Neighborhood Roadway & Safety Improvements (Tampa, Florida)
9	Southshore Corporate Park (Hillsborough County, Florida)
10	Lake Wales US-27 Intersection (Lake Wales, Florida)

H. ADDITIONAL INFORMATION

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

#1

Top 115 Architecture
Engineering Firms
BD&C 2023

#1

Global 100, Most
Sustainable Corporation

#2

Top 10 International Design
Firms by Region - United
States ENR 2023

#4

Top 100 Pure Designers
ENR 2023

Stantec provides engineering, planning, permitting, and cost estimating services for Community Development Districts (CDDs), dependent and independent districts, Municipal Service Taxing Units/Benefit Units (MSTU/BU), and other special assessment districts.

We offer a total scope of services that includes, but is not limited to, the following:

- General Consultation on District Issues
- Master Planning of Infrastructure
- Water Management Systems and Facilities
- Water and Sewer Systems and Facilities
- Roads, Landscaping & Street Lighting Design & Plans
- Existing Systems Studies and Analysis
- Environmental Permitting
- Cost Estimates for Plan Implementation
- Bidding and Contractor Selection
- Government Permitting
- Water Conversation Studies and Design
- Roadway
- Sidewalks and Trails
- Water Supply Studies
- Construction Phase Observation
- Contract Management and Inspection Services
- Expert Witness Testimony
- Utility Rate Studies
- Potable Water System Plans and Design
- Irrigation System Plans and Design
- Wastewater Collection System Plans and Design
- Engineering Reports for Bonding

The following represents Stantec’s additional prior CDDs, Independent Districts, and MSTU/BUS specific experience in the area:

- Ballantrae CDD, Pasco County
- Chapel Creek CDD, Pasco County
- Eastlake Oaks CDD, Pinellas County
- Meadow Point I CDD, III, IV CDD, Pasco County
- Northwood CDD, Pasco County
- Union Park CDD, Pasco County
- Cypress Creek CDD, Hillsborough County
- Hammocks CDD, City of Tampa
- Hawk’s Point CDD, Hillsborough County
- Heritage Harbor CDD, Hillsborough County
- Heritage Isles CDD, City of Tampa
- K Bar Ranch CDD, City of Tampa
- Panther Trace I, II CDD, Hillsborough County
- Rivercrest CDD, Hillsborough County
- Waterchase CDD, Hillsborough County
- Parkway Center CDD, Hillsborough County

Stantec empowers clients, people, and communities to rise to the world’s greatest challenges at a time when the world faces more unprecedented concerns than ever before.

We are a global leader in sustainable engineering, architecture, and environmental consulting. Our professionals deliver the expertise, technology, and innovation communities need to manage aging infrastructure, demographic and population changes, the energy transition, and more.

Today’s communities transcend geographic borders. At Stantec, community means everyone with an interest in the work that we do—from our project teams and industry colleagues to our clients and the people our work impacts. The diverse perspectives of our partners and interested parties drive us to think beyond what’s previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure.

We are designers, engineers, scientists, project managers, and strategic advisors. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what’s possible.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

2/13/2026

33. NAME AND TITLE

Hamid Sahebkar, PE | Senior Principal

ARCHITECT - ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER (If any)
--	---------------------------------

PART II – GENERAL QUALIFICATIONS (If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Stantec Consulting Services Inc.			3. YEAR ESTABLISHED 2012	4. UNIQUE ENTITY IDENTIFIER RR7KJAM4G4Z3
2b. STREET 777 S Harbour Island Boulevard Suite 600			5. OWNERSHIP	
2c. CITY Tampa	2d. STATE FL	2e. ZIP CODE 33602-5729	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Douglas Stoker PE - ENV SP, Vice President			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (727) 431-1550		6c. EMAIL ADDRESS douglas.stoker@stantec.com		
8a. FORMER FIRM NAME(S) (If any) Page Southerland Page, Inc. (W Snow Avenue, Suite 209, Tampa FL)			8b. YEAR ESTABLISHED 2014	8c. UNIQUE ENTITY IDENTIFIER N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (See Below)
		(1) Firm	(2) Branch			
02	Administrative	6153	46	A01	Acoustics; Noise Abatement	7
06	Architect	2023	4	A05	Airports; Navais; Airport Lighting; Aircraft Fueling	8
07	Biologist	399	1	B02	Bridges	10
08	CAD Technician	1229	6	C16	Construction Surveying	7
10	Chemical Engineer	486	3	E02	Educational Facilities; Classrooms	10
12	Civil Engineer	4323	26	E09	EIS, Assessments of Statements	10
14	Computer Programmer	1412	2	H07	Highways; Streets; Airfield Paving; Parking Lots	10
15	Construction Inspector	337	2	H09	Hospital & Medical Facilities	10
16	Construction Manager	348	2	H11	Housing (Residential, Multi-Family, Apts, Condos)	10
21	Electrical Engineer	1301	2	I01	Industrial Building; Manufacturing Plants	10
23	Environmental Engineer	703	3	O01	Office Buildings; Industrial Parks	10
24	Environmental Scientist	1630	4	P05	Planning (Comm., Regional, Areawide, and State)	9
27	Foundation/Geotechnical Engineer	704	2	P06	Planning (Site, Installation, and Project)	10
29	GIS Specialist	330	4	R04	Recreation Facilities (Parks, Marinas, Etc.)	8
30	Geologist	333	2	S04	Sewage Collection, Treatment, and Disposal	10
42	Mechanical Engineer	1437	8	S10	Surveying; Platting; Mapping; Flood Plain Studies	7
47	Planner, Urban/Regional	906	8	S13	Storm Water Handling & Facilities	9
48	Project Manager	2283	8	T03	Traffic & Transportation Engineering	10
57	Structural Engineer	1307	6	T04	Topographic Surveying and Mapping	6
58	Technician/Analyst	2725	12	U02	Urban Renewals; Community Development	10
	Other Employees	2698	11	W02	Water Resources; Hydrology; Ground Water	10
	Total	33067	162	W03	Water Supply; Treatment, and Distribution	10

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

12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.
--

a. SIGNATURE 	b. DATE February 11, 2026
---	-------------------------------------

c. NAME AND TITLE Jason C. Maxwell - Principal
--

Licenses

Engineering License #29915

State of Florida Department of State

I certify from the records of this office that STANTEC CONSULTING SERVICES INC. is a New York corporation authorized to transact business in the State of Florida, qualified on November 14, 2001.

The document number of this corporation is F01000005948.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifth day of February, 2025*




[Signature]
Secretary of State

Tracking Number: 0202523468CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Stantec Consulting Services Inc. was first registered with the Florida Department of Business and Professional Regulation (DBPR) on May 30, 2006. Stantec maintains an active, current status with hundreds of qualified, state-licensed Professional Engineers located throughout the State. Per State of Florida guidelines, engineering firms registered with DBPR are no longer required to renew their registration, and there is no certificate or license to print. Stantec is currently in compliance and will maintain requirements set forth in Florida Statute, Section 471.023.

		HOME CONTACT US MY ACCOUNT																						
<p>ONLINE SERVICES</p> <ul style="list-style-type: none"> Apply for a License Verify a Licensee View Food & Lodging Inspections File a Complaint Continuing Education Course Search View Application Status Find Exam Information Unlicensed Activity Search AB&T Delinquent Invoice & Activity List Search 	<p>LICENSEE DETAILS</p> <p>Licensee Information</p> <table border="1"> <tr> <td>Name:</td> <td>STANTEC CONSULTING SERVICES INC. (Primary Name)</td> </tr> <tr> <td>Main Address:</td> <td>410 17 STREET STE 14 DENVER Colorado 80202</td> </tr> <tr> <td>County:</td> <td>OUT OF STATE</td> </tr> <tr> <td>License Mailing:</td> <td>410 17 STREET STE 1400 DENVER CO 80202</td> </tr> <tr> <td>County:</td> <td>OUT OF STATE</td> </tr> </table> <p>License Information</p> <table border="1"> <tr> <td>License Type:</td> <td>Engineering Business Registry</td> </tr> <tr> <td>Rank:</td> <td>Registry</td> </tr> <tr> <td>License Number:</td> <td>27013</td> </tr> <tr> <td>Status:</td> <td>Current</td> </tr> <tr> <td>Licensure Date:</td> <td>05/30/2006</td> </tr> <tr> <td>Expires:</td> <td></td> </tr> </table>	Name:	STANTEC CONSULTING SERVICES INC. (Primary Name)	Main Address:	410 17 STREET STE 14 DENVER Colorado 80202	County:	OUT OF STATE	License Mailing:	410 17 STREET STE 1400 DENVER CO 80202	County:	OUT OF STATE	License Type:	Engineering Business Registry	Rank:	Registry	License Number:	27013	Status:	Current	Licensure Date:	05/30/2006	Expires:		<p>7:34:43 PM 5/13/2025</p>
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Status:	Current																							
Licensure Date:	05/30/2006																							
Expires:																								

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SPECIAL INSPECTOR NUMBER: 0659

SAHEBKAR, HAMIDREZA
4303 BEAU RIVAGE CIRCLE
LUTZ FL 33558

LICENSE NUMBER: PE39991
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LUTZ FL 33558

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MATTHEWS, CHRISTOPHER MURRAY
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RUNKLE, JEREMY FIORE
980 PARK PLACE BOULEVARD
SUITE 300
CLEARWATER FL 33759

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DABASH, ZAID BASSAM
777 S HARBOUR ISLAND BLVD
STE 600
TAMPA FL 33602

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KUKLA, CHRISTOPHER MARTIN
5540 PARK ROAD
FORT MYERS FL 33908

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PACHECO, JESSICA SUZANNE
1301 MORGAN CT
MELBOURNE FL 32934

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WOOTEN, LESLIE ANN
7585 16TH ST N
ST. PETERSBURG FL 33702

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2065 Apalachee Parkway Tallahassee, Florida 32399-6500

License No.: LS5535
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

MARK H FOSTER
21342 PRESERVATION DRIVE
LAND O' LAKES, FL 34638



WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Society of Wetland Scientists
Professional Certification Program, Inc.
renews the designation

Professional Wetland Scientist
For
Raymond F. Dennis III

In recognition of all the professional requirements approved by the Society of Wetland Scientists' Certification Renewal Program, and verified by the Society's Certification Renewal Review Panel.
Professional Wetland Scientist Number 2054 issued on 8/8/2010 and recertified on 11/14/2022.
Due to recertify again by 8/8/2026.



Rob Wilson, PWS
President

Pat Trout, PWS
Certification Renewal Chair

Ron DeSantis, Governor
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STEWART, TONJA L.
918 E 11TH AVENUE
TAMPA FL 33605

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MODJESKI, MARK W.
3915 CRESCENT PARK DR.
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KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

5B11

KD52 CDD#1 – Roadway, Traffic, and Planning Services (Pasco)


A. COMPETENCE

A.1. Firm Capabilities; Professional, Technical, Educational Achievements

OVERVIEW

Traffic & Mobility Consultants (TMC) is a Florida-based transportation planning and traffic engineering firm with a proven record of delivering on-call planning and study services for counties and municipalities facing growth, safety, and infrastructure investment challenges. We partner with public agencies to translate adopted policies, community priorities, and funding opportunities into implementable, defensible, and publicly supported transportation solutions. **For KD52 CDD#1, TMC offers a multidisciplinary planning team experienced across the full planning continuum**, from visioning and policy development to corridor studies, safety planning, conceptual design, and implementation strategies. Our work is grounded in data-driven analysis, practical engineering judgment, and a strong understanding of how local governments plan, fund, and deliver transportation projects under continuing services contracts.

TMC brings direct, recent experience working on the Kinfield Development. TMC's transportation planning and traffic engineering services include comprehensive and small-area planning, design, traffic analysis, review and preparation of traffic impact studies, corridor studies, traffic data collection and analysis, public involvement, GIS, traffic modeling and forecasting, transportation safety initiatives, multimodal and active transportation planning, and redevelopment and revitalization support. We also provide concept development and technical support, including the development of planning-level alternatives, typical sections, conceptual layouts, feasibility assessments, and planning-level cost estimates. Our in-house capabilities include CADD-based concept development, mapping, and visualization to clearly communicate recommendations and support public engagement activities.

A green arrow icon pointing to the right, positioned to the left of the text.

What differentiates TMC is our focus on implementation. Our planning recommendations are informed by engineering feasibility, cost awareness, and funding realities and are supported by conceptual designs, order-of-magnitude cost estimates, performance measures, and clearly defined next steps. This approach ensures that planning outcomes are realistic, actionable, and **aligned with KD52 CDD#1's long-term goals.**

TMC has served as the prime consultant on more than a dozen planning and engineering continuing services contracts and has completed hundreds of task work orders for counties and municipalities throughout Florida. **We understand the importance of responsiveness, consistency of staff, and flexibility in meeting evolving priorities. This experience**

positions TMC to provide KD52 CDD#1 with reliable, high-quality engineering, planning and traffic services from day one.



Why Choose TMC? We have the experience to deliver for you.

We have held over two dozen Planning & Engineering Contracts as a prime consultant and have completed hundreds of Task Work Orders. We understand the importance of executing a consistent and clear communication plan, being responsive to the needs of the County and project while maintaining flexibility to adjust resources and/or priorities.

COMPARABLE CONTRACT EXAMPLES

1) Project/Contract Name: Kinfield Development:

Status: TMC is currently working on the project to permit the access improvements within SR 52 and on-site traffic engineering.

Client Name and Address: Hines Acquisitions, LLC., 11512 Lake Mead Avenue, Suite 603, Jacksonville, FL 32256

Client Contact: Sean Mason

Firm's Role: Design and Permitting access improvements within SR 52 and working with project team for on-site traffic engineering.

TMC Staff: Principal in Charge – **Steven J. Henry, PE**; Project Manager – Roadway – **Eliot Brown, PE**; Project Manager – Signal – **Robert W. Fulp, PE**

2) Project/Contract Name: Clay County Safe Streets for All (SS4A) Action Plan

Status: Open contract; 95% complete

TMC provided transportation safety planning and data-driven analysis services in support of the SS4A Action Plan. TMC served as a subconsultant to Foresite Group, providing technical leadership for crash data analysis, corridor screening and safety investment planning. The work supported development of a countywide action plan aligned with Vision Zero goals and focused on reducing fatalities and serious injuries.

Client Name and Address: Foresite Group, 3740 Davinci Ct, Ste 100, Peachtree Corners, GA 30092

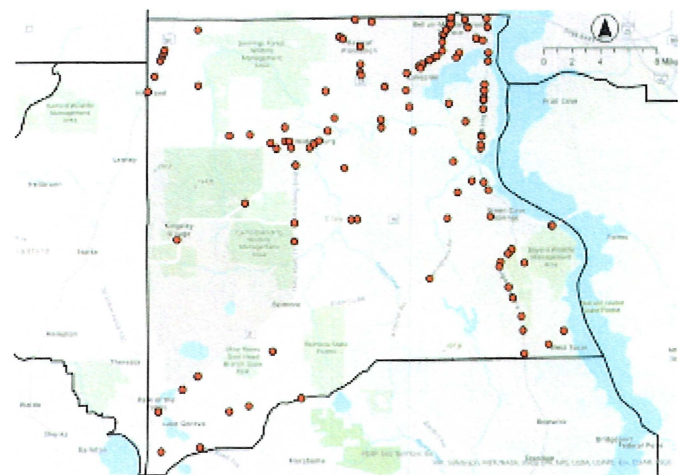


Figure 4 Overview of Fatal Crashes

Client Contact: Erik Steavens, Program Manager; (770) 368-1399 x375; esteavens@fg-inc.net

Contract Period: 2024-2026 (until completion/approval)

Firm's Role: Subconsultant to Foresite Group, LLC

TMC Staff: Project Manager - **Conroy Jacobs, AICP, PMP**; Principal - Mohammed Abdallah, PE, PTOE; QA/QC - Ayman As-Saidi, PE; **Vibhuti Patel, PE**; Project Engineers/Planners/Analysts - **Setul Shah, PE, IMSA-II, RSP₁** (Crash Data Analysis), Parag Gupta, PMP, RSP₁ (Transportation Modeling), **Trace Raulerson, EI** (Transportation Modeling)

Proposal for Consulting Services: \$46,570

Final Project Cost: \$46,570

Description of Work: TMC led comprehensive crash data collection and analysis to identify high-crash locations, systemic patterns and contributing factors across KD52 CDD#1. The analysis informed development of implementable safety strategies as part of the SS4A Action Plan. TMC evaluated corridor-level safety needs along SR 21, US 17 and SR 16 and supported prioritization of countermeasures consistent with federal and state safety guidance.

Nature of Firm's Responsibility and Project Management: TMC was responsible for technical analysis, documentation and quality control for safety planning deliverables. Services included development of a transparent, planning-level cost framework for Tier 1-3 safety countermeasures using **Federal Highway Administration** guidance, Florida project experience and lifecycle cost assumptions, including contingencies and inflation. TMC coordinated closely with the Prime Consultant through regular progress meetings to support corridor screening, investment prioritization and development of a defensible funding strategy.

Project Result: The project delivered a data-driven investment roadmap that quantified corridor-level safety needs and enabled KD52 CDD#1 to prioritize high-impact countermeasures. The SS4A Action Plan positioned the County to advance a defensible funding strategy focused on reducing fatalities and serious injuries while aligning future investments with Vision Zero objectives.

