

# **HARMONY ON LAKE ELOISE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 10, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

# Harmony on Lake Eloise Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 3, 2022

Board of Supervisors

Harmony on Lake Eloise Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony on Lake Eloise Community Development District will hold a Public Hearing and Regular Meeting on August 10, 2022, at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2022/2023 Budget Funding Agreement
5. Consideration of Dewberry Engineers, Inc., Response to Request for Qualifications (RFQ) for Engineering Services
6. Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of June 30, 2022
8. Approval of July 13, 2022 Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer [Interim]: *Dewberry Engineers, Inc.*

### ATTENDEES:

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

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

- NEXT MEETING DATE: September 14, 2022 at 9:30 A.M.
- QUORUM CHECK

<b>CHRIS TYREE</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>MARY MOULTON</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>BILL FIFE</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>COURTNEY POTTER</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>JC NOWOTNY</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>

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

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

*Cindy Cerbone*  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 801 901 3513**

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

## Miscellaneous Notices



Published in The Ledger on July 22, 2022

### Location

Polk County,

### Notice Text

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ( Board ) of the Harmony on Lake Eloise Community Development District ( District") will hold a public hearing on August 10, 2022 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808 for the purpose of hearing comments and objections on the adoption of the proposed budget of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ( Fiscal Year 2022/2023 ). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ( District Manager s Office ), during normal business hours.

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

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

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

District Manager

July 22, 29, 2022

## Miscellaneous Notices



Published in The Ledger on July 29, 2022

### Location

Polk County,

### Notice Text

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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District Manager

July 22, 29, 2022

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2022-37

### THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Harmony on Lake Eloise Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony on Lake Eloise Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.**

**ATTEST:**

**HARMONY ON LAKE ELOISE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2022/2023 Budget(s)

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
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**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	75,265	7,054	70,281	\$ 77,335	\$ 208,978
Total revenues	<u>75,265</u>	<u>7,054</u>	<u>70,281</u>	<u>77,335</u>	<u>208,978</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	32,000	8,000	24,000	32,000	48,000
Legal	25,000	1,505	23,495	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	6,000
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent*	500	-	500	500	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	80	120	200	200
Postage	500	-	500	500	500
Printing & binding	500	200	300	500	500
Legal advertising	6,500	1,743	4,757	6,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	1,680	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>75,265</u>	<u>13,208</u>	<u>62,057</u>	<u>75,265</u>	<u>98,540</u>
<b>Field operations and maintenance</b>					
Field operations manager	-	-	-	-	4,500
Landscaping contract labor	-	-	-	-	33,750
Insurance: property	-	-	-	-	3,750
Porter services	-	-	-	-	4,500
Backflow prevention test	-	-	-	-	113
Irrigation maintenance/repair	-	-	-	-	2,250
Plants, shrubs & mulch	-	-	-	-	7,500
Annuals	-	-	-	-	7,500
Tree trimming	-	-	-	-	1,500
Signage	-	-	-	-	750
General maintenance	-	-	-	-	3,000
Fence/wall repair	-	-	-	-	1,125
Aquatic control - ponds	-	-	-	-	4,500
Fountain electric	-	-	-	-	4,500
Fountain maintenance	-	-	-	-	1,500
Electric:					
Irrigation	-	-	-	-	1,800
Street lights	-	-	-	-	18,000
Entrance signs	-	-	-	-	900
Water- irrigation	-	-	-	-	9,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,438</u>

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Total expenditures	75,265	13,208	62,057	75,265	208,978
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,154)	8,224	2,070	-
Fund balance - beginning (unaudited)	-	(2,070)	(8,224)	(2,070)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(8,224)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (8,224)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210



**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations and maintenance**

Field operations manager	4,500
Landscaping contract labor	33,750
Insurance: property	3,750
Porter services	4,500
Backflow prevention test	113
Irrigation maintenance/repair	2,250
Plants, shrubs & mulch	7,500
Annuals	7,500
Tree trimming	1,500
Signage	750
General maintenance	3,000
Fence/wall repair	1,125
Aquatic control - ponds	4,500
Fountain electric	4,500
Fountain maintenance	1,500
Electric:	
Irrigation	1,800
Street lights	18,000
Entrance signs	900
Water- irrigation	9,000
Total expenditures	<u><u>\$208,978</u></u>

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 10th day of August, 2022, by and between:

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

**FORESTAR (USA) REAL ESTATE GROUP INC.**, and whose mailing address is 10700 Pecan Park Blvd, Suite 150, Austin, Texas 78750 ("**Developer**").

**RECITALS**

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

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2022/2023, which year concludes on September 30, 2023; and

**WHEREAS**, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

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

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

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

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

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be

entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

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

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

**HARMONY ON LAKE ELOISE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**FORESTAR (USA) REAL ESTATE GROUP INC.**

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

**Exhibit A:** Fiscal Year 2022/2023 General Fund Budget

**Exhibit A**

Fiscal Year 2022/2023 General Fund Budget

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**



REQUEST FOR QUALIFICATIONS

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# ENGINEERING SERVICES

Harmony on Lake Eloise Community Development District

AUGUST 8, 2022



**SUBMITTED BY**

Dewberry Engineers Inc.  
800 North Magnolia Avenue, Suite 1000  
Orlando, Florida 32803

**SUBMITTED TO**

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

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Dewberry Engineers Inc. 407.843.5120  
800 N. Magnolia Ave, Suite 1000 407.649.8664 fax  
Orlando, FL 32803 www.dewberry.com

August 8, 2022

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

**RE: Request for Qualifications for Engineering Services for the Harmony on Lake Eloise Community Development District**

Dear Ms. Carbone,

Our firm has put together a strong, focused and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, which allows us to provide the Harmony on Lake Eloise CDD with the unique experience, familiarity, and understanding of the type of services that will be requested.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 15 office locations and over 300 employees in Florida, allowing us to bring expertise, qualifications, and resources to clients throughout the State. Dewberry's depth of professional resources and expertise touches every aspect of the CDD's ongoing needs. From 200 acres to close to 10,000 acres, we offer the CDD a solid team built on past experience to efficiently address the associated scope of work, as well as, the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.

We have extensive knowledge and understanding of the Harmony on Lake Eloise CDD and are able to provide the specific assignments noted in your RFQ.

Although our past history with numerous CDDs speaks for itself, we are committed to proving ourselves as a valuable partner to provide engineering services to Harmony on Lake Eloise CDD.

It would be our privilege to serve as the District Engineer. We appreciate this opportunity to provide information about our capabilities and welcome the possibility to personally expand upon them.

Sincerely

A handwritten signature in blue ink that reads "Nicole Stalder".