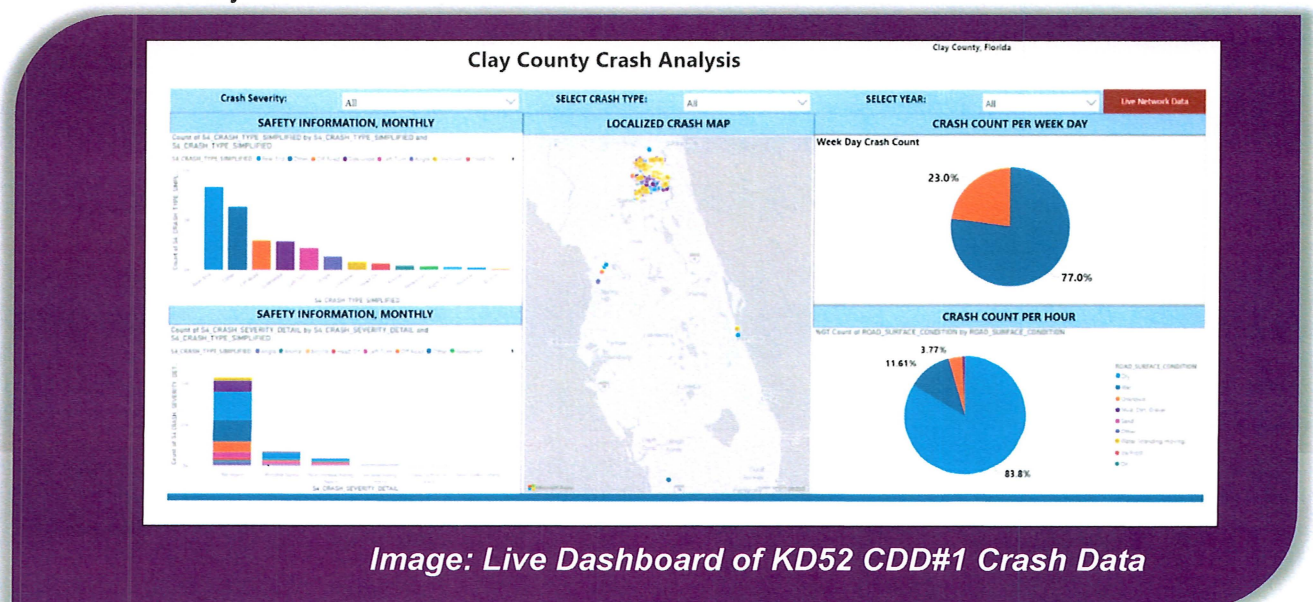


Image: Live Dashboard of KD52 CDD#1 Crash Data



2) Orange County Transportation Planning Continuing Services Contract

Status: TMC is serving a second consecutive contract as a Prime Consultant

TMC is currently performing its second consecutive Orange County Transportation Planning Continuing Services Contract providing countywide transportation planning, traffic engineering, data analysis, modeling, public outreach and implementation support services. Under this CSC, TMC has completed and is delivering multiple task work orders comparable in scope, complexity and management requirements for the services anticipated in the scope of work for KD52 CDD#1.

Client Name and Address: Orange County Board of County Commissioners, 201 South Rosalind Avenue, Orlando, Florida 32801

Client Contact: Mirna Barq, Project Manager, Orange County Transportation Planning, Mirna.Barq@ocfl.net, (407) 836-7893

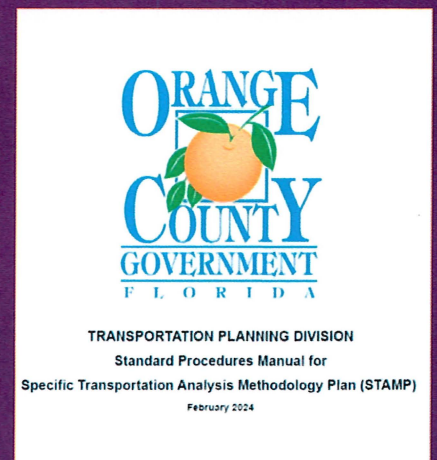
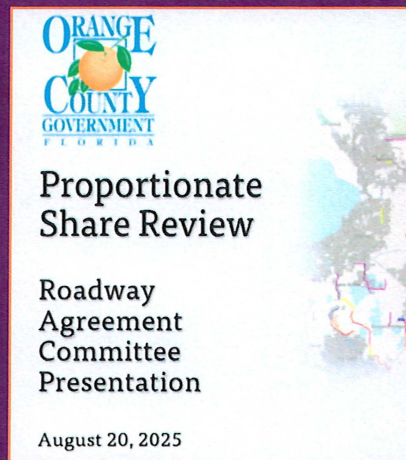
Contract Period: 2019-2024; 2025-2028 (plus two optional 1-year extensions)

Firm's Role: Prime Consultant

TMC Staff: PM - Ayman H. As-Saidi, PE; **Assistant PM (2025-present) - Conroy Jacobs, AICP, PMP;** Assistant PM (2019-2024) - Charlotte Davidson, PE, PTP; Principal-in-Charge, QA/QC - Mohammed Abdallah, PE, PTOE; **Project Engineers - Vibhuti Patel, PE; Trace Raulerson, EI;** Christopher Godwin, EI; Batuhan Anlitan, PE

Example project key: (a) Williamsburg Areawide Transportation Study; (b) County-wide Corridor Safety and Speed Analyses

Uses	T3	T4	T5
Residential:			
1 Dwelling per lot & Townhomes	2 spaces - dwelling + 1 space - auto	1.5 spaces - 0-1 bed-room unit 2 spaces - 2+ bedroom-unit	2 spaces - dwelling 0.5 spaces - auto
3 & More Dwellings per lot	n/a	0.75 spaces - bedroom + 10% for employees	1 spaces - 0-1 bedroom-unit 1.5 spaces - 2+ bed-room-unit
Independence and Assisted Living	n/a	0.75 spaces - bedroom + 10% for employees	0.5 spaces - bedroom + 10% for employees
Lodging:			
Student Housing	n/a	0.3 spaces - bedroom + 5% for employees & visitors	n/a
Hotels, Timeshares, Other Lodging	n/a	1 space - key + 2 spaces - 1,000 sf assembly	0.75 spaces - key + 2 spaces - 1,000 sf assembly
Commercial:			
Neighborhood Retail	n/a	2 spaces - 1,000 sf	n/a
Retail - General Commercial up to 40,000 sf	n/a	n/a	4 spaces - 1,000 sf
Retail - General Commercial above 40,000 sf	n/a	n/a	3 spaces - 1,000 sf
Food & Beverage	n/a	Only permitted within neighborhood retail and subject to neighborhood retail parking	10 spaces - 1,000 sf + 5 spaces - 1,000 sf outdoor seating
Office	n/a	n/a	4 spaces - 1,000 sf



Images: Additional planning & study task work orders performed by TMC (left to right):

Orange Code Off-Street Parking Review (2024); Proportionate Share Review (2025);

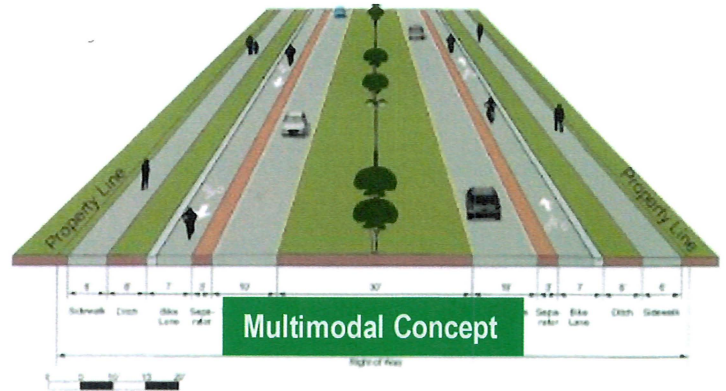
Procedure Manual for STAMP (2024)

(a) Project Name and Location: Williamsburg Areawide Safety Study/Multimodal Concept, Orange County, Florida (2022-2023)

Engineer's Estimate: \$267,900

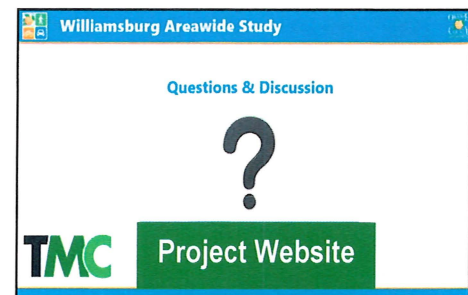
Final Project Cost: \$267,900

Description of Work: As Prime Consultant, TMC managed and delivered a multidisciplinary areawide transportation study for the Williamsburg community addressing traffic safety, cut-through traffic, multimodal mobility and operational performance. The project integrated transportation planning, traffic engineering, safety analysis, multimodal planning, transportation data analytics and public involvement to develop implementable recommendations to improve the safety for all modes of traffic in the Williamsburg area.



Nature of Firm's Responsibility and Project Management: TMC was responsible for overall project management, scope control, schedule coordination and quality assurance across all technical disciplines. Services included transportation planning and policy evaluation, traffic operations analysis, multimodal planning for pedestrian, bicycle and transit facilities, traffic safety and crash analysis and advanced transportation data analytics. The team directed multimodal data collection including 24-hour bidirectional counts at 16 intersections capturing vehicular, truck, bicycle and pedestrian activity and performed traffic engineering analyses including Level of Service, queue, delay and travel speed evaluations. Safety analysis included review of historical crash and injury data and identification of systemic safety concerns. Cut-through traffic and travel pattern analyses were conducted using StreetLight origin-destination data.

TMC coordinated and led public involvement activities including project website development, public meetings and workshops. All findings were documented in a technical report identifying short-term, mid-term and long-term mitigation strategies to support County implementation.



Project Result: The project was completed on schedule and within budget and provided Orange County with a defensible, data-driven and multimodal framework to improve neighborhood traffic safety, enhance pedestrian and bicycle accessibility and guide future transportation investments within the Williamsburg community.

(b) Project Name and Location: Orange County Corridor Safety and Speed Analyses, Orange County, Florida

Engineer's Estimate: ~\$175,000

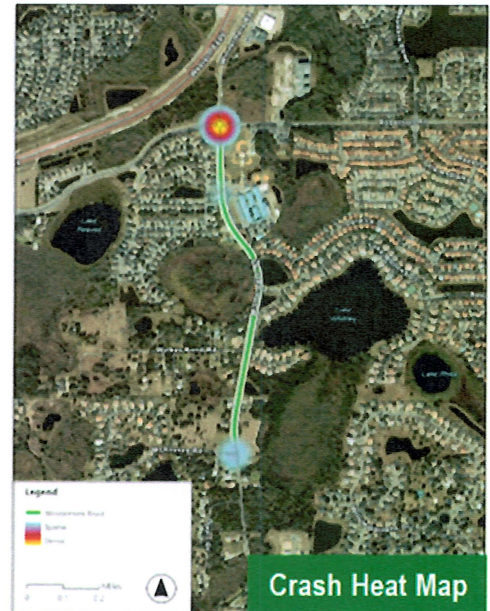
Final Project Cost: ~\$175,000

Description of Work: TMC performed multiple corridor safety and speed analyses throughout Orange County to evaluate posted speed limits on collector roadways. The studies were conducted to address high-speed concerns, improve consistency across corridors and respond to resident safety complaints while identifying feasible short-term and long-term mitigation strategies.

Nature of Firm's Responsibility and Project Management: As Prime Consultant, TMC evaluated

observed travel speeds, corridor characteristics, traffic volumes and prevailing conditions to determine existing speed profiles and establish appropriate target speed limits. The team developed context classifications and target speed profiles consistent with the surrounding land use and roadway function and provided speed zone recommendations and supporting safety countermeasures. As of March 2023, TMC completed, reviewed and secured County approval for 15 individual studies with associated safety recommendations approved by the Board of County Commissioners and advancing into implementation. To meet the County's accelerated schedule, TMC developed standardized report templates and digital quality control tools allowing multiple analyst teams and Engineers of Record to perform studies concurrently while maintaining consistency, quality and defensibility. This scalable methodology is directly transferable to future countywide speed management initiatives.

Project Result: The studies were completed on schedule and within budget and provided Orange County with an approved, repeatable framework for corridor speed management that supports safer operating speeds, consistent application of speed zones and efficient implementation across multiple corridors.



Current Project: TMC's Innovation Team is developing a **Vision Zero AI Copilot** tool to advance a data-driven and preventive safety strategy for Orange County's High Injury Network (HIN), enabling proactive identification of emerging risks and targeted intervention before crashes occur.



3) City of Apopka Transportation Planning & Traffic Engineering Continuing Services Contract

Status: Former subconsultant; Prime Consultant for current contract

TMC has provided continuous planning, study and engineering design services to the City of Apopka under the Transportation Planning and Traffic Engineering Continuing Services Contract. From 2020 to 2024, TMC performed task work orders as a subconsultant to Newkirk Engineering, providing technical leadership and analytical support for planning, concurrency and traffic engineering initiatives. Based on this performance, TMC was subsequently awarded the contract as Prime Consultant for the 2025 to 2029 term. Under this CSC, TMC has delivered task work orders comparable in scope, complexity and management requirements to the services anticipated in the scope of work for KD52 CDD#1.

Client Name and Address: City of Apopka, 120 East Main Street, Apopka, Florida 32703

Client Contact: Jean Sanchez, City Planner, JeSanchez@apopka.net, (407) 703-1753

Contract Period: 2020-2024 (Subconsultant to Newkirk Engineering); 2025-2029 (Prime Consultant)

Firm's Role: Subconsultant for task work orders from 2020 to 2024; Prime Consultant from 2025 to 2029

TMC Staff: Project Planners - **Conroy Jacobs, AICP, PMP**, Pam Richmond; Traffic Lead - Mohammed Abdallah, PE, PTOE; Project Engineers - Batuhan Anlitan, PE (Planning Support/Data Analysis/Validation); **Vibhuti Patel, PE** (Signal Design); **Trace Raulerson, EI** (Study Support)

Example Projects: (a) Concurrency Management System Update; (b) Binion Road Speed & Safety Study; (c) Kelly Park Road Signal Warrant Analyses

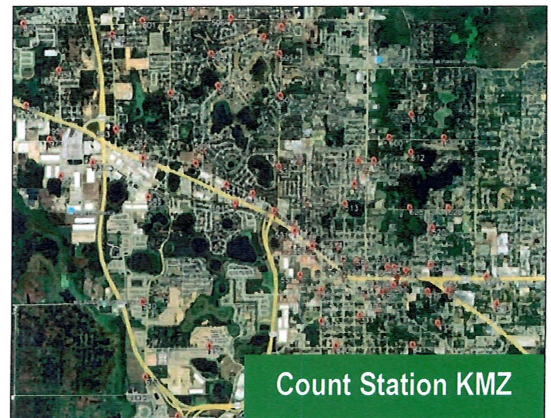
(a) Project Name and Location: City of Apopka Concurrency Management (CMS) Update & Annual Traffic Counts (2022)

Firm's Role: Subconsultant to Newkirk Engineering, Inc.

Fee Proposal: \$44,000


Final Project Cost: \$44,000

Description of Work: TMC performed the City of Apopka's annual Concurrency Management System (CMS) traffic counts update for 2022. The effort included



traffic data collection, database updates and level of service evaluation for more than 120 roadway segments throughout the City. TMC updated CMS Worksheets using the City's standard format and incorporated 2022 traffic volume data and revised roadway characteristics.

Nature of Firm's Responsibility and Project Management: TMC was responsible for traffic data collection, compilation and analysis, including verification of existing lane configurations and posted speed limits. Daily, AM peak hour and PM peak hour service volumes were updated as needed to reflect FDOT generalized service volumes. TMC evaluated roadway segments against adopted level of service thresholds, identified segments exceeding standards, developed segmentation recommendations and prepared draft and final CMS Worksheets for City review. A structured QA/QC process was applied to ensure data accuracy and consistency with City requirements.

 **Project Result:** The CMS update provided the City of Apopka with an accurate and current traffic database to support concurrency management, planning and development review decisions. The final deliverables were accepted by the City and completed on time and within budget.

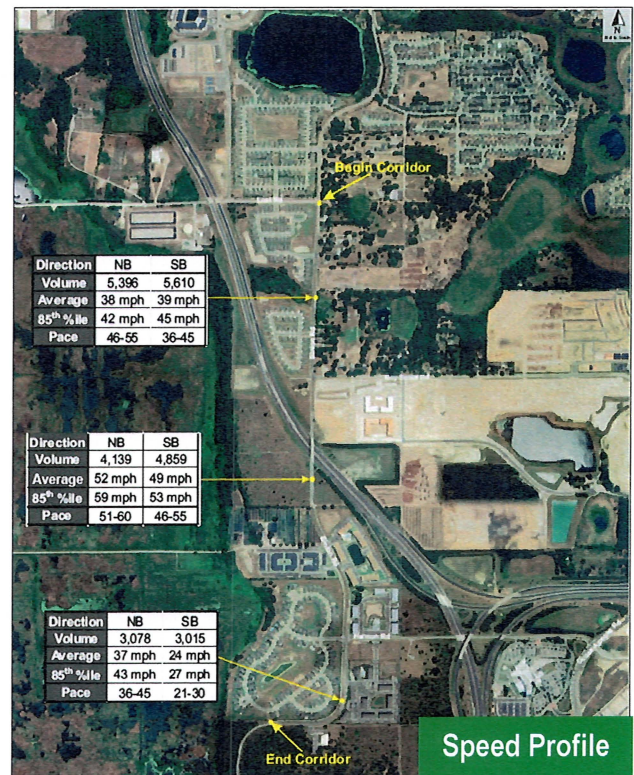
(b) Project Name and Location: Binion Road & Boy Scout Road Speed & Safety Studies, Apopka, Florida (2024-2025)

Firm's Role: Subconsultant to Newkirk Engineering, Inc.