**Nicole Stalder, PE, LEED AP**

Vice President

321.354.9707 | nstalder@dewberry.com

# SECTION 1: Standard Form 330

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# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I – CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

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

**Request for Qualifications for Engineering Services for Harmony on Lake Eloise CDD** (Polk County, FL)

2. PUBLIC NOTICE DATE

August 4, 2022

3. SOLICITATION OR PROJECT NUMBER

N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Nicole Stalder, PE, LEED AP, Vice President

5. NAME OF FIRM

Dewberry Engineers Inc.

6. TELEPHONE NUMBER

321.354.9707

7. FAX NUMBER

407.649.8664

8. EMAIL ADDRESS

nstalder@dewberry.com

### C. PROPOSED TEAM

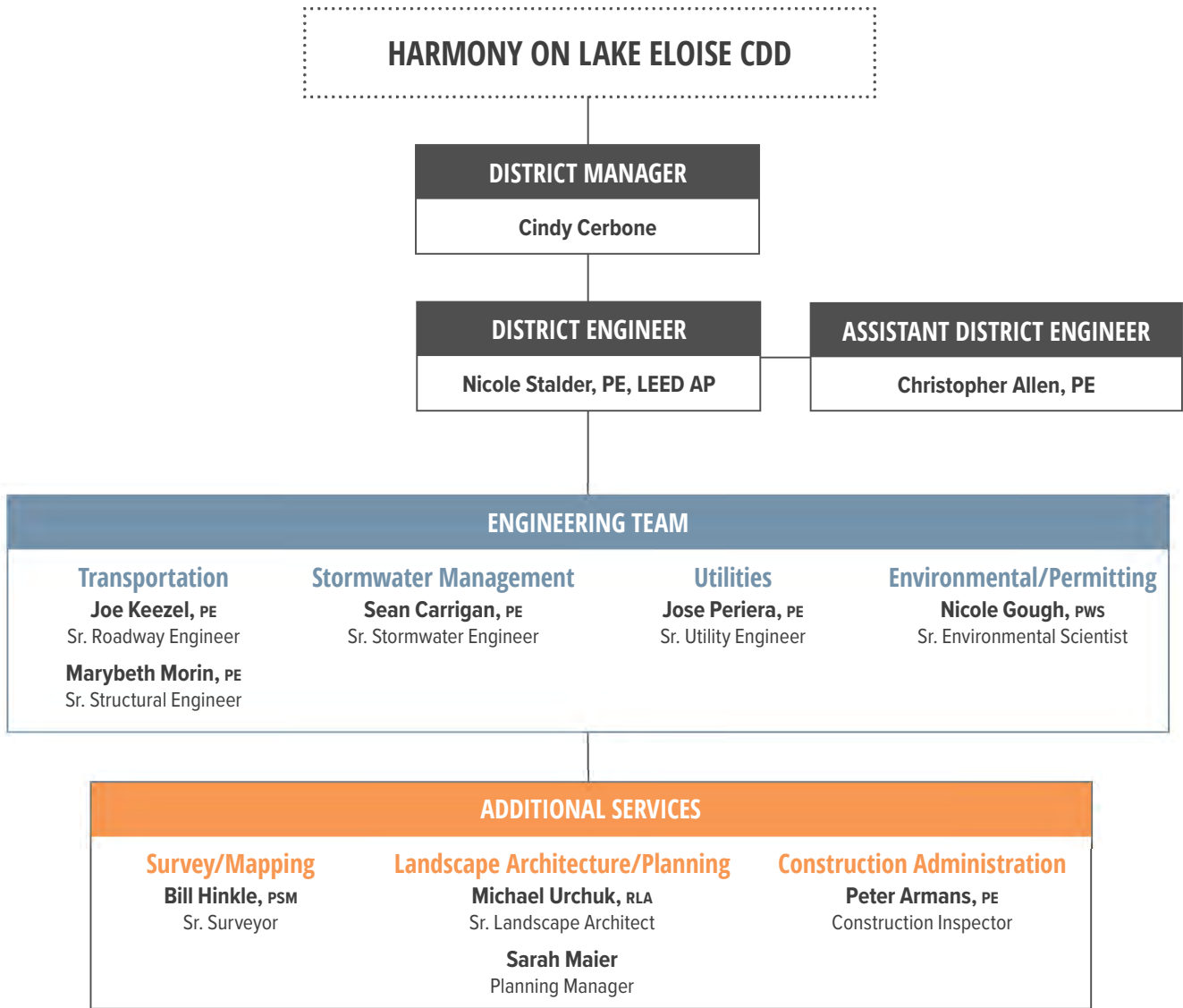
*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	District Engineer; Assistant District Engineer; Transportation; Stormwater Management; Water/Wastewater; Environmental Permitting; Surveying and Mapping; Landscape Architecture/ Planning; Construction Administration

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

*(Attached)*

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM**



“OUR TEAM’S EXPERIENCE AND COMMITMENT WILL PROVIDE HARMONY ON LAKE ELOISE CDD WITH THE CONSISTENT, QUALITY SERVICES REQUIRED TO SUCCESSFULLY SERVE THIS CONTRACT”

– NICOLE STALDER, PE, LEED AP  
DISTRICT ENGINEER

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

(Complete one Section E for each key person.)

12. NAME <b>Nicole Stalder, PE, LEED AP</b>	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 20	b. WITH CURRENT FIRM 20
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil and Environmental Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #64720; LEED Accredited Professional	

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

Nicole Stalder, Associate Vice President with Dewberry, has 20 years of varied experience in public and private design, stormwater design and modeling, water distribution and sewer collection/transmission systems, and project reviews for various agencies. Nicole has a proven track record for meeting budgets and schedules on complex and short time frame design projects. She is known for her ability to quickly adapt to changing schedules, design parameters and client needs.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Dowden West CDD</b> (Orlando, FL)	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 <b>Assistant District Engineer.</b> Dowden West is a 736-acre master planned, residential community, consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, and reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and survey.		
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>District Engineer.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
c.	<b>Osceola Chain of Lakes CDD</b> (Osceola County, FL)	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 <b>District Engineer.</b> As District Engineer, Dewberry's services include stormwater management system; water and sewer system, roadway, landscaping, recreational facilities, street lighting, and engineering contract management and inspection services during construction.		
d.	<b>Cascades CDD</b> (Groveland, FL)	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 <b>Previous District Engineer/CDD Engineer.</b> Cascades at Groveland is a 751.9-acre master planned, residential community with 999 single-family units, an Amenity Center and a Horticultural Center. Dewberry obtained entitlements and approvals for the infrastructure, mass grading and the final construction of the project which is divided in 5 phases. We also worked with Lake County by designing and coordinating the approval of the North-South Road to serve as a main connector road for the area. Work also included the design and permitting of both the water line to service the project and the sewer force main for connection to the City facilities.		
e.	<b>VillaSol CDD</b> (Osceola County, FL)	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 <b>Assistant District Engineer.</b> As District Engineer, Dewberry's services include stormwater management system design; water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and engineering contract management and inspection services during construction.		

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

(Complete one Section E for each key person.)

12. NAME <b>Christopher Allen, PE</b>	13. ROLE IN THIS CONTRACT Assistant District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #77719	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Christopher Allen, Site/Civil Project Manager, has 12 years of experience in a broad range of site/civil work, including municipal industrial, residential, and commercial applications. He's experienced in all phases of project design, including due diligence research for site selection to construction closeout.

### 19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
<b>Osceola Chain of Lakes CDD</b> (Osceola County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
a. <b>Assistant District Engineer.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>Lancaster Park East</b> (St. Cloud, FL)	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) 2019
b. <b>Site/Civil Engineer.</b> This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, FEMA CLOMR and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>Lake Ashton CDD</b> (Lake Wales, FL)	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A
c. <b>Site/Civil Engineer.</b> As District Engineer, we've provided numerous services to the Lake Ashton CDD associated with the development of neighborhood environments, including conservation areas (wetlands), retentions ponds and lakes, infrastructure roadways, sewer, water and stormwater and drainage systems, landscaping, golf course and recreational "clubhouse" facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>VillaSol CDD</b> (Osceola County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
d. <b>Assistant CDD Engineer.</b> As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and engineering contract management and inspection services during construction.	<input checked="" type="checkbox"/> Check if project performed with current firm	

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

(Complete one Section E for each key person.)

12. NAME <b>Joe Keezel, PE</b>	13. ROLE IN THIS CONTRACT Senior Roadway Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 26	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Environmental Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #57501	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Joe Keezel has more than 26 years of experience designing major transportation systems and thoroughfares, working primarily on FDOT projects. He has managed several major highway projects, including a capacity project that widened a rural four-lane state highway to an urban six-lane section; replaced twin bridges; and updated drainage, signing, pavement markings, and signals. He was project manager for two district-wide contracts and prepared construction documents for more than 10 resurfacing, restoration and rehabilitation projects ranging from 2-lane rural to multi-lane urban. Joe also prepared several designs with limited survey using as-built plans, right-of-way maps and SLD's, as well as prepared several projects with SMART plans and letter sets all of which have been constructed with no claims.

19. RELEVANT PROJECTS		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<b>Continuing Engineering Services – Roadway Design</b> (FDOT, District Five)	2019	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  <b>Project Manager.</b> Through our continuing services contract with District Five, Dewberry's task work orders include intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services include signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design and traffic studies. Joe is currently serving as Project Manager for the following projects: <ul style="list-style-type: none"> <li>• <b>State Road A1A at State Road 520 Intersection Improvements, Brevard County, FL</b> – The primary intent of the project is to improve the intersection for pedestrians and northbound left turning motorists by removing the free flow right turn lanes, realigning the east approach and extending the northbound dual left turn lanes at the intersection of State Road A1A and State Road 520 in accordance with PPM Vol I Chapter 25. Also included in the project is the extension of the existing northbound left turn lane at the intersection of State Road A1A and Canaveral Plaza Boulevard (Marion Lane).</li> <li>• <b>State Road 5 at Matanzas Woods Parkway, Flagler County, FL</b> – This project involves the design of a multi-lane roundabout at the intersection of State Road 5 (US 1) and Matanzas Woods Parkway. The project also includes updating pedestrian features at the intersection.</li> <li>• <b>Dallas Pond Re-Design, Marion County, FL</b> – The primary intent of the project is to re-design the existing pond that is currently out of compliance for water quality treatment. Also included in the project is the extension of the outfall and acquisition of drainage easements for future maintenance of the complete drainage system.</li> <li>• <b>State Road 472, Volusia County, FL</b> – The purpose of the project is to rehabilitate the asphalt pavement to extend the longevity of the roadway. The intent of the project is to mill and resurface the roadway, including necessary roadside improvements, in accordance with PPM Vol I Chapter 25. The project is located in Volusia County on State Road 472 from MP 0.376 to 2.931. The limits of the project include the State Road 15 interchange ramps.</li> </ul>	<input checked="" type="checkbox"/> Check if project performed with current firm	
a.		
(1) TITLE AND LOCATION (City and State) <b>General Engineering Consultant</b> (Central Florida Expressway Authority (CFX))	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  <b>Senior Roadway Engineer.</b> Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's \$1.36 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.		
(1) TITLE AND LOCATION (City and State) <b>I-4 Beyond the Ultimate, Segment 5</b> (FDOT, District One, Polk County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE  <b>Lead Roadway Engineer.</b> This segment is a 4.5-mile section from West of State Road 25/US 27 to west of County Road 532 (Polk/Osceola County Line) in Polk County, including the US 27 Interchange. The proposed I-4/ US 27 interchange is a full service partial cloverleaf interchange with loop ramps in the northwest and southeast quadrants. Eleven new bridges, substantial modifications to the ramp terminal intersections and improvements along US 27 are proposed with this project.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.		



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

(Complete one Section E for each key person.)

12. NAME <b>Marybeth Morin, PE</b>	13. ROLE IN THIS CONTRACT Senior Structural Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 23
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #57547	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Marybeth Morin, Senior Structural Engineer, has 25 years of experience in structural design of transportation structures. Marybeth is responsible for the design and plans production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units and steel I-girders. She also has experience in alternatives development, design-build work and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise, buffer and retaining wall, box culvert and strain pole foundation design. Marybeth is responsible for project design, coordination and plans production.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	2019	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer.</b> Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high level aesthetic result.		
b.	<b>Wekiva Parkway</b> (CFX, Orange County, FL)	2015	2017
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer.</b> The Wekiva Parkway (SR 429) is a new alignment, high speed, limited access facility in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project includes bridge structures over the Lake Victor floodplain, a future access road and Kelly Park Road. A partial cloverleaf interchange will be provided at Kelly Park Road. The project includes modifications to several local arterials and off-site stormwater management facilities.		
c.	<b>Suncoast Parkway 2, Section 2</b> (FDOT, Turnpike Enterprise, Citrus County, FL)	2016	Est. 2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer.</b> This section of the Suncoast Parkway 2 Project is for the design of a new roadway and is located from south of Grover Cleveland Boulevard to north of County Road 486, for a distance of approximately 8.5 miles. This new alignment project includes a major intersection and several county road crossings; traversing through heavy wooded areas, borrow pits, and subdivisions. Responsible for bridge design and plans production.		
d.	<b>State Road 20 over Chipola River Bridge</b> (FDOT, District 3, Calhoun County, FL)	2010	2015
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Structural Engineer.</b> This project involves the design of the replacement for the existing SR 20 bridge over Chipola River in Calhoun County. The existing bridge, constructed in 1941, is structurally deficient and functionally obsolete. The replacement structure will have fewer spans than the existing structure to expedite construction and improve the waterway. The bridge is located in an environmentally sensitive area with two protected species known to exist within the project limits. A permanent shifted alignment for the new bridge, as well as the use of a temporary bridge structure, was investigated for maintenance of traffic during construction.		