(Proposal for Engineering Consulting Services): \$32,386.94

Final Project Cost: \$32,386.94

Nature of Firm's Responsibility and Project Management: TMC performed a comprehensive traffic engineering speed zone study to support the City of Apopka as the corridor transitioned from rural to urban conditions. The study was completed in accordance with FDOT Speed Zoning procedures, FDOT Context Classification guidance, and the Manual on Uniform Traffic Control Devices. Services included evaluation of roadway geometry and civil context, analysis of horizontal and vertical alignment, right-of-way constraints, roadside clear zones, and fixed-object proximity, as well as collection and analysis of 24-hour speed data, 50th and 85th percentile speeds, 10-mph pace, and prevailing operating speeds relative to corridor design and land use



context. A detailed five-year crash analysis was also performed to identify speed-related safety trends and contributing factors.

Description of Work: TMC conducted roadway geometry and civil context evaluations, including lane configuration, horizontal and vertical alignment, right-of-way constraints, roadside clear zone conditions, and proximity of fixed objects. Traffic engineering tasks included collection and analysis of 24-hour speed data at multiple locations, evaluation of 50th and 85th percentile speeds, 10-mph pace, and assessment of prevailing speed patterns relative to corridor design characteristics and land use context.

The team performed a detailed crash analysis using five years of historical data, identifying a high proportion of single-vehicle, off-road, and loss-of-control crashes associated with excessive speeds and constrained clear zones. Findings were integrated with projected traffic growth, planned developments, future roundabouts, and a proposed multi-use trail to establish an appropriate target speed consistent with a C3R suburban residential context.



Project Result: TMC developed a defensible, data-driven recommendation to reduce the posted speed limit to 35 mph, aligning operating speeds with corridor geometry, roadside safety conditions, and planned multimodal improvements. The study provided the City with clear technical justification to enhance safety, improve speed consistency, and proactively address future growth along the corridor.

(c) Project Name and Location: Kelly Park Road Signal Warrant Analyses, Apopka, Florida (2024-2025)

Firm's Role: Subconsultant to Newkirk Engineering, Inc.

Proposal for Planning Consulting Services: \$74,262.80

Final Project Cost: \$74,262.80




Description of Work: TMC performed signal warrant and traffic operations analyses for five intersections along Kelly Park Road in the City of Apopka, Florida in support of a roadway widening project. The corridor is being widened from a two-lane undivided rural roadway to a four-lane divided urban facility to accommodate future residential and commercial growth and increased traffic associated with the SR 429 interchange. The study included four existing intersections and one future intersection at Waypointe Boulevard.

TMC conducted traffic data collection, field inventory and existing conditions assessments and developed projected design year traffic volumes based on ITE temporal distribution factors and forecasts from the Kelly Park Road Corridor Study. Signal warrant analyses were completed using projected four-lane intersection geometry in accordance with MUTCD criteria and City of Apopka procedures. Traffic operations and capacity analyses were also performed to compare stop-controlled and signal-controlled conditions.



Kelly Park Road Construction, December 2025
Image: WESH 2

Nature of Firm's Responsibility and Project Management: TMC was responsible for all technical analysis, engineering judgment and documentation associated with the study. The firm managed traffic data development, projection of hourly and turning movement volumes and evaluation of intersection operations using Highway Capacity Manual methodologies and Synchro software. TMC coordinated with the City and the roadway widening design team to confirm proposed geometry, future lane configurations and anticipated operational conditions. A structured QA/QC process was applied to ensure analytical accuracy, consistency and compliance with applicable standards.

 **Project Result:** The analyses demonstrated that traffic signal control was warranted at all five study intersections under projected conditions. TMC's recommendations were approved by the City of Apopka and provided a clear, defensible technical basis for incorporating traffic signal design and construction into the Kelly Park Road widening project, supporting safe and efficient future operations along the corridor. TMC performed the subsequent signal design plans and MOT plans for construction.

Current Project: TMC is supporting the City of Apopka to identify funding opportunities through local agency programs and grants. Our proposed Planning Lead for this contract, **Pamela Richmond, is an expert grant writer** and will bring the same level of strategic insight, technical rigor and funding advocacy to support KD52 CDD#1's planning priorities.



A.2. Licensure & Training

Traffic & Mobility Consultants LLC (TMC) is a Florida-registered limited liability company, active and in good standing with the Florida Division of Corporations and is authorized and licensed under Florida Statutes to perform the professional engineering services required by this RFQ. TMC employs Florida-licensed Professional Engineers and meets all applicable State of Florida licensing and registration requirements to provide professional engineering services.

Copies of TMC's current Certificate of Authorization issued by the State of Florida Department of Professional Regulation, and additional documentation demonstrating authorization to perform the required services in accordance with Florida Statutes, is provided herein.

A.3. Description of Equipment and Facilities

OVERVIEW

For professional services contracts of this nature, TMC recognizes that our most valuable asset is our people. TMC's staff includes top-tier professionals in roadway design, traffic engineering, multimodal planning, and transportation systems analysis, supported by the technical tools, facilities, and infrastructure necessary to deliver high-quality, compliant work efficiently and reliably.

Facilities

TMC maintains **six fully equipped offices** in the State of Florida. These offices provide collaborative workspaces, secure data environments, and redundant systems to ensure uninterrupted project delivery. Our facilities are designed to support both in-office and hybrid work models, allowing staff to remain responsive to client needs while maintaining schedule continuity.

Computer Hardware and IT Infrastructure

All offices are equipped with **industry-standard, high-performance workstations** capable of supporting large roadway and trail design files, traffic models, and GIS datasets. TMC utilizes secure servers, cloud-based collaboration platforms, and routine data backups to protect project information and ensure compliance with data management requirements. Remote access and redundancy protocols allow continuous access to project files in the event of disruptions.



Design and Analysis Software

TMC utilizes the **latest accepted software** for roadway, trail, and traffic engineering services, including:

- ✓ **GIS platforms** for mapping, data analysis, and planning support
- ✓ **Traffic modeling and analysis software:** *Synchro, HCS, VISSIM, TransCAD, VISUM, FSUTMS*
- ✓ **Bentley OpenRoads Designer (ORD)** for roadway and shared-use path design and modeling
- ✓ **AutoCAD Civil 3D** for plan production and design support
- ✓ **Standard Estimation tools** for quantity takeoffs, cost estimating, and documentation



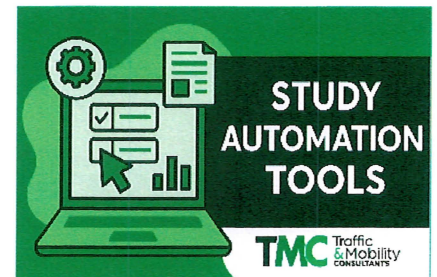
All software is maintained with current licenses and updated regularly to ensure compatibility with local standards and project requirements.

Field and Coordination Tools

TMC also employs mobile technology and field data collection tools to support coordination, site reviews, and project documentation. These tools allow staff to efficiently collect and verify field information, coordinate with subconsultants, and respond quickly to design and construction-phase issues.

The TMC Innovation Team

We leverage the talents and skills of our team through TMC's internal Innovation Team, which is focused on **developing cutting-edge technologies and automation tools** that enhance the delivery of transportation planning and engineering services. The team creates custom GIS dashboards that integrate traffic, safety and roadway data to support clear, data-driven decision-making. TMC is also developing a proprietary **AI Vision Zero copilot program** to assist with technical analysis, documentation and quality control while improving efficiency and consistency. In addition, the Innovation Team has automated Lake County's traffic count database and is advancing study automation tools that streamline data processing, analysis and reporting. **We look forward to bringing these innovative tools and approaches to KD52 CDD#1 to support efficient, transparent and forward-looking transportation planning.**

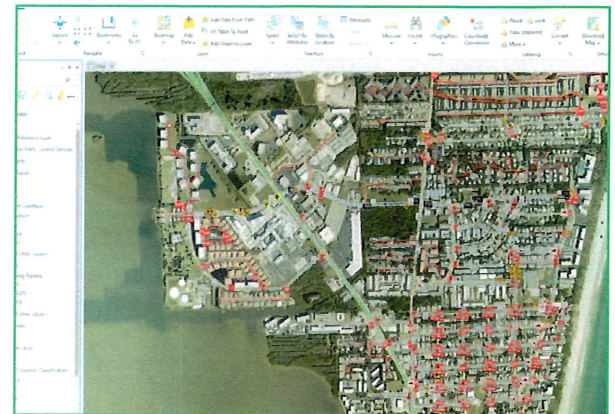


SUMMARY

TMC's combination of experienced personnel, modern facilities, and industry-standard equipment ensures we are fully prepared to perform the required services. Our infrastructure supports efficient collaboration, accurate technical analysis, secure data management, and consistent delivery of high-quality products that meet your expectations.



Traffic & Mobility Consultants Summary of Lake County Roadway Parameters							
Count Stations	State/County	CMS Seg ID	Roadway	Segment Information			AT
				From	To		
1	State	3930	US 27/CR 25	CR 474	US 192		U
2	State	3150	SR 33	CR 474	POLK COUNTY LINE		R
3	County	1200	CR 474	GREEN SWAMP RD	US 27		R
4	County	1190	CR 474	SR 33	GREEN SWAMP RD		R
5	State	3140	SR 33	CR 561	CR 474		R
6	County	1530	CR 561	FLORIDA BOYS RANCH RD	SR 33		R
7	County	2260	LAKE ERIE RD	CR 565	SR 33		R
8	County	2330	LAKESHORE DR (CLER)	CR 561	OGWALT RD		T
9	County	2290	LAKE LOUISA RD	VISTA DEL LAGO BLVD	US 27		U
10	County	1520	CR 561	LOG HOUSE RD	FLORIDA BOYS RANCH RD		U
11	County	2700	OGWALT RD	LAKESHORE DR	EDGEWATER DR		U



A.4. Applicable Experience of Proposed Staff Gained on Similar Projects

TMC has over 60 staff, however for this project we plan to utilize our North Florida Public Sector team, which includes these 13 key staff members.

Name	Role	Experience (Years)	Availability
R. Tyler Strickland, PE, JD, RSP1	Principal	25	75%
Steve Henry, PE	Principal	42	80%
Conroy Jacobs, AICP, PMP	Deputy Project Manager	13	75%
Ayman As-Saidi, PE	QA/QC Officer	30	75%
Joedel Zaballero, PE, PTOE	Transportation Studies Lead	30	75%
Pam Richmond, MURP	Transportation Planning Lead	30	80%
Vibhuti Patel, PE	Safety/Traffic Engineering Lead	12	75%
Luke Lambert, AICP, PTP	SR Planner/Studies/Safety Advisor	30	75%
Setul Shah, PE, IMSA-II, RSP1	Safety Ops/ Signal Timing & Studies	6	75%
Trace Raulerson, EI	Traffic Studies/ Signal Design	4	75%
Eliot Brown, PE	Roadway/ Project Manager		50%
Robert W. Fulp, PE	Signal/ Project Manager	40	50%

Why Choose TMC? **Experience.**



All of the key staff assigned to this contract have successfully completed projects under similar continuing services contracts, and we are confident they will bring the same dedication, knowledge and expertise to provide the best possible planning solutions for KD52 CDD#1.

Brief biographies are furnished below:

Tyler Strickland, PE, JD, RSP₁

Principal | 25 Years Experience



Tyler Strickland is the ideal Principal for KD52 CDD#1, bringing **25 years of experience that aligns with the scope**, including placemaking, shared-use paths, wayfinding, and pedestrian lighting, in support of mobility, connectivity, sustainability, and resiliency planning efforts. He has led major SUP and greenway projects, including Lake Jackson Urban Greenway, the Florida Keys Overseas Heritage Trail, and multiple state park trail systems. **Tyler is known for efficient plan production, effective coordination with**

agencies and subconsultants, and strong schedule and budget control. In addition to multiple engineering degrees, he holds a JD specializing in Environmental and Construction Law.

Steven Henry, PE

Principal | 42 Years Experience



Steven will serve as Project Manager/ Principal for this KD52 CDD#1 contract, bringing more than 42 years of transportation engineering experience with a strong emphasis on **traffic operations, roadway safety, and transportation systems** management. Steven has led and delivered traffic safety studies, corridor and intersection operational analyses, and signal timing for counties, CDDs, and private developers throughout Florida. **Steven provides hands-on technical oversight,**

coordinates closely with local agencies and stakeholders, and ensures that traffic safety recommendations are implementable, cost-effective, and aligned with standards and goals.

Conroy Jacobs, AICP, PMP

Deputy Project Manager | 13 Years Experience



Conroy Jacobs has more than 13 years of experience supporting counties, cities, MPOs, and state agencies across Florida with transportation planning for safety studies, corridor analysis, and implementation-focused planning services. He served as Subconsultant Project Manager for Clay County's Safe Streets for All (SS4A) Action Plan, leading crash data collection and analysis to identify systemic safety patterns and high-injury corridors and support a Vision Zero-aligned investment framework. Conroy regularly manages and delivers task work orders under continuing services contracts, providing reliable staffing, clear communication, and consistent quality control. He is known for translating complex technical analysis into clear, defensible recommendations that support decision-making by staff, elected officials, and the public. Conroy holds professional certifications as an AICP and PMP and was recognized as **FDOT TransPlex Planning Professional of the Year**.

Ayman As-Saidi, PE

QA/QC Officer | 30 Years Experience



Ayman provides **senior-level quality oversight** for transportation studies and planning projects, ensuring technical accuracy, consistency with agency standards, and feasible solutions. Known for his disciplined, organized approach, Ayman effectively coordinates internal and external review teams, identifies and resolves technical and management issues early, and **ensures deliverables are completed on schedule, within budget, and in full compliance with applicable standards and project requirements**.

Joedel Zaballero, PE, PTOE

Traffic Operations Lead | 30+ Years Experience



Joedel specializes in traffic operations and multi-modal safety. She is also adept at signalization design and ADA compliance/audits. She leads our traffic operations team, focusing on safe and efficient movement for vehicles, pedestrians and cyclists. Her experience includes serving as a municipal Traffic Ops Engineer and chairing advisory committees, providing expertise in managing complex transportation systems.

Pamela Richmond, MURP

Transportation Planning Lead | 28 Years Experience



Pam is a senior Transportation Planning Lead with 28 years of experience spanning both the public and private sectors. Her recent work includes leading the City of Apopka's Active Transportation Network Plan and Vision Zero Plan. Widely respected within the planning community, Pam is known for building high-performing, multidisciplinary teams and delivering practical, innovative solutions that advance community mobility and safety goals.

Vibhuti Patel, PE

Traffic Safety Engineering Lead | 12 Years Experience



Vibhuti specializes in compliance and pedestrian safety, including pedestrian signals and warning beacons, and leads the TMC design team to ensure all work meets strict regulatory and industry standards. Her experience also includes lane additions, road diets, median modifications, roundabouts, traffic calming, and the construction of sidewalks and bike lanes, delivering safe, efficient, and high-quality project outcomes.

Luke Lambert, AICP, PTP, RSP₁

Senior Planner/Studies/Safety Advisor | 12 Years Experience



Luke provides senior-level expertise in transportation planning and roadway safety, with a strong background collaborating with local governments to implement safety-focused, data-driven solutions. His experience includes mobility planning, TSM&O, MUTCD application, project prioritization, roadway safety analysis, GIS-based evaluation, public outreach, and asset management, supporting effective and compliant transportation improvements.

Setul Shah, PE, IMSA-II, RSP₁

Safety | 6 Years Experience



Setul specializes in traffic operations, signal timing, and traffic safety for FDOT districts and local agencies. His experience includes leading citywide and corridor signal retiming programs, conducting traffic and safety studies under General Engineering Consultant contracts, and developing data-driven operational improvements that significantly reduce delay and congestion. Setul has also supported Transportation Systems Management and Operations (TSM&O) initiatives by developing performance dashboards, smart work zone concepts, and traffic simulation models to support real-time decision-making, emergency response, and corridor operations.

Trace Raulerson, EI

Traffic | 4 Years Experience



Trace specializes in CADD, wayfinding/sign design and transportation analysis. His work includes preparing signal modification and new signal design plans, conducting intersection control evaluations and MUTCD-based warrant analyses, and developing temporary traffic control and lane closure plans to support construction and roadway improvements. Trace regularly applies FDOT and local agency standards and operational analysis tools to deliver safe, efficient, and constructible traffic engineering solutions.

B. CURRENT WORK LOAD

B.1. Number and Size of Current Projects, Personnel Assigned & Stage of Completion

The proposed project team currently supports active task work orders for five public agencies and maintains an average personnel availability of approximately 75 percent. This level of availability, combined with centralized resource management and experienced task order leadership, enables TMC to efficiently execute multiple concurrent task work orders and contracts without adverse impacts to schedule, quality, or responsiveness.

Project Name	Client	Key Staff for this Contract	Man-hours	% Complete	Status	Comp. Date
Clay County SS4A	Foresite Group LLC - Clay Co	Conroy Jacobs +4 N/A Project Staff	247	90%	Ongoing	Q1 2026
Eustis HS Addition Study	Zyscovich - Lake Co Schools	Ayman As-Saidi +6 N/A Project Staff	208	74%	Ongoing	Q3 2026
Norfolk Ace	Scalar Consulting - Melbourne	Conroy Jacobs +8 N/A Project Staff	1084	50%	Ongoing	Q4 2026
Harmon Road Extension Design	Newkirk Engineering Inc - City of Apopka	Vibhuti Patel +3 N/A Project Staff	180	92%	Post Design Services	Q4 2026
Traffic Study Reviews	CITY0016 City of Apopka	Ayman As-Saidi +3 N/A Project Staff	47	39%	Ad Hoc	2028
MetroPlan Orlando Plans Development & Update	CITY0016 City of Apopka	Pamela Richmond +2 N/A Project Staff	47	13%	Ad Hoc	2028
Orange County Misc Cont Svcs	Orange County Board of Commissioners	Ayman As-Saidi +20 N/A Project Staff	448	48%	Ad Hoc	2028

"N/A Project Staff" are other TMC staff supporting the project who we do not anticipate utilizing for this contract



Why Choose TMC? **Commitment.**

We pledge 100% commitment to the County, and our Principal, Project Manager and Project Leads will prioritize KD52 CDD#1 project.