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

(Complete one Section E for each key person.)

12. NAME <b>Sean Carrigan, PE</b>	13. ROLE IN THIS CONTRACT Senior Stormwater Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 15	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #73041	

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

Sean Carrigan, Senior Drainage Engineer, has 15 years of experience in roadway drainage design, including erosion control, environmental permitting and PD&E studies on various roadway projects for FDOT, as well as, municipal government clients throughout Florida. Sean's key expertise is in the design of open and closed drainage collection systems, culverts and stormwater management facilities, performing hydrological/hydraulic analysis for the design and construction of transportation projects, assisting in the coordination and compiling of environmental permitting applications for the approval by permitting agencies. He is skilled in the utilization of MicroStation, ASAD, ICPR, POND5 Modeling, Hy-8, HEC-RAS, GeoHEC-RAS, Culvert Service Life Estimator, Win-TR55, GeoPak Drainage, Corridor Modeling, BMPTRAINS, Bluebeam and Microsoft Office.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>State Road 5 at Matanzas Woods Parkway</b> (FDOT, District Five, Flagler County, FL)	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Drainage Engineer.</b> Through our continuing services contract with District Five, this project involves the design of a multi-lane roundabout at the intersection of State Road 5 (US 1) and Matanzas Woods Parkway. The project also includes updating pedestrian features at the intersection.		
b.	<b>State Road A1A at State Road 520 Intersection Improvements</b> , (FDOT, District Five, Brevard County, FL)	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Drainage Engineer.</b> Through our continuing services contract with District Five, the primary intent of this project is to improve the intersection for pedestrians and northbound left turning motorists by removing the free flow right turn lanes, realigning the east approach and extending the northbound dual left turn lanes at the intersection of State Road A1A and State Road 520 in accordance with PPM Vol I Chapter 25. Also included in the project is the extension of the existing northbound left turn lane at the intersection of State Road A1A and Canaveral Plaza Boulevard (Marion Lane).		
c.	<b>10th Avenue Complete Streets Feasibility and PD&amp;E Study</b> (FDOT, District One, Manatee County, FL)	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 <b>Senior Drainage Engineer.</b> This study develops and evaluates complete street improvements along 10th Avenue from Riverside Drive to 17th Street West in the City of Palmetto to enhance multimodal mobility along the corridor. The approximately 1.1-mile study proposes complete street applications such as wider sidewalks, bicycle lanes, multimodal paths, enhanced transit amenities, reconfigured on-street parking, traffic calming measures, streetscaping aesthetics, and stormwater control features.		
d.	<b>State Road 436 Milling and Resurfacing</b> (FDOT, District Five, Seminole County, FL)	Ongoing	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Drainage Engineer.</b> This project involves adding proposed dual left turn lanes at the intersection of SR 436 and Ronald Reagan Boulevard. The purpose of the project is to improve traffic flow, safety and mobility at the intersection.		
e.	<b>I-4 Beyond the Ultimate, Segment 5</b> (FDOT, District One, Polk County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Senior Drainage Engineer.</b> The I-4 Beyond the Ultimate Segment 5 is a 4.5-mile section of I-4 from West of State Road 25/US 27 to west of County Road 532 (Polk/Osceola County Line) in Polk County, including the US 27 Interchange. The proposed I-4/ US 27 interchange is a full service partial cloverleaf interchange with loop ramps in the northwest and southeast quadrants. Eleven new bridges, substantial modifications to the ramp terminal intersections and improvements along US 27 are proposed with this project.		

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

(Complete one Section E for each key person.)

12. NAME <b>Jose Pereira, PE</b>	13. ROLE IN THIS CONTRACT Senior Utility Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 29
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Panama City, FL)			
16. EDUCATION (Degree and Specialization) MS/Environmental Engineering; BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #82808	

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

Jose Pereira has 33 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new development, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72 inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee, County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer.</b> As District Engineer, our services include water distribution, sanitary sewer collection, and reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and survey.		
b.	<b>West Villages Improvement District</b> (Sarasota County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork; water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants); stormwater management, drainage facilities, and infrastructure; roadways, signalization improvements, and parking facilities;.		
c.	<b>Highway 390 Water/Wastewater Relocation</b> (Panama City Beach, FL)	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Manager.</b> The Panama City Water and Wastewater System Relocation Project included relocation of the City owned utilities that were in conflict with the proposed improvements and to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate their water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 LF of 12", 8", 6" and 2" water mains, fire hydrants, valves, fittings and new potable water services.		
d.	<b>Wastewater Improvements</b> (Parker, FL)	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) Ongoing
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer.</b> Dewberry worked with the City of Parker to inspect the condition of the City's existing wastewater system and to identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.		

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

(Complete one Section E for each key person.)

12. NAME <b>Nicole Gough, PWS</b>	13. ROLE IN THIS CONTRACT Senior Environmental Scientist	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist #2585; FL Certified Prescribed Burn Manager #20144567; FL Certified Pesticide Applicator #PB11275; FL Certified Stormwater Management Inspector #3799; Railroad Worker's Safety Certified; Federal Red Card		

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

Nicole Gough, Environmental Manager, has 24 years of experience in project management related to ecological evaluation, planning, permitting and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the SFWMD and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision/Conditional Letter of Map Revision, Geographic Information Systems (GIS) data collection and mapping, preparation of technical specifications and contract documents and stakeholder coordination/facilitation.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Lake Ashton CDD (Lake Wales, FL)</b>	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Environmental Scientist.</b> As District Engineer, we've provided numerous services to the Lake Ashton CDD associated with the development of neighborhood environments, including conservation areas (wetlands), retentions ponds and lakes, infrastructure roadways, sewer, water and stormwater and drainage systems, landscaping, golf course and recreational "clubhouse" facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)</b>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Environmental Scientist.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, hospital and medical center, three different golf courses, as well as, an athletic center with fitness, aquatics and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trail, community parks, lakes and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<b>Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)</b>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Environmental Scientist.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<b>Montecito CDD (Brevard County, FL)</b>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Environmental Scientist.</b> Montecito CDD consists of 450 acres containing 749 units. Our services include engineering, environmental, surveying and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	

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

(Complete one Section E for each key person.)

12. NAME <b>Bill Hinkle, PSM</b>	13. ROLE IN THIS CONTRACT Survey Manager	14. YEARS EXPERIENCE	
		a. TOTAL 42	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) N/A		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Surveyor and Mapper #LS4633	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 41 years in various types of surveying and mapping, including over 19 years with the Florida Department of Transportation (FDOT) in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Dowden West CDD</b> (Orlando, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Survey Manager.</b> Dowden West is a 736-acre master planned, residential community, consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and survey.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Survey Manager.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50-foot, 70-foot and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Survey Manager.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, hospital and medical center, three different golf courses, an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trail, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<b>West Villages Improvement District</b> (Sarasota County, FL)	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Survey Manager.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	

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

(Complete one Section E for each key person.)