C. FINANCIAL RESPONSIBILITY

C.1. Years in Business

Traffic & Mobility Consultants LLC (TMC) is a Florida limited liability company (corporation) formed in 2012. In 2024, TMC was acquired by Grovecourt Capital Partners and Lincks and Associates was then added to the team.

C.2. Bank Reference

We welcome the County to contact our Truist Bank representative. If any further information or permissions are required, please contact Matt Contini, Controller, at TMC's headquarters in Orlando: mattc@trafficmobility.com; (407) 531-5332 x253

Truist Bank

Connor O'Neil

Connor.Oneil@truist.com

(973) 493-2761

C.3. Statement of Financial Position

With a deep bench of experienced professionals, multiple Florida offices and a proven history of successfully delivering municipal projects, TMC has the financial strength and operational capacity to reliably and efficiently serve KD52 CDD#1's needs.

Traffic & Mobility Consultants LLC (TMC) is a financially stable, well-established professional engineering firm with the resources and capacity to fully support the needs of this KD52 CDD#1 contract. TMC maintains sound financial management practices, adequate working capital and strong cash flow to ensure uninterrupted staffing, timely invoicing and consistent project delivery throughout the life of the agreement. We maintain all required professional liability, general liability, and workers' compensation at limits that meet or exceed County requirements and utilizes internal controls and accounting systems that support effective budget oversight and compliance with public-sector contracting standards. Financial statements and supporting documentation demonstrating TMC's financial capacity are provided on the following pages.

With a deep bench of experienced professionals, multiple Florida offices and a proven history of successfully delivering municipal projects, TMC has the financial strength and operational capacity to reliably and efficiently serve KD52 CDD#1's needs.

TMC ACKNOWLEDGES, PER ADDENDUM 1, THAT SECTION "D" WAS OMITTED FOR THIS CATEGORY.

E. VOLUME

E.1. Current and Prior Work Performed for KD52 CDD#1

TMC has only had one opportunity to serve the County, and it was in a subconsultant role.

Project: KD52 CDD#1 SS4A (Vision Zero Action Plan)

Prime Consultant: Foresite Group, LLC

TMC Project Manager: Conroy Jacobs, AICP, PMP

Total fees: \$46,570

Description: TMC's Planning and Safety Team led crash data collection and analysis to identify high-crash locations, patterns and contributing factors and translate findings into implementable safety strategies as part of the SS4A action plan. Developed a transparent, planning-level cost framework for Tier 1–3 countermeasures using FHWA guidance, Florida project experience and lifecycle assumptions, including contingencies and inflation, to support corridor screening and prioritization consistent with Vision Zero goals. TMC delivered a data-driven investment roadmap that quantified corridor-level safety needs across SR 21, US 17 and SR 16, enabling the County to prioritize high-impact countermeasures and advance a defensible funding strategy to reduce fatalities and serious injuries.

F. PROFESSIONAL ACCOMPLISHMENTS

F.1. Past and Present Record of Professional Accomplishments and Past Record of Performance for Using Agencies

Similar Planning Project References

Contract	Task Work Order	Contact
Town of Lake Hamilton Continuing Services	Transportation Modeling	R. Douglas Leonard, Community Development Director (863) 439-1910
City of Apopka Transportation Planning & Traffic Engineering	Development Review Transportation Master Plan	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	Development Review (Commercial Development)	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	Development Review (Educational Development)	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	Traffic Study Reviews (Peer Reviews)	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	NOWOCATS Review (Transportation Modeling)	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	Miscellaneous Planning Support	Jean Sanchez, Senior Planner (407) 703-1753
City of Apopka Transportation Planning & Traffic Engineering	MetroPlan Assistance	Jean Sanchez, Senior Planner (407) 703-1753
Orange County Transportation Planning	Monitoring Fee Evaluation	Mirna Barq, Planning Project Manager (407) 836-7893
Orange County Transportation Planning	Proportionate Share Inventory	Mirna Barq, Planning Project Manager (407) 836-7893
Orange County Transportation Planning	Orange Code Parking Review	Mirna Barq, Planning Project Manager (407) 836-7893

Accomplishments

Avalon Road & New Independence Parkway Signalization Design Orange County, Florida

Orange County selected TMC to deliver an urgently needed traffic signal design following a fatal crash that underscored the immediate need for enhanced safety at this high-risk intersection.

Working under an accelerated schedule, TMC developed temporary signalization plans in close coordination with Orange County Sheriff's Office and Orange County Traffic Engineering, ensuring seamless implementation and continued operation during a future roadway widening. The design incorporated enhanced safety features and long-term phasing considerations to maintain visibility, driver awareness and reliable signal operations without compromising safety or functionality.




This signal was fully operational within 1 year of Notice to Proceed.

County Reference: Yougens Pierre, PE
Telephone Number: (407) 836-7867

Company Accomplishments - Professional Development

TMC is a learning organization that actively develops and implements training and mentoring programs to support staff involved in infrastructure projects, fostering growth for the betterment of our team members, our company, and the communities we serve. We make every effort to include and upskill staff through structured mentorship, technical training and career-development pathways.

Workforce Development in Action at TMC

 For the Countywide Corridor Speed and Safety Study contract for Orange County, TMC created new junior engineering and technician roles while upskilling existing staff in traffic analysis, field data collection, and project coordination. This led to measurable professional growth and stronger project delivery. These engineers now serve on the TMC Innovation Team, developing safety dashboards and AI tools that automate safety analysis.

As a sponsor and member of WTS, TMC also supports workforce development through mentorship, leadership and training. WTS has local scholarships available to all KD52 CDD#1 residents with a 3.0 GPA or higher!

TMC is deeply engaged in the communities we serve, encouraging our team to contribute to creating safer, healthier places for all. We actively participate in initiatives such as Habitat for Humanity and support efforts that strengthen and uplift our neighborhoods.



VCARD Golf Fundraiser



2025 Habitat for Humanity Build



WTS Career Expo

In 2025, TMC was honored with the Zweig Group's Best Firms to Work For Award:



Awarded Zweig Group's
2025 Best Firms to Work For Award



Team Awards

1) Conroy Jacobs, AICP, PMP was awarded the **2020 PLANNING PROFESSIONAL OF THE YEAR** by the Florida Department of Transportation (while employed by Osceola County)



Additional Similar Contracts

Contract	Task Work Order	Contact
Osceola County School Board	Bus Depot Traffic Impact Study	Melissa Wilken, Consultant PM (407) 8447-9433
Osceola County School Board	Poinciana Boulevard Signal Warrant Analysis	Melissa Wilken, Consultant PM (407) 8447-9433
Orange County Public Schools	Orange Center Traffic & Pedestrian Analysis for Parking Structure	George Thomas, Consultant PM (407) 956-8463
City of St Cloud	15th Street Alternatives Analysis	John Moody, Consultant PM (407) 891-0452
City of St Cloud	Michigan Avenue Crossing Signal Modification	John Moody, Consultant PM (407) 891-0452
City of St Cloud	All-Way Stop Control Evaluation	John Moody, Consultant PM (407) 891-0452

Work Performed for KD52 CDD#1

TMC has only had one prior project in the last 5-years with KD52 CDD#1: KD52 CDD#1 SS4A (Vision Zero Action Plan) as a subconsultant to the Foresite Group, LLC, with a total sub fee of \$46,570.

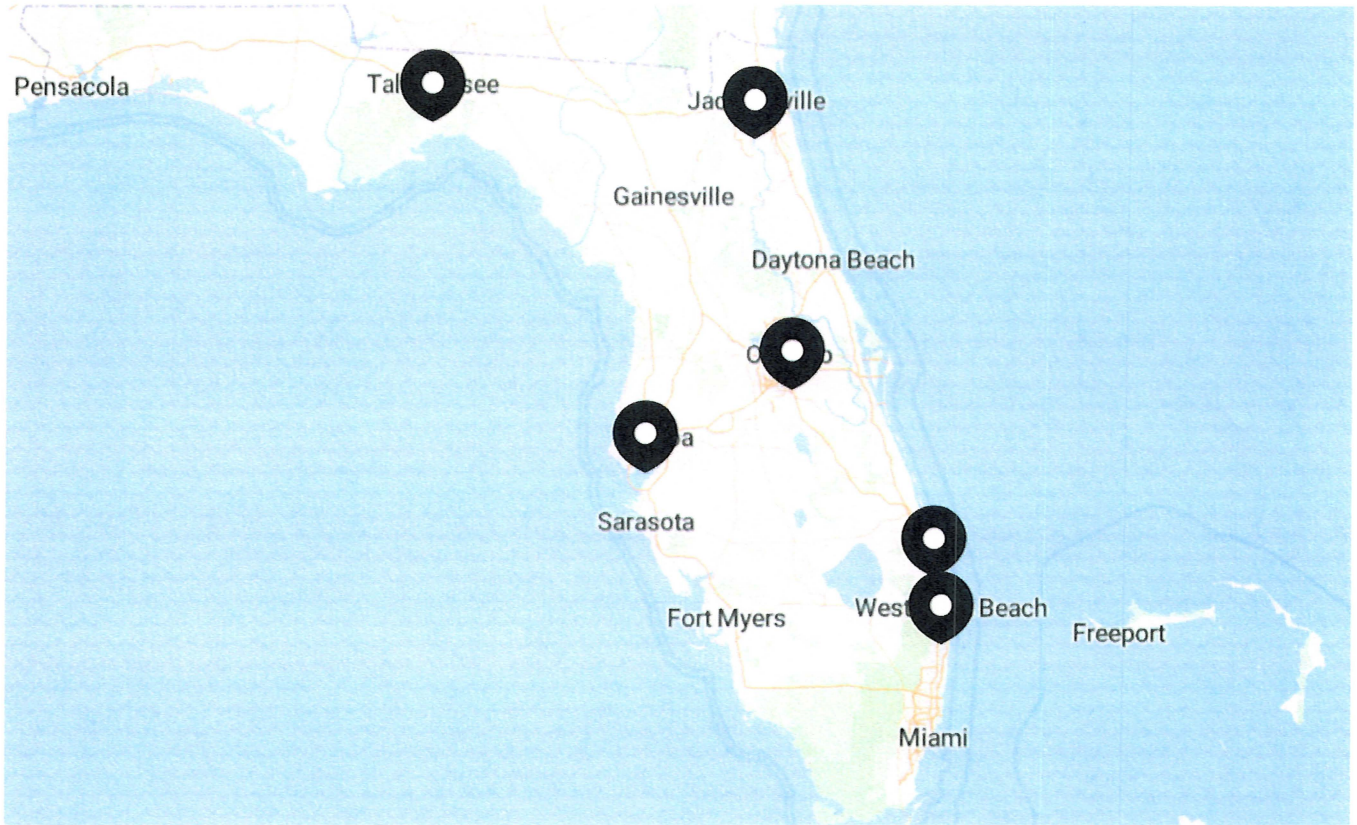
G. LOCATION

G.1. Location Criterion

TMC is headquartered in Orlando at 988 Woodcock Rd, Suite 200, Orlando, FL 32803 with regional offices in Stuart, West Palm Beach, Tallahassee, Jacksonville and Tampa, FL.

Our local Tampa office is located at 5023 W. Laurel Street, Tampa, FL, 33607.

Current TMC Locations:




Coming Soon: Melbourne, Florida

H. APPROACH AND WORKPLAN

H.1 Ability to Construct an Approach and Work Plan to Meet the Project Requirements

PROJECT MANAGEMENT PLAN

Under the adept guidance of our Project Manager **Steve Henry, PE**, the TMC team is excited to begin our partnership with KD52 CDD#1. Steven will work closely with the KD52 CDD#1 Project Manager (PM) and Staff to ensure that all deliverables are presented consistently, on time, and within budget. To ensure this, we will assess each task work order (TWO), taking all aspects, stakeholders, and environmental factors into account. Utilizing our tried and tested 14-step project management approach beginning at project inception, we communicate with the County PM to gain an understanding of the needs/goals of the task, review of the scope of work, develop a resource plan and workflow schedule, conduct research, and develop a methodology for discussion with appropriate staff. We coordinate with stakeholders and develop a communication plan as the TWO necessitates. We create a project plan for the TWO, identify



and set goals, and prepare project controls including a live schedule that details resource allocations. TMO progress is consistently monitored, and adjustments are made as we determine more effective and efficient ways to accomplish tasks. Furthermore, our quality management process ensures data accuracy, presentation consistency, and adherence to the agreed upon methodology. Throughout the process, we diligently keep project logs, which help us to prepare for project meetings and conduct visualization and public involvement activities as desired by the County.

Communication with KD52 CDD#1 Staff

The TMO PM and primary point of contact for this contract is Steve Henry. Effective communication is paramount to the success of any project and at the beginning of the contract, Steve will meet with the County's Project Manager to set up the communication channel and preferred method of communication. This will determine a baseline schedule for project meetings, progress reports, and invoices, as well as project deliverables. We will also identify key items that will need to be provided by the County such as traffic data, record plans, material preferences, updated standards, and assistance with public outreach. Efficient performance and monitoring of all project-related tasks will include monthly schedule updates, and delivering high quality reports and plans on schedule. High emphasis will be applied to executing critical path activities to minimize the potential for schedule delays. TMO will also forward any requests or comments from residents, stakeholders, or other interested parties to the County PM to coordinate responses.

Steve will remain available throughout the Contract. The County is welcome to contact him at any time by phone at (813) 690-0530, or via email: stevenh@trafficmobility.com

Responsiveness

TMO's Tampa office is located approximately 26 miles from KD52 CDD#1. We have the ability to be at the County offices within an hour of call. Project Manager Steve, Principal-in-Charge (PIC) Officer Tyler, Deputy Project Manager Conroy and Team Leads Vibhuti, Joedel and Pam, and the majority of the staff serving this contract are based in the Orlando and Jacksonville offices, and we have the luxury of deploying additional staff from our other locations as the task necessitates.

Project Management Team

Steve, Conroy, our team leads, and PIC officer commit to remain available throughout the contract and County Staff are welcome to contact any of us at any time:





Steven Henry, PE
 Project Manager, Principal
 Home Office: Tampa
 (813) 559-9589
StevenH@trafficmobility.com



Vibhuti Patel, PE
 Traffic Engineering Lead
 Specialty: Safety/Traffic
 Home Office: Orlando
 (407) 531-5332 x234
VibhutiP@trafficmobility.com



Tyler Strickland, PE, JD, RSP₁
 Principal-in-Charge
 Home Office: Tallahassee
 (407) 531-5332 x235
TylerS@trafficmobility.com



Joedel Zaballero, PE, PTOE
 Transportation Studies Lead
 Specialty: Traffic Operations
 Home Office: Orlando
 (407) 531-5332 x203
Joedelz@trafficmobility.com



Conroy Jacobs, AICP, PMP
 Deputy Project Manager
 Specialty: Municipal Planning
 Home Office: Orlando
 (407) 531-5332 x228
ConroyJ@trafficmobility.com



Pamela Richmond, MURP
 Transportation Planning Lead
 Specialty: Planning
 Home Offices: Orlando
 (407) 531-5332 x232
PamelaR@trafficmobility.com

Staff Available



TMC has grown from one office and a staff of 15 to six offices and over 60 employees. Our office computer networks are connected, allowing us to work together as one, which amplifies our local staffing resources. We are committed to making KD52 CDD#1's needs a priority and will assign the highest quality planners and engineers to task work orders received from the County.

Delivering all projects on time and within budget is our goal and commitment to KD52 CDD#1.

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 (PASCO COUNTY, FLORIDA)

2. PUBLIC NOTICE DATE

02/01/2026

3. SOLICITATION OR PROJECT NUMBER

RFQ-25-D-00400C

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

STEVEN J. HENRY, PE, PRINCIPLE IN CHARGE

5. NAME OF FIRM

TRAFFIC & MOBILITY CONSULTANTS LLC

6. TELEPHONE NUMBER

(813) 690-0530

7. FAX NUMBER

8. E-MAIL ADDRESS

stevenh@trafficmobility.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.	✓			TRAFFIC & MOBILITY CONSULTANTS LLC <input type="checkbox"/> CHECK IF BRANCH OFFICE	988 WOODCOCK ROAD, SUITE 200 ORLANDO, FL 32803	PRIME CONSULTANT (HEADQUARTERS)
b.	✓			TRAFFIC & MOBILITY CONSULTANTS LLC (FKA LINCKS & ASSOCIATES INC) <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	5023 W LAUREL ST TAMPA, FL 33607	PRIME CONSULTANT (LOCAL OFFICE)
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mohammed N. Abdallah, PE, PTOE	13. ROLE IN THIS CONTRACT Principal-in-Charge	14. YEARS EXPERIENCE	
		a. TOTAL 30	b. WITH CURRENT FIRM 12

15. FIRM NAME AND LOCATION *(City and State)*
Traffic & Mobility Consultants LLC, Orlando, Florida

16. EDUCATION *(Degree and Specialization)*
Master of Science, Civil Engineering
Bachelor of Science, Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Registered Professional Engineer, Florida PE #56169
Professional Traffic Operations Engineer, PTOE #2415

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Training: FDOT Access Management Series; Highway Capacity Analysis Workshop (McTrans); ITS Evaluation Tool Modeling Workshop (FDOT)
Certifications: Advanced Maintenance of Traffic, Florida Department of Transportation (FDOT) AMOT #87822

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Williamsburg Area Transportation Study (Orlando Area, Unincorporated Orange County, Florida)	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Responsible for overall quality assurance/quality control for the transportation study prepared to identify specific traffic issues and determine feasible solutions for the Williamsburg Area. The study identified crash locations and speeding, cut through traffic patterns and volumes, operational deficiencies, and prioritized short-term, mid-term, and long-term improvements with associated construction costs for implementation in the 5-year work plan. Cost of contract: \$267,000		
The Reserve at Hammock Oaks (Town of Lady Lake, Florida)	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Managed the traffic related elements in support of the large mixed-residential use development. The scope of work included a study to support the comprehensive plan amendment, a traffic impact analysis to assess the existing and projected conditions of the roadway network, and an analysis to evaluate access scenarios and determine the project's proportionate share cost to mitigate impacts on the roadway network. Cost of contract: \$69,000		
Beaumont Community Development District (City of Wildwood, Florida)	2022	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Managed the traffic related elements in support of the mixed-use development comprised of residential, hotel, assisted living, and 0.5 million square feet of commercial use. Oversaw all aspects of transportation and traffic engineering and was responsible for public engagement with stakeholders and governing bodies. The scope of work included traffic impact, lane closure and signal warrant analyses, and signalization design plans. Cost of contract: \$81,000		
Gardens of Millenia Community Development District (City of Orlando, Florida)	2022	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Managed the traffic related elements for the proposed high-density mixed-use urban development consisting of 1,200 condominiums, retail, office, entertainment, and civic space. Prepared evaluations of internal and external transportation and mobility needs including alternative traffic controls and pedestrian facilities. Prepared transportation plans for the CDD-controlled properties and assisted in determining configuration and improvement costs. Cost of contract: \$50,000		
Storey Lake Community Development District (Osceola County, Florida)	2021	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Managed the traffic related elements in support of the residential Storey Lake development consisting of 2,000+ units. Oversaw all aspects of transportation and traffic engineering and was responsible for public engagement with stakeholders and governing bodies. Scope of work included an alternative mobility analysis, traffic projections, signal warrant analyses, maintenance of traffic (MOT) design plans, and signalization design plans. Cost of contract: \$145,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Lukas "Luke" Lambert, AICP, PTP	13. ROLE IN THIS CONTRACT Senior Planner	14. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 1+

15. FIRM NAME AND LOCATION *(City and State)*
Traffic & Mobility Consultants LLC, West Palm Beach, Florida

16. EDUCATION <i>(Degree and Specialization)</i> B.S. Public Administration, University of Central Florida 2011	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> American Institute of Certified Planners, AICP #35498 Professional Transportation Planner, PTP #845 Advanced Maintenance of Traffic, AMOT #75501
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Planning Association (APA)
Institute of Transportation Engineers (ITE)
International Municipal Signal Association (IMSA)

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. Traffic Engineering Administrator Martin County, Florida	2021-2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Division management of traffic engineering, operations, and maintenance efforts supported by 19 full-time employees with a \$3M operating budget. Ensure adequate public facilities are available, planned and implemented while maintaining over 125 signalized intersections, 2,000 streetlights, 15,000 traffic control devices, and pavement markings on the County's roadway inventory. (2021-2024) Cost of Contract (CC): N/A		
b. US-1 & SE Constitution Boulevard Signal Warrant, Design and Permitting, Martin County, Florida	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Coordinated with FDOT D4 to warrant and permit a new signalized intersection on the State Highway System while coordinating with private development to open a new roadway as the fourth leg of the intersection. As a cost savings measure, the signal design required the structural analysis of existing uprights and mast arms to be reused at this location saving the County procurement time and an estimated \$250,000. (CC): N/A		
c. Traffic Engineering Manager/Traffic Analyses Manager Martin County, Florida	2016-2021	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Managed traffic concurrency to ensure adequate public facilities are available for a reliable transportation network. Administered the traffic count program used to produce the annual LOS Inventory Report and Roadway Needs Assessment as required by the Comprehensive Growth Management Plan (CGMP). Assist Growth Management with the Transportation Element update required by the Evaluation and Appraisal Report. (CC): N/A		
d. Senior Planner - Palm Beach MPO Palm Beach County, Florida	2015-2016	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager for the update of the federally required Congestion Management Process (CMP). Program administrator for the MPO's Local Initiative program; an annual \$17M, competitive funding process which seeks to identify lower-cost, non-regionally significant transportation projects such as TSM&O, complete streets, transit capital, non-motorized, and freight enhancements. Coordinated the establishment of "Quiet Zones". (CC): N/A		
e. Congestion Management Process Update Palm Beach County, Florida	2016	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Managed development of the Congestion Management Process (CMP) update required by federal legislation of MPO's in Transportation Management Areas with populations greater than 200,000. This CMP aligns with the 2040 LRTP's ten value statements by establishing 27 specific desired measurable-objectives, that address all modes, users, and geographic and economic-type areas in the Palm Beach County region. (CC): N/A		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Conroy Jacobs Sr., AICP, PMP	13. ROLE IN THIS CONTRACT Senior Planner	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 2

15. FIRM NAME AND LOCATION *(City and State)*
Traffic & Mobility Consultants, West Palm Beach, FL

16. EDUCATION <i>(Degree and Specialization)</i> Master of Public Administration BSc. Urban & Regional Planning Transportation Planning, Land Use Planning, Project Management, Advocay	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> AICP # 31118 PMP # 3555276
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Planning Professional of the Yr 2020, FSUTMS Modeling, FDOT PD&E, Grant Application Process (GAP), Local Agency Program FLTAP Road Safety Audit, NHI System Level Vulnerability Assessment, FLTAP Better Land Use=Better Mobility

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	MetroPlan Orlando GPC, Orlando, FL	2024	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Subconsultant Project Manager-Applied the Safe Systems approach to develop recommendations for inclusion in Orange County's Vision Zero Action Plan, supporting the County's commitment to road safety and Vision Zero principles. Contract Cost (CC): N/A		
b.	JM Boulevard Pedestrian Safety Study, Deerfield Beach, FL	2024	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager-This pedestrian safety evaluation was conducted at the Jim Moran (JM) Family Enterprises campus for the pedestrian crossings across Jim Moran Boulevard within the campus limits. Jim Moran Boulevard is an urban four-lane divided road located in Deerfield Beach, Broward County. CC: \$9500		
c.	Buenaventura Boulevard Complete Street Feasibility Study, Osceola County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager-The study covered various multimodal and safety features such as multi-use trail, sidewalk, access management, transit connectivity, mobility, traffic calming, roundabout, and public involvement. CC: \$1.4 Million		
d.	Fortune-Simpson Safety Improvement (LAP), Osceola County, FL	2020	2023
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager-The proposed improvements enhanced the intersection from a rural to an urban section, that included a trail, bike lane, additional turn lanes, and raised medians. CC: \$6.8 Million.		
e.	Space Coast TPO, Brevard County FL	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm TAC & Bicycle Pedestrian and Trails Committee Member-Participated in four (4) road safety audits, bicycle and trails master plan, vision zero, sidewalk master plan, long range transportation plan, transportation improvement program, prioritized project list. (CC): N/A		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Charlotte N. Davidson, PE, PTP	13. ROLE IN THIS CONTRACT Senior Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION <i>(City and State)</i> Traffic & Mobility Consultants LLC, Orlando, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> Master of Science Civil Engineering - Transportation Bachelor of Science Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Professional Engineer, Florida PE #50725 Registered Professional Transportation Planner, PTP #852	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Central Florida Young Engineer of the Year, 1996 Founding Member of WTS Central Florida			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Williamsburg Area Transportation Study Orange County, Florida	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Assistant Project Manager providing assistance with data collection, technical analysis, and documentation. The purpose of the study was to address residents complaints about traffic congestion, speeding motorists, and cut-through traffic within the Williamsburg neighborhood. Contract Cost (CC): \$267,971		
Whaley Platt Traffic Impact Analysis and Supporting Efforts Osceola County, Florida	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager for a large residential development which included coordination with the Osceola County's Southeast Area Transportation Study (SEATS) process. In addition to expansive traffic requirements and development agreement efforts, Ms. Davidson took the initiative to prepare a new procedure for SEATS-based traffic studies. CC: \$116,500		
American Dream and the Graham Project Miadi-Dade County, Florida	2017	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm c. Assistant Project Manager for a 6-million square foot entertainment retail complex and nearby large mixed use project in coordination with 15 local agencies. Prepared the combined traffic impact analysis which included a comprehensive plan, transit considerations, mitigation and supporting analyses for a combined 132,000 daily trips. CC: \$300,000		
Year 2040 Palm Beach Long Range Transportation Plan (LRTP) Palm Beach County, Florida	2016	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm d. Ms. Davidson served as assistant project manager for the LRTP. This included direct coordination with the client and overseeing subconsultants. Task efforts involved project scheduling, public involvement, goals and objectives, financial forecasting, and cost feasible plan developments. CC: \$900,000		
FDOT District 5 General Planning Consultant Contracts Central Florida	2015	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Assistant Project Manager for the the FDOT District 5 Florida Intelligent Transportation Systems Evaluation (FITSEVAL) sketch-planning tool used to determine cost/benefit for ITS deployments within the FSUTMS travel demand forecasting environment. Prepared technical reports detailing the research and recommendations. CC: \$450,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ayman H. As-Saidi, PE	13. ROLE IN THIS CONTRACT Quality Assurance/Quality Control	14. YEARS EXPERIENCE	
		a. TOTAL 30	b. WITH CURRENT FIRM 7

15. FIRM NAME AND LOCATION *(City and State)*
Traffic & Mobility Consultants LLC, Orlando, Florida

16. EDUCATION <i>(Degree and Specialization)</i> Master of Science Civil Engineering - Transportation Bachelor of Science Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Registered Professional Engineer, Florida PE #56849 Advanced Maintenance of Traffic, AMOT #59060
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Publications: A Methodology for Route Selection & Guidance Using GIS & Computer Network Models. Abdel-Aty M., Abdallah M. and As-Saidi A. (1997), 76th Annual Meeting.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Williamsburg Area Transportation Study Orange County, Florida	2023	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Project manager for the study performed to address complaints from residents of the Williamsburg community regarding traffic congestion, speeding motorists, and cut-through traffic within the neighborhood. The transportation study identified specific traffic issues impacting residents and determined feasible solutions prioritized for the short-term, mid-term, and long-term, and estimated the associated construction costs of the improvements. Contract Cost (CC): \$267,971		
CR 545 (Avalon Road) & Flemings Road Preliminary Design Study (PDS) Orange County, Florida	2022	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Managed the traffic elements relating to the PDS to evaluate the addition of travel lanes to the existing 2-lane sections of Avalon Road from 800 feet north of Water Spring Boulevard to New Hartzog Road (~2.24 miles), and for Flemings Road, from Avalon Road to Orange/Lake County line (~1.0 miles). Developed future traffic projections and characteristics, conducted operational level of service analyses, and prepared roadway geometry recommendations. CC: \$107,870		
Innovation Way South Preliminary Design Study (PDS) for Design Traffic Orange County, Florida	2022	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Managed the traffic elements relating to the Design Traffic Technical Memorandum (DTTM) prepared to document the traffic projections and operations for roadway segments and intersections along Innovation Way South, as part of the PDS from Moss Park Road to Sunbridge Parkway. Tasks included traffic data collection, traffic forecasting methodology, and base and future conditions analysis for years 2025, 2035 and 2045. CC: \$57,619		
Vineland Ave Widening Design Traffic for Preliminary Design Study (PDS) Orange County, Florida	2020	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager for the transportation elements relating to the PDS for Vineland Avenue from SR 535 to International Drive. Prepared a technical memorandum detailing future traffic projections, operational level of service analyses, and recommended roadway geometry to accommodate the design year conditions. The technical memorandum adhered to specifications and procedures outlined in the FDOT Project Traffic Forecasting Handbook. CC: \$47,160		
CR 455 Extension Design Traffic Technical Memorandum Lake County, Florida	2020	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project manager for the transportation elements relating to the Project Development and Environment (PD&E) analysis services for the extension of CR 455 and the new 4-lane divided roadway alignment from Hartwood Marsh Road to Schofield Road (~4.7 miles) in Lake County, Florida. TMC's role was to perform a Design Traffic Analysis to determine the need for multimodal transportation improvements for the corridor. CC: \$89,600		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Pamela Richmond, MURP	13. ROLE IN THIS CONTRACT Senior Planner	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 1+
15. FIRM NAME AND LOCATION <i>(City and State)</i> Traffic & Mobility Consultants LLC, Orlando, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> Master of Urban & Regional Planning (MURP) - Transportation Specialty		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Comprehensive Plan Update City of Apopka, Florida	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Assisted in the City's Comprehensive Plan update, particularly the Transportation Element that had not been updated since 2008. This included a complete revision of the goals, objective and policies; adding components that provide a focus on trails, sidewalks, transit, and safety. Cost of Contract (CC): N/A		
Active Transportation Plan City of Apopka, Florida	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Prepared plan mapping trails, multi-use paths, and sidewalks, then identified gaps/other future needs. Identified parcels for acquisition for parks along the trail network, including several landfills to be used for bike trails, passive recreation and dog parks. Developments going through the review process were engaged to discuss <u>connected developments and required amenities with the current and future trails and multi-use paths.</u> CC:N/A		
Vision Zero Plan City of Apopka, Florida	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm c. With funding from MetroPlan Orlando, the City's efforts were consolidated and enhanced in a Vision Zero Plan, identifying and prioritizing safety projects for funding consideration through MetroPlan Orlando. Some projects were added to the City's CIP and others identified for potential state and federal grant funding. CC: N/A		
Urban Services Boundary Maps City of Apopka, Florida	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm d. Updated the Urban Services Boundary maps for the MPOs planning area after the 2010 Census; revised the functional classification maps upon adoption of the Urban Services Boundary maps CC: N/A		
MPO Project Manager Lake-Sumter Metropolitan Planning Organization, Florida	2017	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Developed and implemented the MPO's first Long Range Transportation Plan and the annual update and amendments to the List of Prioritized Projects. Led the Lake-Sumter MPO's team in updating the Urban Services Boundary maps for the MPOs planning area after the 2010 Census and revised the functional classification maps upon adoption of the Urban Services Boundary maps. (2009-2017) CC: N/A		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Parag Gupta, PTP, RSP1	13. ROLE IN THIS CONTRACT Transportation Planner	14. YEARS EXPERIENCE	
		a. TOTAL 7	b. WITH CURRENT FIRM 1+

15. FIRM NAME AND LOCATION *(City and State)*
Traffic & Mobility Consultants LLC, Orlando, Florida

16. EDUCATION <i>(Degree and Specialization)</i> Master of Urban Planning, 2019 Bachelor of Architecture, 2014	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
First Author: TRB, Innovations in Travel Analysis and Planning, Richmond Simplified Land Use Allocation Model (RSLAM) Visualization using Open-Source R-Shiny Platform

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Pathways to the Future Richmond, Virginia	2025	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Principal Transportation Planner for the "Pathways to the Future" project, overseeing the development and refinement of a comprehensive suite of scenario planning models, including those for travel demand, land-use\socioeconomic, air quality, and accessibility. Cost of contract (CC): ~\$600,000		
L RTP Updates Richmond, Virginia	2021	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm As Transportation Planner/Data Scientist, developed post-processing tools for L RTP updates, covering alternatives performance measurement, and updated network with 180+ projects for PlanRVA. CC: ~\$300,000		
Florida's Turnpike TCRPM6 Travel Demand Model Update Fort Lauderdale, Florida	2024	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Developed new Traffic Analysis Zones (TAZ) geography and established a geographic crosswalk between Census block groups and TAZs to ensure accurate spatial allocation of data. Socio-economic data provided by the MPOs were thoroughly quality-checked and validated and further disaggregated using 2021 American Community Survey (ACS) estimates to enhance the granularity and reliability of model inputs. CC: unknown		
Systemwide Carbon Reduction Strategies St Lucie County, Florida	2024	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Led the development of system-wide carbon reduction strategies for St. Lucie by programming tools and performed over 30 travel demand model runs to envision high-density and mixed-use scenarios. By redistributing socioeconomic data & quantifying the reduction in VMT/VHT through TCRPM model outputs. CC: unknown		
Lee County MPO Dashboard Lee County, Florida	2023	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Sketched conceptual designs, and programmed user experience of LEE County MPO dashboard for calculating statistics and visualizing congestion of major roadways. Used data.table, leafgl and shiny package(R) to speed up querying, filtering and visualizing data by 60% on leaflet maps. CC: ~\$40,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Setul Shah, PE, RSP1	13. ROLE IN THIS CONTRACT Traffic Safety Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 5	b. WITH CURRENT FIRM 1+
15. FIRM NAME AND LOCATION <i>(City and State)</i> Traffic & Mobility Consultants LLC, Orlando, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> M.S.C.E. Transportation Engineering, Tennessee Technological University, 2019 B.S.C.E., Gujarat Technical University, 2016		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Board of Professional Engineers, PE# 103251 Transportation Professional Certification Board (TPCB) Road Safety Professional, Level 1 #827	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Traffic Studies FDOT District 2, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm As Associate Traffic Engineer, led and coordinated various traffic studies to evaluate intersections, traffic signals, and roadways, identifying potential bottlenecks and recommending optimization measures. These studies included safety analysis, speed study, midblock crossing, left-turn lane analysis, and signal warrant analyses. Contract Cost (CC): N/A		
(1) TITLE AND LOCATION <i>(City and State)</i> Interactive Dashboard Development Hillsborough 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 <input type="checkbox"/> Check if project performed with current firm Developed interactive dashboard of various performance measures using PowerBI Data Visualization tool for Hillsborough County. Data was downloaded through API from ClearGuide Software using python and then transformed through PowerBI. Served as Transportation Engineer. (CC): N/A		
(1) TITLE AND LOCATION <i>(City and State)</i> SR A1A Safety Analysis FDOT District 4, 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 <input type="checkbox"/> Check if project performed with current firm Served as Transportation Engineer performing the safety analysis in SR A1A for FDOT District 4 using Signal Four Analytics data and recommended safety improvements for the corridor. (CC): N/A		
(1) TITLE AND LOCATION <i>(City and State)</i> TSM&O Operations FDOT District 4, 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 <input type="checkbox"/> Check if project performed with current firm Transportation Engineer leading the operational efforts for monitoring traffic patterns on the Roosevelt Bridge and surrounding arterials as part of a contract with FDOT District 4. Assisted in writing daily monitoring reports concerning the traffic movements on the Roosevelt Bridge to the FDOT District 4 TSM&O team. Developed arterial performance reports using Bluetooth technology. (CC): N/A		
(1) TITLE AND LOCATION <i>(City and State)</i> US 27 Safety Study FDOT District 4, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Studied the safety performance of US 27 before and after the deployment of Variable Speed Limit (VSL) signs using Signal Four Analytics data. Served as Transportation Engineer. (CC): N/A		