12. NAME <b>Michael Urchuk, RLA</b>	13. ROLE IN THIS CONTRACT Senior Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 31	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Landscape Architecture		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Registered Landscape Architect #LA6666675	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Michael Urchuk, Senior Landscape Architect, has 31 years of experience and has a varied background in landscape architecture and planning. As a project manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes and recreational uses as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels to include, shop drawing and RFI review, field reports, final punch lists, and on-site project coordination meeting.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	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 <b>Landscape Architect.</b> Live Oak Lake CDD (Twin Lakes Development) is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
b.	<b>VillaSol CDD</b> (Osceola County, FL)	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 <b>Landscape Architect.</b> As District Engineer, Dewberry's services include stormwater management system design; water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and engineering contract management and inspection services during construction.		
c.	<b>Osceola County Fire Training Facility</b> (Osceola County, FL)	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> Design of a training facility for the Osceola County fire department. This new Fire Training Facility is on approximately 11 acres. Site elements will include Open Air Training Course, a 9,500 SF fire station with 3 fire bays, Fire station Training Building, Burn Tower and Several Shaded Pavilions.		
d.	<b>Lancaster Park East</b> (St. Cloud, FL)	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, FEMA CLOMR and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.		
e.	<b>Roadway Operations Facility</b> (CFX)	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 <b>Landscape Architect.</b> As the General Engineering Consultant to CFX, Dewberry provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 SF office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 SF, and laydown yard.		

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

(Complete one Section E for each key person.)

12. NAME <b>Sarah Maier</b>	13. ROLE IN THIS CONTRACT Planning Manager	14. YEARS EXPERIENCE	
		a. TOTAL 18	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) n/a	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Sarah Maier, Land Use Planner at Dewberry, has 18 years of experience in development entitlements for a variety of land uses and project sizes, including Developments of Regional Impact, Comprehensive Policy Plan Amendments, Zonings, Planned Developments, and Conceptual Land Use Planning. Sarah's responsibilities have ranged from Policy and Code amendments, GIS analyses as it pertains to land use planning and growth forecasting, and includes projects involving commercial, industrial, residential and mixed uses.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) <b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Planning Manager.</b> Live Oak Lake CDD (Twin Lakes Development) is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.</p>		
b.	(1) TITLE AND LOCATION (City and State) <b>Dowden West CDD</b> (Orlando, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Planning Manager.</b> Dowden West is a 736-acre master planned, residential community, consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, and reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and survey.</p>		
c.	(1) TITLE AND LOCATION (City and State) <b>Cascades at Groveland PUD/CDD</b> (Groveland, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) 2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Planner/ GIS Technician.</b> Cascades at Groveland is a 751.9-acre master planned, residential community with 999 single-family units, an Amenity Center and a Horticultural Center. Dewberry obtained entitlements and approvals for the infrastructure, mass grading and the final construction of the project which is divided in 5 phases. We also worked with Lake County by designing and coordinating the approval of the North-South Road to serve as a main connector road for the area. Work also included the design and permitting of both the water line to service the project and the sewer force main for connection to the City facilities.</p>		
d.	(1) TITLE AND LOCATION (City and State) <b>Country Greens CDD (Sorrento Springs PD)</b> (Sorrento, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) 2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Planning/GIS Technician.</b> Sorrento Springs is a 680-acre Planned Development within the Country Greens CDD, in Sorrento, Lake County, Florida. Developed by Hewitt Properties, Inc., the project contained 678 single-family lots, and an 18-hole golf course and clubhouse facilities. The Country Greens CDD encompasses the entire 680 acres, and will construct, operate and maintain infrastructure to support the Sorrento Hills community. Our firm provided the Master Planning for the community which included the development of all "green areas" tied to the golf course and clubhouse. We developed a Community Park area that provided the entire Village a pool area and rustic style centered community building. As the CDD Engineer, our services included engineering, planning, surveying, permitting, landscape architecture, owner coordination with City of Eustis and Lake County, and approval of all development and construction activities.</p>		

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

(Complete one Section E for each key person.)

12. NAME <b>Peter Armans, PE</b>	13. ROLE IN THIS CONTRACT Construction Inspector	14. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL Professional Engineer #87064; OSHA Construction Safety 10 Hour; Erosion & Sediment Control Certified	

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

Peter Armans, Project Engineer, has 12 years of experience in the planning, design, rehabilitation, condition assessment, and construction management of water distribution systems, sewer conveyance systems, and stormwater management systems. He provides oversight and review for various inspection technologies and methodologies and has in-depth experience with scoping, budgeting, advertising, and negotiating construction activities and contracts.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Lake Ashton CDD</b> (Lake Wales, FL)	2019	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Construction Inspector.</b> As District Engineer, we've provided numerous services to the Lake Ashton CDD associated with the development of neighborhood environments, including conservation areas (wetlands), retentions ponds and lakes, infrastructure roadways, sewer, water and stormwater and drainage systems, landscaping, golf course and recreational "clubhouse" facilities.		
b.	<b>Country Greens CDD (Sorrento Springs PD)</b> (Sorrento, FL)	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 <b>Construction Inspector.</b> Sorrento Springs is a 680-acre Planned Development within the Country Greens CDD, in Sorrento, Lake County, Florida. Developed by Hewitt Properties, Inc., the project contained 678 single-family lots, and an 18-hole golf course and clubhouse facilities. The Country Greens CDD encompasses the entire 680 acres, and will construct, operate and maintain infrastructure to support the Sorrento Hills community. Our firm provided the Master Planning for the community which included the development of all "green areas" tied to the golf course and clubhouse. We developed a Community Park area that provided the entire Village a pool area and rustic style centered community building. As the CDD Engineer, our services included engineering, planning, surveying, permitting, landscape architecture, owner coordination with City of Eustis and Lake County, and approval of all development and construction activities.		
c.	<b>Viera CDD</b> (Brevard County, FL)	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 <b>Construction Inspector.</b> Viera is a 2,000 single-family units, 900 multi-family units, and over 20,000 square feet of commercial and retail space. With over 600 acres of existing on-site wetlands and lakes, Dewberry permitted the stormwater drainage and wetland modifications of the master stormwater system that consisted of both lakes and wetlands that provided storage through the SJRWMD and Brevard County. As District Engineer, our services include civil engineering, environmental, permitting, planning, surveying, construction administration.		
d.	<b>Montecito CDD</b> (Brevard County, FL)	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 <b>Construction Inspector.</b> Montecito CDD is located in Brevard County in Satellite Beach, Florida. This project consists of 450 acres containing 749 units. Our services include engineering, surveying and construction administration.		
e.	<b>VillaSol CDD</b> (Osceola County, FL)	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 <b>Construction Inspector.</b> As District Engineer, Dewberry's services include stormwater management system design; water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and engineering contract management and inspection services during construction.		