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
21. TITLE AND LOCATION <i>(City and State)</i> KINFIELD DEVELOPMENT	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES ON GOING	CONSTRUCTION <i>(If applicable)</i> ON GOING

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER HINES	b. POINT OF CONTACT NAME SEAN MASON	c. POINT OF CONTACT TELEPHONE NUMBER (386) 214-3370
---------------------------	--	--

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

Prepare Transportation Analysis for rezoning and development of the project. Prepare design plans, roadway and signal improvements for the access to SR 52 for the project.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Traffic & Mobility Consultants LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, Florida	(3) ROLE Consultants
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

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

5C

KD52 Community Development District No. 1
Request for Qualifications – Project 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	5	100
NAME OF RESPONDENT								
1 Stantec Consulting Services, Inc.								
2 Traffic & Mobility Consultants LLC								

 Board Member’s Signature

 Date

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

6

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 RATIFYING, CONFIRMING AND APPROVING THE SALE OF THE DISTRICT'S SERIES 2025 BONDS; RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE DISTRICT'S SERIES 2025 BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KD52 Community Development District No. 1 (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its \$40,475,000 KD52 Community Development District No. 1 Special Assessment Revenue Bonds, Series 2025 (the "Series 2025 Bonds"); and

WHEREAS, the District has closed on the sale of the Series 2025 Bonds; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Financial Advisor, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the "Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds are in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of February, 2026.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT DISTRICT
NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

7

Prepared by:
Jonathan T. Johnson, Kutak Rock LLP
107 W. College Ave., Tallahassee, FL 32301

(This space reserved for Clerk)

KD52 Community Development District No. 1
KD52 Community Development District No. 2
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
AND
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**

Boards of Supervisors¹

<u>KD52 CDD No. 1</u>	<u>KD52 CDD No. 2</u>
Lane Gardner, Chair Taliaferro Krusen, Vice Chair Matthew Josey, Assistant Secretary Laura Lindsey, Assistant Secretary Travis Loxton, Assistant Secretary	Lane Gardner, Chair Taliaferro Krusen, Vice Chair Matthew Josey, Assistant Secretary Laura Lindsey, Assistant Secretary Travis Loxton, Assistant Secretary

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

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of November 1, 2025. For a current list of Board Members, please contact the District Manager's office.

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and how are the improvements paid for? 4**

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**

INTRODUCTION

The KD52 Community Development District No. 1 (“KD52 No. 1”) and KD52 Community Development District No. 2 (“KD52 No. 2” and together with KD52 No. 1, the “Districts”) are local units of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the Districts have only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the Districts and to all prospective Districts’ residents. The following information describing the Districts and the assessments, fees and charges that may be levied within the Districts to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What are the Districts and how are they governed?

The Districts are independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”). KD52 No. 1 was established by Ordinance No. 25-13 enacted by the Pasco County Board of County Commissioners for Pasco County, Florida, effective as of February 27, 2025. KD52 No. 1 encompasses approximately 441.984 acres located entirely within Pasco County. The legal description of the lands encompassed within KD52 No. 1 is attached hereto as **Exhibit A**. KD52 No. 2 was established by Ordinance No. 25-14 enacted by the Pasco County Board of County Commissioners for Pasco County, Florida, effective as of February 27, 2025. KD52 No. 2 encompasses approximately 346.784 acres located entirely within Pasco County. The legal description of the lands encompassed within KD52 No. 2 is attached hereto as **Exhibit B**. As local units of special-purpose government, the Districts provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdictions.

The Districts are each governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the Districts, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the Districts have attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the Districts. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Pasco County. Notwithstanding the foregoing, if at any time a Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the Districts are available for public inspection during normal business hours. Elected members of the Boards are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements do the Districts provide
and how are the improvements paid for?**

The Districts, in order to promote efficiency and economies of scale, have entered into an interlocal agreement whereby KD52 No. 1 is responsible for issuing bonds to fund the capital improvement program for the Districts, which consists of certain master infrastructure improvements benefitting both Districts (“Shared Master Infrastructure”). The Districts have each adopted the engineer’s report for the planning, design, acquisition, construction, and installation of a portion of the Shared Master Infrastructure as described in the *Engineer’s Report* dated January 2025 and *Supplemental Engineer’s Report*, dated August 2025 (the “Capital Improvement Plan” or “CIP”). Copies of the Capital Improvement Plan are available for review at the Districts’ offices.

The Shared Master Infrastructure necessary to support the Districts’ development programs includes, but is not limited to roadway improvements, stormwater management, water and wastewater utilities, landscaping, hardscaping, irrigation, undergrounding of electrical lines and off-site roadway and utility improvements.

These public infrastructure improvements have been or will be funded by the sale of bonds. On June 4, 2025, the Circuit Court of the State of Florida, in and for Pasco County, Florida, entered a Final Judgment validating KD52 No. 1’s ability to issue an aggregate principal amount

not to exceed \$158,465,000 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On September 25, 2025, the KD52 No. 1 issued \$40,475,000 KD52 Community Development District No. 1 Special Assessment Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) for the purposes of financing a portion of the costs of the construction and acquisition of the Shared Master Infrastructure pursuant to the Capital Improvement Plan.

Roadway Improvements

The CIP includes internal, local roads (“local roads”) and collector roads within the Districts. Generally, all local roads will be 2-lane un-divided roads. Collector roads will be a combination of 4-lane divided and 2-lane undivided roads. All roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage, roadway parking, and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders on all subdivision roads. All roads will be designed in accordance with County standards. Both local roads and collector roads may be financed by KD52 No. 1. The Districts anticipate owning and operating all local roads within the Districts. The County will own Old Pasco Road and Pasco Road, which are the main north-south and east-west County collector roads that bisect the Districts. Alternatively, the landowner may elect to finance directly or provide an alternate source of funding for the internal local roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the Districts would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

Stormwater Management System

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, drainage pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from lands within the Districts. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. KD52 No. 1 will finance, own, operate and maintain the stormwater system.

Water and Wastewater Utilities

As part of the CIP, the Districts intend to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Wastewater improvements for the CIP will include an onsite gravity collection system, offsite and onsite force main and onsite a lift stations. The water and wastewater collection systems for the Districts will be constructed and/or acquired by the Districts and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Perimeter Hardscape, Landscape, and Irrigation

The Districts will construct and/or install landscaping, irrigation and hardscaping outside of any gated areas. Such improvements will, at a minimum, meet or exceed any local design requirements. All such perimeter landscaping, irrigation and hardscaping will be owned, maintained and funded by the Districts. Such infrastructure, to the extent that it is located in rights-of-way outside of the boundaries of the Districts and owned by a local general purpose government, will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems located within gated areas would not be financed by District No. 1 and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The Districts intends to lease streetlights through an agreement with a local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Environmental Conservation/Mitigation

The Districts will own and maintain existing, onsite conservation areas.

Off-Site Improvements

Offsite improvements include water and wastewater main extensions along SR 52 and the existing portion of Old Pasco Road, improvements to State Road 52 and the extension of Pasco Road, including drainage and utility infrastructure, east of I-75.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by KD52 No. 1 through the sale of the Series 2025 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the Districts which benefit from the construction, acquisition, establishment and operation of the Districts' improvements. The annual debt service obligations of the Districts which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for the Series 2025 Bonds (the "Debt Service Assessments"). Interested persons are encouraged to contact the District Manager for information regarding

special assessments on a particular lot or parcel of lands. A copy of the Districts' assessment methodology and assessment rolls are available for review at the District's office.

The current annual Debt Service Assessments per product type for the Series 2025B Bonds apportioned to KD52 No. 1 are as follows:

Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
Residential				
TH	230	\$2,782,464.91	\$12,097.67	\$925.00
MF	680	\$5,747,423.12	\$8,452.09	\$646.26
SFD 35'	226	\$2,844,915.06	\$12,588.12	\$962.50
SFD 50'	333	\$5,661,711.21	\$17,002.14	\$1,300.00
Total Residential	1469	\$17,036,514.31		
Non-Residential				
Commercial/Retail	20,000	\$558,459.52	\$27,922.98	\$2,135.02
Total Non-Residential	20,000	\$558,459.52		
Total All Land Uses		\$17,594,973.83		

The current annual Debt Service Assessments per product type for the Series 2025B Bonds apportioned to KD52 No. 2 are as follows:

Bond Assessments Apportionment for KD52 CDD No. 2 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling Unit/1,000 Square Feet*
Residential				
TH	24	\$290,344.16	\$12,097.67	\$925.00
Total Residential	24	\$290,344.16		
Non-Residential				
Commercial/Retail	235,000	\$6,561,899.40	\$27,922.98	\$2,135.02
Light Industrial	1,900,000	\$16,027,782.60	\$8,435.68	\$645.00
Total Non-Residential	2,135,000	\$22,589,682.00		
Total All Land Uses		\$22,880,026.17		

The Debt Service Assessments exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the Districts' Board of Supervisors and are levied against benefitted lands within each District. O&M Assessments may increase or decrease in any given year, whereas the Debt Service Assessments are fixed and do not increase.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the Districts' infrastructure as presented herein reflect the Districts' current intentions, and the Districts expressly reserve the right in their sole discretion to change those plans at any time. Additionally, the Districts may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The Districts' Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the Pasco County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The Districts may also elect to collect the assessment directly.

This description of the Districts' operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the Districts play in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the Districts, please write to the District Manager at: Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or call (561) 571-0010.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the Districts and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the Districts' public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the Districts' activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2026, and recorded in the Official Records of Pasco County, Florida.

Witness/Attest

**KD52 COMMUNITY DEVELOPMENT DISTRICT
NO. 1**

Name: _____
Address: _____

Lane Gardner, Chairman

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by Lane Gardner, as Chairman of the Board of Supervisors of KD52 Community Development District No. 1, for and on behalf of the District, who [] is personally known to me or [] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

Witness/Attest

**KD52 COMMUNITY DEVELOPMENT DISTRICT
NO. 2**

Name: _____
Address: _____

Lane Gardner, Chairman

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by Lane Gardner, as Chairman of the Board of Supervisors of KD52 Community Development District No. 2, for and on behalf of the District, who [] is personally known to me or [] produced _____ as identification.

EXHIBIT A

KD52 CDD NO. 1

LEGAL DESCRIPTION:

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

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central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

EXHIBIT B

KD52 CDD NO. 2

LEGAL DESCRIPTION:

NON-RESIDENTIAL PARCEL 1:

A parcel of land being a portion of Sections 5 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence S02°04'22"W, along the West line of the Northwest 1/4 of said Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence leaving said West line of the Northwest 1/4 of Section 8, N89°20'40"E, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the POINT OF BEGINNING; thence leaving said North Right-of-Way line of STATE ROAD 52, N00°16'45"W, for 83.49 feet; thence N14°13'04"E, for 50.48 feet; thence N02°00'41"E, for 167.17 feet; thence N41°58'44"W, for 15.75 feet, to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeasterly along the arc of said curve, with a radial bearing of S87°21'48"E, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing N42°42'26"E, for 1,336.38 feet, to the point of tangent; thence N82°46'39"E, for 254.87 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N07°11'04"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing N80°01'15"E, for 117.69 feet, to the point of intersection with a non-tangent line; thence S12°45'17"E, for 181.98 feet, to the Northwest corner of LOT D, same being the Northeast corner of LOT E, both according to the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida; thence S02°08'02"W, along the East line of said LOT E, same being the West line of said LOT D, for 349.80 feet, to the Southeast corner of said LOT E, same being the Northeast corner of LOT G, according to said Plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the South line of said LOT E, same being the North line of said LOT G, for 365.22 feet; thence leaving said South line of LOT E, same being said North line of LOT G, S02°08'02"W, for 603.72 feet, to the point of intersection with the South line of said LOT G, same being the Northerly line of the former Seaboard System Railroad Right-of-Way; thence N72°10'34"E, along said South line of LOT G, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 388.27 feet, to the Southeast corner of said LOT G, same being the Southwest corner of said LOT D; thence N02°08'02"E, along the East line of said LOT G, same being said West line of LOT D, for 418.88 feet; thence leaving said East line of LOT G, same being said West line of LOT D, N89°53'36"E, for 83.61 feet; thence S02°08'02"W, for 146.31 feet; thence N89°57'31"E, for 249.73 feet, to the point of intersection with the East line of said LOT D, same being the West line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence N02°00'59"E, along said East line of LOT D, same being said West line of LOT C, for 160.49 feet; thence leaving said East line of LOT D, same being said West line of LOT C, N89°57'31"E, for 132.99 feet; thence S30°08'56"E, for 90.20 feet; thence N87°22'23"E, for 109.20 feet; thence S01°02'43"W, for 156.61 feet, to the point of intersection with the South line of said LOT C, same being said Northerly line of the former

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NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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Seaboard System Railroad Right-of-Way; thence N72°10'56"E, along said South line of LOT C, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 45.00 feet, to the Southeast corner of said LOT C; thence N02°00'58"E, along the East line of said LOT C, for 617.74 feet, to the Northeast corner of said LOT C; thence S89°57'31"W, along the North line of said LOT C, same being the North line of said plat of GASQUE'S SUBDIVISION, for 180.61 feet; thence leaving said North line of LOT C, same being said North line of the plat of GASQUE'S SUBDIVISION, N09°43'34"E, for 8.48 feet; thence N19°29'37"E, for 56.19 feet; thence N08°49'59"E, for 109.27 feet; thence N09°19'49"E, for 119.58 feet; thence N18°15'20"E, for 60.63 feet; thence N41°27'20"W, for 22.04 feet; thence N44°10'02"W, for 103.31 feet, to the point of intersection with a non-tangent curve, concave Northwesternly; thence Northeasterly along the arc of said curve, with a radial bearing of N40°25'14"W, having a radius of 1,208.00 feet, a central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing N29°17'23"E, for 837.79 feet, to the point of tangent; thence N09°00'00"E, for 488.00 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N80°59'25"W, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing N02°15'18"E, for 284.18 feet, to the point of tangent; thence N04°30'00"W, for 100.34 feet, to the point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing N33°45'00"E, for 180.78 feet, to the point of tangent; thence N72°00'00"E, for 30.26 feet, to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing N88°14'11"E, for 171.12 feet, to the point of compound curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing S70°00'49"E, for 215.22 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing S75°17'12"E, for 438.68 feet, to the point of tangent; thence S86°04'23"E, for 459.36 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to said FDOT Right-of-Way map Section 14140-XXXX, said point being hereinafter referred to as the Northeasterly most corner of the lands described herein as NON-RESIDENTIAL PARCEL 1; thence the following five (5) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); (1) thence S03°54'41"W, for 515.82 feet; (2) thence S08°07'59"W, for 697.63 feet, to the point of intersection with a non-tangent curve, concave Northwesternly; (3) thence Southwesterly along the arc of said curve, with a radial bearing of N82°09'53"W, having a radius of 860.00 feet, a central angle of 37°09'41", an arc length of 557.79 feet, and a chord bearing S26°24'57"W, for 548.06 feet, to the point of tangent; (4) thence S44°59'47"W, for 578.11 feet, to the point of curvature of a curve concave Southeasterly; (5) thence Southwesterly along the arc of said curve, having a radius of 1,113.00 feet, a central angle of 09°58'17", an arc length of 193.70 feet, and a chord bearing S40°00'39"W, for 193.45 feet, to the point of intersection with a non-tangent line, same being the point of intersection with the

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Southerly line of said former Seaboard System Railroad Right-of-Way; thence the following four (4) courses along said Southerly line of the former Seaboard System Railroad Right-of-Way, same being the North line of LOTS O, P, Q, R and S, respectively, according to said plat of GASQUE'S SUBDIVISION; (1) thence S72°10'05"W, for 423.17 feet; (2) thence S72°23'24"W, for 297.96 feet; (3) thence S72°22'44"W, for 330.68 feet, to the Northeast corner of said LOT P; (4) thence S72°23'53"W, for 421.74 feet, to the Northwest corner of said LOT O; thence leaving said Southerly line of the former Seaboard System Railroad Right-of-Way, same being said North line of LOTS O, P, Q, R and S, respectively, S01°56'58"W, along the West line of said LOT O, for 201.99 feet; thence leaving said West line of LOT O, S89°57'42"E, for 101.49 feet; thence N01°56'58"E, for 99.83 feet; thence N86°34'16"E, for 98.12 feet, to the point of intersection with the East line of said LOT O; thence S02°10'08"W, along said East line of said LOT O, for 15.19 feet, to the point of intersection with said North Right-of-Way line of STATE ROAD 52, same being the point of intersection with a non-tangent curve, concave Southeasterly; thence the following seven (7) courses along said North Right-of-Way line of STATE ROAD 52; (1) thence Southwesterly along the arc of said curve, with a radial bearing of S36°32'45"E, having a radius of 215.25 feet, a central angle of 54°13'02", an arc length of 203.68 feet, and a chord bearing S26°20'44"W, for 196.17 feet, to the point of intersection with a non-tangent line; (2) thence S36°59'09"W, for 39.29 feet; (3) thence S89°20'40"W, for 113.06 feet; (4) thence N00°39'20"W, for 10.00 feet; (5) thence S89°20'40"W, for 1,550.01 feet; (6) thence N00°39'20"W, for 10.00 feet; (7) thence S89°20'40"W, for 52.69 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