**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**

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

**Dowden West CDD** (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
 Ongoing

CONSTRUCTION *(If applicable)*  
 N/A

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

George Flint

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

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



Dowden West is a 736.28-acre master planned, residential community with 1,446 residential units located in the City of Orlando. The Development is ten (10) villages within the approved Planned Development for Starwood, which encompasses approximately 2,558 acres and is entitled for 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems; in addition to, master stormwater modeling for an approximately 6,500-acre watershed that the Dowden West CDD is located in for both stormwater management design and FEMA floodplain determination.

Other services include providing landscape architecture design for the common open spaces and community parks, the design of community roads, that also include the extension of the four lane Dowden Road through the community, and boundary surveys, topographic surveys, tree surveys, and other additional surveys as needed.

- COST** \$500,000 (Consultant Fees to Date)

- SERVICES**
  - Boundary Surveys
  - Environmental/Permitting
  - Landscape Architecture
  - Roadway Design/Improvements
  - Stormwater Management
  - Topographic Surveys
  - Tree Surveys
  - Utility Design

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

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**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 <i>(City and State)</i> <b>Lakewood Ranch CDD 1, 2, 4, 5, and 6 (Manatee County, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Lakewood Ranch CDD	b. POINT OF CONTACT NAME Steve Zielinski	c. POINT OF CONTACT TELEPHONE NUMBER 941-907-0202 Ext 229
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Lakewood Ranch is an unincorporated 17,500-acre community located on Florida's Gulf Coast in Manatee County. Established in 1995, Lakewood Ranch has an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. The development contains A-rated schools, shopping, business parks, hospital and medical center, three golf courses, as well as, an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trail, community parks, lakes and nature preserves abundant with native wildlife.

As the CDD Engineer for all five CDD's, Dewberry's services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City and County, and approval of all development and construction activities. Dewberry's services include civil engineering, planning, surveying, permitting, utilities, water quality, landscape architecture, construction estimates and administration, and coordination and monitoring of environmental jurisdictional areas through permitting agencies.

- **COST** \$906,730 (Consultant Fees to Date)
- **SERVICES**
  - Civil Engineering
  - Construction Estimates and Administration
  - Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies
  - Landscape Architecture
  - Permitting
  - Planning
  - Surveying
  - Utilities
  - Water Quality

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

a.	(1) FIRM NAME Dewberry Engineers Inc..	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE District Engineer
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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 <i>(City and State)</i> <b>Cascades at Groveland CDD (Groveland, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> 2022

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER DPFG Management and Consulting, Inc.	b. POINT OF CONTACT NAME Patricia Thibault, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 321.263.0132 x738
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Cascades at Groveland is a 751.9-acre master planned, residential community located in Lake County. The Development is approved as a planned development for 999 single-family units, an Amenity/Recreational Center, approximately 31 acres of commercial development and a North-South Infrastructure Road (Wilson Lake Parkway).

Dewberry provided services that obtained entitlements and approvals for the infrastructure, mass grading and the final construction of the project which is divided into 5 phases. We also worked with Lake County by designing and coordinating the approval of the North-South Road (Wilson Lake Parkway) to serve as a main connector road for the area. We assisted the project architects in the final site design of the Club House/Community Center and Recreational Facilities.

Additional work included the necessary improvements on US 27 for the main entrance road, the extensive design and permitting of both the water line to service the project and the sewer force main for connection of the sewer system to the City of Groveland facilities.

- **COST** \$350,000 (Consultant Fees to Date)
- **SERVICES**
  - Civil Engineering
  - Construction Estimates and Administration
  - Coordination of Environmental Jurisdictional Lines and Permitting
  - Due Diligence
  - Permitting
  - Planning
  - Surveying

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

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE District Engineer
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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

#4

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

Montecito CDD (Satellite Beach, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jason Showe

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 ext 104

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



Dewberry is currently performing miscellaneous services for the Montecito CDD located on the east side of South Patrick Drive, north of Patrick Drive and west of U.S. Highway A1A in Satellite Beach, Florida.

Our services include engineering, surveying and construction administration. These services include, but are not limited to, attending monthly meetings, processing of pay requisitions and construction pay applications, and providing general civil engineering consulting services and input to the Board of Directors. These services are provided on an "as needed basis."

Dewberry also prepared an Engineering Report for bond issuance and provided cost estimates for said process.

- **COST** \$480,210 (Consultant Fees to Date)
- **SERVICES**
  - Civil Engineering
  - District Board Meetings
  - Monthly Meetings
  - Processing Construction Pay Applications
  - Processing Pay Requisitions

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**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 <i>(City and State)</i> <b>Narcoossee CDD (Orlando, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME Jason Showe	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



The Narcoossee CDD is located in Orlando, Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres, and will construct, operate and maintain infrastructure to support all of its communities.

Dewberry is the CDD Engineer for this project. Our services include engineering evaluations, owner coordination with City of Orlando and Orange County, and approval of all development and construction activities.

- **COST** \$265,000 (Consultant Fees to Date)
- **SERVICES**
  - Civil Engineering
  - Construction Administration
  - Development Planning
  - Permitting
  - Surveying

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

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE District Engineer
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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

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

Lake Ashton CDD (Lake Wales, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2019

CONSTRUCTION *(If applicable)*

N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

George Flint

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

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



Dewberry served as the District Engineer and provided consulting engineering, surveying, design and permitting of improvements and modifications and construction administration services for the Lake Ashton CDD. This afforded us a thorough understanding of meeting our client's current and future needs within the CDD.

As the Lake Ashton CDD District Engineer, we provided professional consulting services that addressed many specific needs of this community and specifically to the facilities owned by the District.

As District Engineer, we assisted the District with regard to infrastructure issues of facilities that are owned by the CDD. We provided services associated with the infrastructure in the community, which included reviewing conservation areas (wetlands), retentions ponds and lakes, infrastructure roadways, sewer, water and stormwater and drainage systems, landscaping, golf course and recreational "clubhouse" facilities. We also provided engineering services to the CDD Board, including roadway analysis and maintenance repair priorities, construction cost estimates and coordination of a roadway repair and improvement program for all the roads within the CDD, and the review and inspection program for the stormwater management system for compliance and maintenance needs of the lake and ponds system serving the community.

- COST** \$227,355 (Consultant Fees)

- SERVICES**

- Attendance to Board Meetings
- Attendance to Community Meetings
- Construction Cost Estimates
- Coordinate Review/Inspection/Analysis of Roadway Determination Around Utility Manholes
- Coordination of Roadway Repair and Improvement Program for Roads within the CDD
- Engineer's Report for Submittal to the Board on Status
- Engineering Services for Roadway Systems/Analysis/Maintenance Repair Priorities Report
- Reports and Recommendations on all CDD-owned Areas
- Review and Inspection Programs for Stormwater Management System for Compliance and Maintenance of Lake and Pond System

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**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**

21. TITLE AND LOCATION <i>(City and State)</i> <b>Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Governmental Management Services	b. POINT OF CONTACT NAME Jillian Borns	c. POINT OF CONTACT TELEPHONE NUMBER 407.841-5524 ex. 115
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units.

A 42,000 plus square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' right-of-way is master planned to be a four lane divided major collector road in the future. We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main; along with 5 sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been

designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree right-of-way.

- **COST** \$2.1 million (Consultant Fees to Date)
- **SERVICES**
  - Assistance with the City Master Upsizing Agreements
  - Civil Engineering
  - Construction Administration
  - Entitlements
  - Environmental/Permitting
  - Landscape/Hardscape Design
  - Maintenance of Traffic Planning
  - Planning
  - Signal Design
  - Surveying

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

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE District Engineer
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a. (1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

Viera Planned Development and CDD is a 2,000-acre mixed-use development in the City of Viera, located east of I-95 and north of Murrell Road in Brevard County. The project consists of 2,000 single-family units, 900 multi-family units, and over 20,000 square feet of commercial and retail space. With over 600 acres of existing wetlands and lakes, this project presented some unique design challenges; including creating a viable community that balanced the developable parcels with existing ecological systems. Additional challenges related to the need to tie into both existing and proposed roadways and proposed master utilities serving the project.

Dewberry permitted the stormwater drainage and wetland modifications of the master stormwater system that consisted of both lakes and wetlands that provided storage through the SJRWMD and Brevard County. We also monitor the wetland systems in compliance with the SJRWMD permit as well as the design of the entire infrastructure.

Dewberry continues to serve as the District Engineer for this project. Our services included consulting services, civil engineering, environmental services, permitting, planning, surveying, construction administration and presentations to the Board of Supervisors for the CDD. Dewberry also gives presentations to the Board of Supervisors for the CDD and is on-call to the District Manager.

- **SERVICES**  
Civil Engineering  
Construction Administration  
Consulting Services  
Environmental Services  
Permitting  
Planning  
Presentations  
Surveying
- **COST** \$214,000 (Consultant Fees to Date)



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

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME George Flint	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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23. PROJECT OWNER'S INFORMATION

21. TITLE AND LOCATION (City and State) Viera CDD (Viera, FL)	22. YEAR COMPLETED Ongoing	PROFESSIONAL SERVICES N/A <small>CONSTRUCTION (if applicable)</small>
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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.)

#8  
 20. EXAMPLE PROJECT KEY NUMBER



**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)*

**Osceola Chain of Lakes** (Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Hanover Lakes

b. POINT OF CONTACT NAME

Tony Lorio

c. POINT OF CONTACT TELEPHONE NUMBER

407.988.1408

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



Osceola Chain of Lakes CDD is 177 acres, master planned residential community located in Osceola County, Florida. Being constructed over five phases, the development has 541 total units consisting of both 50' and 60' lots. While Dewberry was not the design engineer, we have assisted the team and also serve as the CDD engineer. As District Engineer, our services include roadway improvements, water and reuse distribution design, sanitary sewer collection system design, stormwater management design, environmental/permitting, and landscaping/hardscaping/irrigation design.

- **COST** 35,000

- **SERVICES**

- Environmental/Permitting
- Landscaping/Hardscaping/Irrigation Design
- Master Stormwater Management Design
- Roadway Improvements
- Sanitary Sewer Collection System Design
- Water and Reuse Distribution Design

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

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**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)*

**Country Greens CDD (Sorrento Springs PD) (Lake County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

N/A

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

InfraMark

b. POINT OF CONTACT NAME

Robert Koncar

c. POINT OF CONTACT TELEPHONE NUMBER

407.566.4122

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



Sorrento Springs is a 680-acre Planned Development within the Country Greens CDD in Lake County, Florida. Developed by Hewitt Properties, Inc., the project will contain 678 single-family lots, and an 18-hole golf course and clubhouse facilities. The Country Greens CDD encompasses the entire 680 acres, and will construct, operate and maintain infrastructure to support the Sorrento Springs Community. In April 2002, construction of the first of four phases began.

As the CDD Engineer, Dewberry's services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City of Eustis and Lake County, and approval of all development and construction activities

- **COST** \$320,000 (Consultant Fees to Date)

- **SERVICES**

- Civil Engineering
- Construction Administration
- Due Diligence
- Landscape Architecture
- Permitting
- Planning
- Surveying

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

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
<b>Nicole Stalder, PE, LEED AP</b>	District Engineer	●		●				●		●	●
<b>Christopher Allen, PE</b>	Assistant District Engineer	●					●			●	
<b>Joe Keezel, PE</b>	Sr. Roadway Engineer		●								
<b>Marybeth Morin, PE</b>	Sr. Structural Engineer		●	●	●		●	●			
<b>Sean Carrigan, PE</b>	Sr. Stormwater Engineer										
<b>Jose Periera, PE</b>	Sr. Utility Engineer		●								
<b>Bill Donley, PSM</b>	Survey Manager	●	●	●	●	●	●	●	●		●
<b>Nicole Gough, PWS</b>	Sr. Environmental Scientist	●	●		●	●	●	●			
<b>Michael Urchuk, RLA</b>	Sr. Landscape Architect	●	●					●			
<b>Sarah Maier</b>	Planning Manager	●	●	●	●	●	●	●	●	●	●
<b>Peter Armans, PE</b>	Construction Inspector				●		●		●		●

### 29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	<b>Dowden West CDD</b> , Orlando, FL	6	<b>Lake Ashton CDD</b> , Lake Wales, FL
2	<b>Lakewood Ranch CDD 1, 2, 4, 5, 6</b> , Manatee County, FL	7	<b>Live Oak Lake CDD (Twin Lakes Development)</b> , Osceola County, FL
3	<b>Cascades at Groveland CDD</b> , Groveland, FL	8	<b>Viera CDD</b> , Viera, FL
4	<b>Montecito CDD</b> , Satellite Beach, FL	9	<b>Osceola Chain of Lakes CDD</b> , Osceola County, FL
5	<b>Narcoossee CDD</b> , Orlando, FL	10	<b>Country Greens CDD</b> , Lake County, FL

## FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 50 locations and over 2,000 professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' most complex challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry has 15 office locations and over 300 employees in Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Landscape Architecture
- Mechanical, electrical, and plumbing services
- Planning
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

We put clients first, we build strong and lasting relationships to become trusted advisors to our clients. Personal commitment to our clients and standing behind our work are central principles of the "Dewberry Way."