NON-RESIDENTIAL PARCEL 2:

A parcel of land lying in Section 5, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Commence at the aforementioned Northeasterly most corner of NON-RESIDENTIAL PARCEL 1, said point lying on the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence N03°54'41"E, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet, to the POINT OF BEGINNING; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.34 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing N75°17'12"W, for 408.74 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing N65°26'38"W, for 39.53 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S24°22'03"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing N73°17'36"W, for 332.04 feet, to the point of intersection with a non-tangent curve, concave

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Northerly; thence Westerly along the arc of said curve, with a radial bearing of N07°45'00"E, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing N70°49'06"W, for 124.87 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing N50°24'39"W, for 20.28 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing N46°47'12"W, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing N41°28'28"W, for 42.56 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing N23°22'22"W, for 120.39 feet, to the point of intersection with a non-tangent line; thence N80°32'04"W, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N74°24'40"E, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing N10°02'40"W, for 91.01 feet, to the point of tangent; thence N04°30'00"W, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing N13°00'00"E, for 665.16 feet, to the point of tangent; thence N30°30'00"E, for 460.36 feet, to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing N20°25'45"E, for 433.66 feet, to the point of intersection with a non-tangent line; thence N90°00'00"W, for 1,289.33 feet; thence N39°21'50"E, for 392.31 feet; thence N29°56'57"E, for 464.93 feet; thence N07°58'07"W, for 1,259.65 feet, to the point of intersection with the North line of the Northwest 1/4 of Section 5, Township 25 South, Range 20 East; thence N89°57'03"E, along said North line of the Northwest 1/4 of Section 5 and the North line of the Northeast 1/4 of said Section 5, respectively, for 2,978.81 feet, to said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); thence the following ten (10) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93) and the West line of Right-of-Way PARCEL 112, PART "B", as described in Official Records Book 8969, Page 3027, of the Public Records of Pasco County, Florida, respectively; (1) thence S12°55'12"W, for 1,178.71 feet; (2) thence N68°35'11"W, for 106.60 feet; (3) thence S56°58'31"W, for 137.01 feet; (4) thence S72°30'41"W, for 135.14 feet; (5) thence N56°10'07"W, for 237.80 feet; (6) thence S04°11'01"W, for 1,519.06 feet; (7) thence S07°05'08"E, for 290.84 feet; (8) thence S84°13'32"E, for 283.41 feet, to the point of intersection with a non-tangent curve, concave Easterly; (9) thence Southerly along the arc of said curve, with a radial bearing of S83°28'00"E, having a radius of 11,609.16 feet, a central angle of 02°37'26", an arc length of 531.67 feet, and a chord bearing S05°13'17"W, for 531.62 feet, to the point of intersection with a non-tangent line; (10) thence S03°54'41"W, for 1,385.16 feet, to the POINT OF BEGINNING.

All together containing 15,105,912 square feet or 346.784 acres, more or less.

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

8

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KD52 Community Development District No. 1 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

- Seat # 3 (currently held by Matthew Josey)
- Seat # 4 (currently held by Laura Lindsey)
- Seat # 5 (currently held by Travis Loxton)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2030:

- Seat # 1 (currently held by Tolly Krusen)
- Seat # 2 (currently held by Lane Gardner)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of February, 2026.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

9

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION:

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

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

10

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

10A

**KD52 NO. 1 COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No Not Applicable

District established in March 2025 and website will be available within 12 months of establishment.

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No Not Applicable

See 1.2

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

As of September 2025, the District had not acquired and/or constructed any improvements.

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No Not Applicable

See 1.2

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No Not Applicable

See 1.2

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

District was established in FY 25, therefore FY 24 Audit is not applicable.

Cindy Carbone

District Manager

Cindy Carbone

Print Name

03-04-2025

Date



Chair/Vice Chair, Board of Supervisors

Lane Gardner

Print Name

03-04-2025

Date

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

10B

**KD52 NO. 1 COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No Not Applicable

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No Not Applicable

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No Not Applicable

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No Not Applicable

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**RATIFICATION
ITEMS**

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

RATIFICATION

ITEMS A

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The following is/are elected as Officer(s) of the District effective April 15, 2025:

Howard Lane Gardner is elected Chair

Tolly Krusen is elected Vice Chair

Matthew Josey is elected Assistant Secretary

Laura Lindsey is elected Assistant Secretary

Travis Loxton is elected Assistant Secretary

Chris Conti is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 15, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 15th day of April, 2025.

ATTEST:

**KD52 COMMUNITY
DEVELOPMENT DISTRICT NO. 1**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

RATIFICATION

ITEMS B

**AGREEMENT BETWEEN THE KD52 COMMUNITY
DEVELOPMENT DISTRICT NO. 1 AND ARCHAEOLOGICAL CONSULTANTS, INC.,
FOR CULTURAL RESOURCES ASSESSMENT SURVEY SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 19th day of December 2025, by and between:

KD52 Community Development District No. 1, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

Archaeological Consultants, Inc., a Florida corporation, with a mailing address of 8110 Blaikie Court, Suite A, Sarasota, Florida 34240 (“Contractor”, together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by Pasco County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide cultural resources assessment survey services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide cultural resources assessment survey services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto, and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide cultural resources assessment survey services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** Services shall commence upon execution of this Agreement and be complete at the conclusion of the services, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** The District shall pay Contractor Four Thousand Dollars (\$4,000.00) for the Services with an additional fee of Five Hundred Dollars (\$500.00) per historic resources as identified in **Exhibit A** attached hereto and incorporated herein by

reference. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor

to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. 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. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent

the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor 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 attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. 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 Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: KD52 Community Development District No. 1
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Archaeological Consultants, Inc.
811 Blaikie Court, Suite A
Sarasota, Florida 34240
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. 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 of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Cindy Cerbone** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0100, CERBONEC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

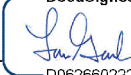
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

DocuSigned by:  _____ DS
D062660222F64C5... SM
Chairperson, Board of Supervisors

**ARCHAEOLOGICAL CONSULTANTS,
INC.**

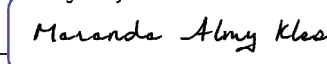
Signed by:  _____
3050801CDF17430...
By: Maranda Almy Kles
Its: President

Exhibit A: Scope of Services

Exhibit A Scope of Services



ARCHAEOLOGICAL CONSULTANTS INC.
Florida's First Choice in Cultural Resource Management

12/18/2025

Mr. Sean Manson
Managing Director – Design and Construction
KD52 CDD No. 1
PO Box 8100036
Boca Raton, FL 33481

**A FULL SERVICE
CULTURAL
RESOURCE
MANAGEMENT
COMPANY**

Cultural Resources Assessment Survey Proposal: ± 3.4 Acre Kinfield in Pasco County, Florida

Dear Mr. Manson:

**ARCHAEOLOGICAL
SURVEYS AND
EXCAVATIONS**

In response to your request for a Cultural Resource Assessment Survey (CRAS) of the ±3.4 Acre Kinfield ([see attached figure](#)) in Pasco County, Archaeological Consultants, Inc. (ACI) is pleased to provide the following information.

**HISTORIC
BUILDING
SURVEYS AND
EVALUATIONS**

ACI is familiar with Pasco County's history and prehistory as well as state and federal requirements for archaeological surveys which should conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code (FAC). In addition, our senior archaeologists are Registered Professional Archaeologists (RPA) and our entire staff of historians and archaeologists meet the Secretary of the Interior's Standards for professionals working in the field of historic preservation.

**CULTURAL
RESOURCE
ASSESSMENTS**

Based on a review of the information provided, moderate to high archaeological potential, and CRAS reports in the area, the cost for ACI's services is \$4,000. This will include background research, field survey, travel, (1 day with a 2-person field crew), artifact analysis, and an abbreviated CRAS Report complying with the FDOT PD&E Manual, as well as the Florida Division of Historic Resources' (FDHR) *Module Three, Guidelines for Use by Historic Preservation Professionals*. However, if any historic resources (50 years of age or older) are located on the property, there is an additional fee of \$500 per historic resource, as the FDHR requires the historic resources (e.g., buildings, roads, canals) to be recorded in the CRAS report (Chapter 1A-46 FAC), none anticipated. Finally, these costs do include responding to standard Requests for Additional Information (RAI) from reviewers. If reviewers request additional research or survey beyond what was reasonably expected in the agreed scope of work, such comments/requests would be addressed under a separate agreement, as necessary. If human remains are identified, this scope includes the initial coordination with the State Archaeologist required by Chapter 872, F.S. Costs for additional investigation or coordination will be negotiated, as needed.

**NATIONAL
REGISTER
NOMINATIONS**

**PRESERVATION
PLANNING**

**BIO-
ARCHAEOLOGY,
FORENSIC
ANTHROPOLOGY,
AND NAGPRA
COMPLIANCE**

If ACI is selected for this job, we will initiate the project within 10 working days, after receiving this original signed letter agreement accepting our costs and timetable. Within 10 working days after completion of field work, a draft report and an invoice will be provided. After ACI addresses comments and receives payment in full, we will provide an electronic copy of the final report and, if needed, three hard copies. ACI shall be compensated for all services within 30 days of the invoice date. ACI shall be paid in full regardless of whether or not the results of the CRAS are what KD52 CDD No. 1 anticipated. If a decision is made to discontinue the CRAS at any point, only charges for efforts to that point will be invoiced.

**A MEMBER OF
ACRA**

These costs reflect current hotel rates and gas prices in the project area, as well as travel times and seasonal weather considerations. These costs and timeline are valid for 90 days, after that time cost and timeline would have to be reviewed and confirmed or adjusted. Any changes to the project boundary would also result in cost and timeline review/ adjustment, or a supplemental agreement. The effort and therefore costs and timeline are based on the 2003 FDHR *Module 3*. When an updated *Module 3* is released, costs will have to be updated to reflect any changes in expectations. Unless otherwise requested, the client will be responsible for the

P.O. Box 5103, Sarasota, Florida 34277-5103, (941) 379-6206

Website: www.aci-crm.com • Tallahassee Area Office: (850) 926-9285 • St. Augustine Area Office: (904) 829-9100



ARCHAEOLOGICAL CONSULTANTS INC.
Florida's First Choice in Cultural Resource Management

coordination of site access, land clearing, traffic control, clearing of on-site obstructions, or any other logistical consideration necessary to conduct the survey.

Additional Terms and Conditions:

Additional Insured: If requested, KD52 CDD No. 1 will be named as an additional insured with respect to the services to be performed under this agreement.

Confidentiality: ACI shall not directly or indirectly disclose to any third person or party information regarding the results of the CRAS prior to obtaining written permission from KD52 CDD No. 1.

Agreement: This agreement represents the entire agreement between the parties and may only be modified in writing signed by both parties.

Governing Law: This agreement shall be deemed to have been made in the place of performance of the Cultural Resource Services and shall be governed by and construed in accordance with the laws of the State of Florida. Any controversy or claim arising out of this agreement, or breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its rules. Judgement on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Indemnity: ACI agrees to indemnify, protect, and hold harmless KD52 CDD No. 1 from and against all liabilities, claims, or demands of every kind of injury, including death, or damages to any person or property related in any way to ACI's performance of this agreement, except to the extent such liabilities, claims, or demands are caused by the negligence or willful misconduct of KD52 CDD No. 1.

If the terms of this agreement are acceptable to the party responsible for payment and the property is correctly depicted on the attached figure, please sign and date this letter and return a signed copy to ACI. If KD52 CDD No. 1 wishes to provide a contract reflecting our costs and schedule, there is an additional fee of \$350 for contract review. ACI's insurance coverage is attached for your use. ACI will initiate the project after the agreement has been fully executed by both parties.

Sincerely,

Party Responsible for Payment: _____

Maranda Almy Kles

Signed: _____

Maranda Almy Kles, PhD, RPA
President

Typed Name: _____

Attachment: ACI Insurance Coverage
B25515/MAK/cf

Title: _____ Date: _____

Email: _____

Phone: _____

P.O. Box 5103, Sarasota, Florida 34277-5103, (941) 379-6206
Website: www.aci-crm.com • Tallahassee Area Office: (850) 926-9285 • St. Augustine Area Office: (904) 829-9100



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Atlas Insurance Agency 7120 Beneva Road Sarasota FL 34238	CONTACT NAME: Construction Certificates PHONE (A/C No. Ext): 941-366-8424 FAX (A/C No.): E-MAIL ADDRESS: constructioncerts@atlasinsuranceagency.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Archaeological Consultants, Inc. 8110 Blaikie Ct Ste A Sarasota FL 34240-8308	INSURER A: FCCI Insurance Company 10178	
	INSURER B: Landmark American Insurance Co 33138	
	INSURER C: Westchester Surplus Lines Ins. 10172	
	INSURER D: American Builders Ins. Co. (A Stock Company) 11240	
	INSURER E: MONROE GUARANTY INS CO 32506	
INSURER F:		

COVERAGES CERTIFICATE NUMBER: 898825015 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADCL INSD	SUBRT WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
E	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL100100209-00	4/2/2025	4/2/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMBOP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA100100208-00	4/2/2025	4/2/2026	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB100100213-00	4/2/2025	4/2/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCV039394000	4/17/2025	4/17/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability			LHR867083	5/8/2025	4/2/2026	Each Claim/Aggregate 1000000/2000000
C	Contractors Pollution Liability			G28224989006	9/14/2025	4/2/2026	Each Condition/Aggreg 1000000/1000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Coverage is subject to policy forms, conditions & exclusions. Marion M. Almy is an excluded officer for Worker's Compensation.

CERTIFICATE HOLDER ACI (Archaeological Consultants, Inc.); 8110 Blaikie Court, Suite A Sarasota FL 34240	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

RATIFICATION

ITEMS C

FIRST AMENDMENT TO AGREEMENT REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT, REAL PROPERTY, AND INFRASTRUCTURE

This First Amendment (the “Amendment”) is made and entered into as of this 13th day of January, 2026 by and between:

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District No. 1”);

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District No. 2” and together with District No. 1, the “Districts”);

SF LANDCO LIQUIDATING COMPANY, LLC, a Delaware limited liability company, and owner of land within the boundaries of the Districts, whose address is 11512 Lake Mead Avenue, Suite 603, Jacksonville, Florida 32258, and its affiliates, successors and assigns (“SF LandCo”); and

MU LANDCO LIQUIDATING COMPANY, LLC, a Delaware limited liability company, and owner of land within the boundaries of the Districts, whose address is 11512 Lake Mead Avenue, Suite 603, Jacksonville, Florida 32258, and its affiliates, successors and assigns (“MU LandCo” and together with SF LandCo, the “Master Landowner,” and collectively with the Districts, the “Parties”).

WHEREAS, the Master Landowner is the owner of certain lands located within the boundaries of the respective Districts; and

WHEREAS, the Districts were established to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities for lands including the Property; and

WHEREAS, the Parties entered into that certain *Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure*, dated September 25, 2025 (“Acquisition Agreement”); and

WHEREAS, the Master Landowner has entered into a Utility Cost-Sharing Agreement (“Cost Sharing Agreement”), as well as the S.R. 52/Old Pasco Road Utilities Corridor Joint Funding & Construction Agreement, with certain other landowners in order to share certain off-site master utility improvements (“Shared Utility Infrastructure”); and

WHEREAS, the Master Landowner has also entered into a Utility Cost-Sharing Escrow Agreement (“Escrow Agreement”) which governs the escrowing of funds associated with the Cost Sharing Agreement; and

WHEREAS, District No. 1 issued Special Assessment Revenue Bonds, Series 2025 (“Bonds”) in order to fund a portion of the Districts’ Shared Master Infrastructure as described in the Districts’ *Supplemental Engineer’s Report*, dated August 2025, which includes the utility improvements contemplated by the Cost-Sharing Agreement and Escrow Agreement (together, the “Agreements”); and

WHEREAS, District No. 1, pursuant to the Acquisition Agreement and at the direction of the Master Landowner, agrees to deposit funds in accordance with the Agreements in order to fulfill the obligations set forth therein; and

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Districts and Master Landowner agree as follows:

SECTION 1. GENERAL. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. FUNDING. District No. 1 agrees, at the direction of the Master Landowner, to deposit funds as obligated by and in accordance with provisions of the Cost Sharing Agreement and Escrow Agreement. Such funds shall be payable solely from proceeds of the Bonds and attributable to the improvements set forth in the Acquisition Agreement. Master Landowner agrees and understands that (i) no other funding source is pledged by the Districts under this Amendment including but not limited to special assessments, maintenance assessments, or impact fee credit revenue, (ii) no full faith and credit of the Districts are pledged whatsoever and (iii) that no property owner’s special assessments shall increase as a result of this funding and repayment.

SECTION 3. AFFIRMATION OF THE ACQUISITION AGREEMENT. The Acquisition Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2, nothing herein shall modify the rights and obligations of the Parties under the Acquisition Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment 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.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Remainder of page intentionally blank]

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

Attest:

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

DocuSigned by:
Cindy Carbone _____
5CBFBBE205D7450...
Secretary/Assistant Secretary

Signed by:
Tolly Krusen _____
F17EC83BEF044FA...
Taliaferro Krusen, Vice Chairman

Attest:

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

DocuSigned by:
Cindy Carbone _____
5CBFBBE205D7450...
Secretary/Assistant Secretary


Signed by:
Tolly Krusen _____
F17EC83BEF044FA...
Taliaferro Krusen, Vice Chairman

Attest:

SF LANDCO LIQUIDATING COMPANY, LLC,
a Delaware limited liability company
By: SF SR52 LLC, its sole member
By: Hines SF SR52 MM LLC, its managing member
By: Hines SF SR52 Associates LP, its sole member
By: Hines Interests Limited Partnership, its general partner

DocuSigned by:

001E72A6E14D442...
Witness: Kellie Hines


DocuSigned by:

D062660222F64C5...
By: _____
Lane Gardner
Its: Senior Managing Director

Attest:

MU LANDCO LIQUIDATING COMPANY, LLC,
a Delaware limited liability company
By: MU SR52 LLC, its sole member
By: Hines MU SR52 MM LLC, its managing member
By: Hines MU SR52 Associates LP, its sole member
By: Hines Interests Limited Partnership, its general partner

DocuSigned by:

001E72A6E14D442...
Witness: Kellie Hines

DocuSigned by:

D062660222F64C5...
By: _____
Lane Gardner
Its: Senior Managing Director

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

RATIFICATION

ITEMS D

CHANGE ORDER

Project: Kinfield Phase 1 Master Infrastructure

Project Number:

Change Order Number: 1

The Owner has reviewed the Proposal from Contractor submitted in response to the Change Order Request No. 1, in which the Contractor has agreed to the changes in the Work described in the Change Order Request. Based upon this acceptance of the Contractor's Proposal, this Change Order is entered into by and between Owner and Contractor, as detailed below. In the event this Change Order increases the Contract Amount, the Contractor agrees, by accepting this Change Order, that all direct and indirect costs related to this Change, and any effect of the change on the remainder of the Project, the Schedule, or the Time(s) of Completion have been fully compensated by this Change Order. All other provisions of the Construction Contract remain in full force and effect.

The original Contract Amount was	\$ 16,620,536.20
Net change by previously authorized Change Orders	\$ 0.00
The Contract Amount prior to this Change Order was	\$ 16,620,536.20
The Contract Amount will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ (3,334,144.04)
The new Contract Amount including this Change Order will be	\$ 13,286,392.16
The Contract Time will be (increased) (decreased) (unchanged) by () days.	
The Date of Substantial Completion as of the date of this Change Order therefore is July 07, 2026.	

Accepted:

Accepted:

Phillips Heavy, Inc.
CONTRACTOR

KD52 Community Development District No 1
OWNER

Signed by:
By: Art Phelps
A472FD50410344C...

DocuSigned by:
By: [Signature] DS SM
D062880222F64C5...

Date: 1/16/2026

Date: 1/21/2026

Clearview Land Design
Engineer

[Signature]
1/20/26



December 3, 2025

Mr. Brian Surak
KD52 CDD No.1, District Engineer
3010 W Azelee Street, Suite 150
Tampa, FL 33609

Re: Kinfield Phase 1 Master Infrastructure – COR #001

For this request we have bundled together two sets of changes to the project plan set, and the ODPO material. Please review the following.

Modifications to FP6

Please see the line items under the “Modifications to FP6” in following SOV. This reflects the changes to FP6 requested by the owner, to preserve a natural spring on the northeastern side of the floodplain.

Changes to plans from 5.29.2025 to 9.30.25

Please see the line items under the “Changes to plans from 5.29.2025 to 9.30.25” in the following SOV. These changes are related to the latest set of plans released from Clearview on September 30th, 2025. These plan changes encompass changes to the earthwork and storm system of the project. The earthwork changes are a net neutral change and is not shown on the SOV.

ODPO Materials

Please see the line items under the “ODPO Materials” in the following SOV. These are the total material deductions for the underground utilities and storm water work.

If this is acceptable, please issue a reductive change order of \$3,346,588.59 dollars to the contract value.

Should you have any questions, please feel free to contact us at your convenience.

A handwritten signature in blue ink, appearing to read 'Jesse Ertle'.

Phillips, Inc.
Jesse Ertle, E.I.
Sr. Project Engineer

KINFIELD PHASE 1 MASTER INFRASTRUCTURE - COR 001

Item	Unit Measure	Quantity	Item Unit Cost	Total Cost	Days
<i>Modifications to FP6</i>					
Silt Fence	LF	367	\$ 3.74	\$ 1,372.58	-
Silt Fence Removal	LF	550	\$ 1.87	\$ 1,028.50	-
Silt Fence Crew Mob	EA	1	\$ 1,250.00	\$ 1,250.00	-
Excavation	CY	1,414)	\$ 5.42	\$ 7,663.88	-
<i>Changes to plans from 5.29.2025 to 9.30.2025</i>					
<i>Adds</i>					
48" HP	LF	64	\$ 262.18	\$ 16,779.52	-
Mitered End Section 48' RCP	EA	1	\$ 9,155.04	\$ 9,155.04	-
FDOT Type J-3 Curb Inlet	EA	5	\$ 15,028.18	\$ 75,140.90	-
FDOT Type P-4 Curb Inlet	EA	2	\$ 8,152.50	\$ 16,305.00	-
Wingwalls & Headwalls for Box Culvert	EA	2	\$ 147,020.40	\$ 294,040.80	-
<i>Deducts</i>					
42" HP	LF	44)	\$ 173.53	\$ 7,635.32	-
48" HP	LF	3	\$ 262.18	\$ 786.54	-
Mitered End Section 42' RCP	EA	1	\$ 7,313.03	\$ 7,313.03	-
FDOT Type P-3 Curb Inlet	EA	7	\$ 8,109.54	\$ 56,766.78	-
Box Culvert	LF	163)	\$ 2,071.11	\$ 337,590.93)	-
<i>ODPO Materials</i>					
ODPO #1 Empire	LS	1	\$ 1,603,493.96)	\$ 1,603,493.96)	-
ODPO #2 Mack Storm Structures	LS	1	\$ 383,060.86)	\$ 383,060.86)	-
ODPO #3 Mack Box Culvert	LS	1	\$ 1,161,545.19)	\$ 1,161,545.19)	-
ODPO #4 Rinker	LS	1	\$ 195,804.44)	\$ 195,804.44)	-
Total Change Order Request 001				\$ 3,346,588.59)	-



December 4, 2025

Mr. Brian Surak
KD52 CDD No.1, District Engineer
3010 W Azelee Street, Suite 150
Tampa, FL 33609

Re: Kinfield Phase 1 Master Infrastructure – COR #002

Phillips would like to utilize a temporary construction meter on the closest fire hydrant located approximately 1,700 LF east of the site entrance. This would allow us to continue our work as planned without having to complete either the jack & bore, or directional drill work. Please see the following schedule of values.

If this is acceptable, please issue a change order of \$12,444.55 dollars to the contract value.

Should you have any questions, please feel free to contact us at your convenience.

A handwritten signature in blue ink, appearing to read 'Jesse Ertle'.

Phillips, Inc.
Jesse Ertle, E.I.
Sr. Project Engineer

KINFIELD PHASE 1 MASTER INFRASTRUCTURE - COR 002

Item	Unit Measure	Quantity	Item Unit Cost	Total Cost	Days
<i>Fire Hydrant Meter Connection</i>					
Install	DA	0.5	\$ 7,641.80	\$ 3,820.90	-
Material	LS	1	\$ 8,561.74	\$ 8,561.74	-
Bond Adjustment	LS	1		\$ 61.91	-
Total Change Order Request 002				\$12,444.55	-

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**UNAUDITED
FINANCIAL
STATEMENTS**

KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026

KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,483	\$ -	\$ -	\$ 6,483
Investments				
Reserve	-	2,939,620	-	2,939,620
Capitalized interest	-	2,391,740	-	2,391,740
Construction	-	-	28,710,993	28,710,993
Cost of issuance	-	24,639	-	24,639
Due from Landowner	18,175	-	-	18,175
Total assets	<u>24,658</u>	<u>5,355,999</u>	<u>28,710,993</u>	<u>34,091,650</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,708	\$ -	\$ -	\$ 14,708
Contracts payable	-	-	166,533	166,533
Retainage payable	-	-	186,452	186,452
Landowner advance	8,893	-	-	8,893
Total liabilities	<u>23,601</u>	<u>-</u>	<u>352,985</u>	<u>376,586</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	18,175	-	-	18,175
Total deferred inflows of resources	<u>18,175</u>	<u>-</u>	<u>-</u>	<u>18,175</u>
Fund balances:				
Unassigned	(17,118)	5,355,999	28,358,008	33,696,889
Total fund balances	<u>(17,118)</u>	<u>5,355,999</u>	<u>28,358,008</u>	<u>33,696,889</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 24,658</u>	<u>\$5,355,999</u>	<u>\$28,710,993</u>	<u>\$34,091,650</u>

KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 7,713	\$ 17,426	\$ 106,290	16%
Total revenues	<u>7,713</u>	<u>17,426</u>	<u>106,290</u>	16%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	989	989	25,000	4%
Engineering	-	-	5,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	667	2,000	33%
Debt service fund accounting	313	1,250	3,750	33%
Trustee*	-	-	5,000	0%
Telephone	17	67	200	34%
Postage	7	17	500	3%
Printing & binding	42	167	500	33%
Legal advertising	90	90	2,000	5%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	151	1,230	1,750	70%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,776</u>	<u>25,652</u>	<u>106,290</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	1,937	(8,226)	-	
Fund balances - beginning	(19,055)	(8,892)	-	
Fund balances - ending	<u>\$ (17,118)</u>	<u>\$ (17,118)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

KD52
COMMUNITY DEVELOPMENT DISTRICT No.1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED JANUARY 31, 2026

	Current Month	Year To Date
REVENUES		
Interest	\$ 16,860	\$ 56,672
Total revenues	16,860	56,672
EXPENDITURES		
Interest	-	236,587
Total expenditures	-	236,587
Excess/(deficiency) of revenues over/(under) expenditures	16,860	(179,915)
Fund balances - beginning	5,339,139	5,535,914
Fund balances - ending	\$ 5,355,999	\$ 5,355,999

KD52
COMMUNITY DEVELOPMENT DISTRICT No.1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED JANUARY 31, 2026

	Current Month	Year To Date
REVENUES		
Interest	\$ 94,476	\$ 336,886
Total revenues	94,476	336,886
EXPENDITURES		
Capital outlay	494,692	5,104,845
Total expenditures	494,692	5,104,845
Excess/(deficiency) of revenues over/(under) expenditures	(400,216)	(4,767,959)
Fund balances - beginning	28,758,224	33,125,967
Fund balances - ending	\$ 28,358,008	\$ 28,358,008

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

MINUTES

DRAFT

**MINUTES OF MEETING
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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The Board of Supervisors of the KD52 Community Development District No. 1 held a Special Meeting and Audit Committee Meeting on September 23, 2025 at 1:00 p.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

Present:

Howard "Lane" Gardner	Chair
Taliaferro "Tolly" Krusen	Vice Chair
Matthew Josey	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jonathan Johnson	District Counsel
Brian Surak (via telephone)	Interim District Engineer
Sean Manson	Landowner Representative
Misty Taylor	Bond Counsel
Sara Zare (via telephone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:00 p.m.
Supervisors Gardner, Krusen and Josey were present. Supervisor Loxton and Supervisor-Elect Laura Lindsey were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Laura Lindsey [Seat 4] (the following will be provided under a separate cover)

40 This item will remain on the agenda until Ms. Lindsey is sworn in.

41 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

42 **B. Membership, Obligations and Responsibilities**

43 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

44 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
45 **Public Officers**

46

47 **FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-33, Electing and Removing Officers of the District, and Providing for an Effective Date

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51 This item was deferred.

52

53 **FIFTH OF BUSINESS**

Consideration of Resolution 2025-42, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

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Mr. Johnson presented Resolution 2025-42.

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On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-42, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the

77 **Recording of a Notice of Special Assessments; and Providing for Conflicts,**
 78 **Severability, and an Effective Date, was adopted.**

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81 **SIXTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

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The Meeting recessed and the Audit Selection Committee Meeting commenced.

85

86 **SEVENTH ORDER OF BUSINESS**

**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services**

87

88
89 **A. Affidavit of Publication**

90 **B. RFP Package**

91 These items were included for informational purposes.

92 **C. Respondent(s)**

93 Ms. Cerbone stated that she is familiar with the two respondents and discussed the
94 qualifications and pricing for each of the respondents. She presented her Auditor Evaluation
95 Matrix scores and ranking. The Audit Committee can accept her scores and ranking or the
96 Committee can complete the Evaluation Matrix individually or as a group. Mr. Gardner stated
97 he has worked with Grau & Associates.

98 **I. Berger, Toombs, Elam, Gaines & Frank**

99 Bid: \$3,350 for the fiscal year ended September 30, 2025 and 2026, and \$3,500 for Fiscal
100 Year 2027, plus an additional \$1,400 per bond issuance.

101 **II. Grau & Associates**

102 Bid: \$3,100 for Fiscal Year 2025, \$3,200 for Fiscal Year 2026, \$3,300 for Fiscal Year 2027,
103 \$3,400 for Fiscal Year 2028 and \$3,500 for Fiscal Year 2029, plus an additional \$1,500 per bond
104 issuance.

105 **D. Auditor Evaluation Matrix/Ranking**

106 The Audit Selection Committee agreed with Ms. Cerbone’s scores and ranking, as
107 follows:

108	#1	Grau & Associates	99 Points
109	#2	Berger, Toombs, Elam, Gaines & Frank	94 Points

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On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, accepting Ms. Cerbone’s scores and ranking as the Audit Selection Committee’s own scores, ranking and recommendation to rank Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

EIGHTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

The Audit Selection Committee Meeting terminated and the Meeting reconvened.

NINTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board’s own scores and ranking, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.

TENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondents

- I. Alliant Engineering, Inc.**
- II. Clearview Land Design, P.L.**
- III. Lighthouse Engineering, Inc.**

D. Competitive Selection Criteria/Ranking

The Board jointly completed the scoring for each respondent in each of the Competitive Selection Criteria categories.

Ms. Cerbone tabulated and reported the Board’s scores and ranking, as follows:

- 147 #1 Clearview Land Design, P.L. 85 points
- 148 #2 Alliant Engineering, Inc. 79 points
- 149 #3 Lighthouse Engineering, Inc. 79 points

150 E. Award of Contract

151 On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,
 152 ranking Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ
 153 for Engineering Services; awarding the Engineering Services contract to
 154 Clearview Land Design, P.L.; and authorizing Staff to negotiate and finalize the
 155 Agreement with Clearview Land Design, P.L., was approved.

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158 ELEVENTH ORDER OF BUSINESS

Consideration of Clearview Land Design,
P.L. Proposal/Work Authorization for
Work: District Engineering Services

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162 On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,
 163 Clearview Land Design, P.L. Proposal/Work Authorization for District
 164 Engineering Services related to reimbursable expenses, in the amount of
 165 \$1,000, was approved.

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168 TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09,
Designating the Location of the Local
District Records Office and Providing for an
Effective Date

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173 This item was deferred.

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175 THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of August 31, 2025

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178 On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor,
 179 Unaudited Financial Statements as of August 31, 2025, were accepted.

180
181

182 FOURTEENTH ORDER OF BUSINESS

Approval of July 8, 2025 Special Meeting
Minutes

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185

The following change was made:

186 Line 98: Change “Mason’s” to “Manson’s”

187 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, July**
188 **8, 2025 Special Meeting Minutes, as amended, were approved.**

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190

191 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

192
193

A. District Counsel: Kutak Rock LLP

194 Mr. Johnson stated that the bond preclosing will take place after today’s meeting and
195 funding will occur within days of that. He discussed the progress in executing the turnover
196 documents and submitting a requisition of a catch-up invoice based on the Personnel Leasing
197 Agreement, all of which will be presented for ratification at the next meeting.

198 Ms. Cerbone stated that, to process requisitions, contracts must be in the name of the
199 CDD; if not, then the Landowner/Developer could receive reimbursement by submitting
200 invoices and proof of payment to the vendor. Mr. Surak will review and approve all Requisitions
201 for payment.

202 **B. District Engineer (Interim): Clearview Land Design, P.L.**

203 This was no report.
204 Going forward, “(Interim)” will be removed from the above title.

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

- 206 • **NEXT MEETING DATE: October 21, 2025 at 1:00 PM**
- 207 ○ **QUORUM CHECK**

208 The October 21, 2025 meeting will probably be cancelled.
209 Discussion ensued regarding processing the District Engineer’s contract outside of the
210 meeting and presenting for ratification at a future meeting.

211

212 **SIXTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

213
214 There were no Board Members’ comments or requests.

215

216 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments

217

218 No members of the public spoke.

219

220 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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222 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the**
223 **meeting adjourned at 1:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**STAFF
REPORTS**

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025 CANCELED	Regular Meeting	1:00 PM
November 18, 2025 CANCELED	Regular Meeting	1:00 PM
December 16, 2025 CANCELED	Regular Meeting	1:00 PM
January 20, 2026 CANCELED	Regular Meeting	1:00 PM
February 17, 2026 <i>rescheduled to February 24, 2026</i>	Regular Meeting	1:00 PM
February 24, 2026	Regular Meeting	1:00 PM
March 17, 2026	Regular Meeting	1:00 PM
April 21, 2026	Regular Meeting	1:00 PM
May 19, 2026	Regular Meeting	1:00 PM
June 16, 2026	Regular Meeting	1:00 PM
July 21, 2026	Regular Meeting	1:00 PM
August 18, 2026	Regular Meeting	1:00 PM
September 15, 2026	Regular Meeting	1:00 PM