### Relevant Experience

The absolute best predictor of future success is past performance and we have a lot of experience in all areas

**DEWBERRY HAS  
300+ EMPLOYEES  
IN FLORIDA**

required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

During past years in business, **no other Central Florida firm has been more involved in Florida's explosive development.** This is demonstrated by the work we have performed for hundreds of clients over four decades. We have developed a unique general approach to land development projects. Our approach is tried-and-true, and it has proven, time-and-time-again, to reduce the coordination efforts for our clients and, importantly, it produces successful projects.

Dewberry has also developed a "Land Development Process" Manual. All our professional staff members are required to know our quality procedures and to stay abreast of regulatory changes. The purpose of this manual is to describe the method and process in which Dewberry provides planning, design and construction related services for Land Development projects. This process minimizes the opportunity for missed deadlines, decreases errors and omissions on the plans, plats, calculations and permits, and maximizes the opportunity to produce high quality, build-able projects, resulting in satisfied clients and a positive company reputation in the engineering community.

We have a defined, workable Quality Control Plan. Every submittal is checked by an independent reviewer using our written quality control procedures. These procedures include Sufficiency Checklists to ensure that the documents are complete. The quality control checks are scheduled within the project master schedule to ensure that time is allocated to make revisions. All of our firm's staff use Quality Control Manuals to ensure that the project is being prepared correctly. All of this detail means that our clients can be confident that they are getting the best possible product from Dewberry.

The following CDD projects are representative of our relevant project experience:

## H. ADDITIONAL INFORMATION

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

- Cascades at Groveland CDD, Lake County
- Country Greens CDD, Lake County
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- Greater Lakes – Sawgrass Bay CDD, Lake Wales
- Highland Meadows CDD, Polk County
- Lake Ashton CDD, Lake Wales, Polk County
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County
- Lakewood Ranch Stewardship, Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County
- On-Top-of-the-World CDDs, Marion County
  - Chandler Hills East CDD, Marion County
  - Indigo East CDD, Marion County
  - Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County
- Reedy Creek Improvement District, Osceola County
- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County

### Project Approach

We have prepared an organizational approach to fit the specific categories of Harmony on Lake Eloise organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Harmony on Lake Eloise CDD's policies and procedures.

Serving as District Engineer is **Nicole Stalder, PE, LEED AP**. Nicole has 21 years of civil engineering experience for both public and private clients and has served as the project manager for numerous private commercial and residential developments across North and Central

Florida. This includes Live Oak Lake CDD (Twin Lakes Development) in Osceola County, which is a multi-phased active adult community consisting of a mix of 50', 70' and duplex units totaling 2,023 units; Cascades at Groveland CDD in Groveland, which consists of a 999 single-family development with a clubhouse, horticulture center, and 31 acres of commercial development; Lancaster Park East in City of St. Cloud, which consists of 461 single family units and community facilities that are spread across 4 phases; designed over 2,000 units in the Town Center and Villages of Horizon West in Orange County; Spruce Creek Country Club in Marion County, which includes 11 neighborhoods, 1,400 lots, and a golf course; Fore Ranch in Ocala, which includes 636 single-family homes and 486 townhomes; and her extensive experience designing single-family and multi-family developments, including Randal Park (apartments), Steel House (apartments), The Sevens (apartments), Split Oak Development (single-family and townhomes), Fells Landing (single-family).

### Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 40 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents and post design services for roadways, bridges, and associated systems provides Harmony on Lake Eloise with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design and traffic studies. We have extensive experience in these phases of the project and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles and foundations for signs, signal poles and lighting. We have an experienced in-house staff to provide these services.

## H. ADDITIONAL INFORMATION

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

### Water/Wastewater Services

Our team can provide both utility analyses of existing master systems, preparation and updates to master plans, as well as prepare utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force mains, reuse water and potable water systems. We have also designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

### Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the CDD in coordination, Drainage, Erosion and sediment control, Stormwater Basin Modeling, Assessment and evaluation drainage systems, design and construction plans for stormwater management systems and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction and even lead to possible litigation against the CDD. We are experienced in identifying, analyzing and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the CDD. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the CDD's Maintenance Engineer to discuss any concerns regarding the project area.

### Survey and Mapping Services

Dewberry has provided continuing surveying services for several counties and municipalities throughout the

State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando office, are well-versed in the rigors of on-call assignments and the immediate response time that they require. We utilize state-of-the-art equipment to provide cost effective surveying, right of way mapping, utility designation and Subsurface Utility Excavation (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys and underground utility mapping. Our survey team has a dedicated staff of Photogrammetrists who specialize in Aerial Photogrammetry, fixed and aerial LIDAR and GIS mapping.

Our services for surveying and mapping may include: As-Built Surveys, Boundary Surveys, Eminent Domain Surveys, GIS, Legal Description Preparation, Plat Preparation, Property Sketches, Right-of-Way Mapping, SUE, Topographic Surveys and Utility Surveys.

SUE technology combines geophysics, surveying and civil engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3-D Laser Scanning equipment allows our survey crews to accurately collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

### Environmental/Permitting Services

From determining wetland lines, to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with the various local, State and Federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the CDD informed of the progress of all permits and respond promptly to all requests for additional information.

As part of our efforts for Harmony on Lake Eloise CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, FWC, USACE, and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

## H. ADDITIONAL INFORMATION

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

### Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes and recreational uses as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas.

Our planning services to Harmony on Lake Eloise CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the CDD for the understanding of technical items, proposed developments, projected roadway designs, possible right-of-way changes, and to provide a professional and expert opinion on that may be needed by the CDD. Dewberry can assist the CDD with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS and Mapping services
- Transportation planning
- Revitalization/redevelopment planning

### Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, it is imperative that our team monitor the project budget and keep the CDD consistently informed. We have worked with many cities and counties on providing all construction services, including the assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to CDD staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our Construction Administration staff is prepared to support the CDD in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Bid Document Preparation
- Bid Summarization and Analysis
- Construction Inspection

- Construction Scheduling
- Final Regulatory Acceptance
- Pay Application Verification
- Project Value Engineering
- Record Drawings
- Shop Drawing Review
- Utility Company Coordination

### Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve Data Gathering and Scope Development.

### Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required) and developing a detailed scope of services.

This phase will begin once a specific task or project has been identified by the CDD. Once identified, we will coordinate with the CDD to obtain all existing information. This data collection effort is very important in that it provides us valuable information prior to developing the scope of services.

If applicable or desired, an on-site field review meeting will be held jointly with the CDD and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the projects background, scope requirements, project constraints and other relevant issues will be held to reach an understanding of the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the CDD prior to developing a scope of services.

### Scope Development

A detailed scope of services, fee estimate, and schedule for the each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

## H. ADDITIONAL INFORMATION

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

### Other Considerations

#### COST CONTROL

We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions and not merely based on the way things have always been done in the past.

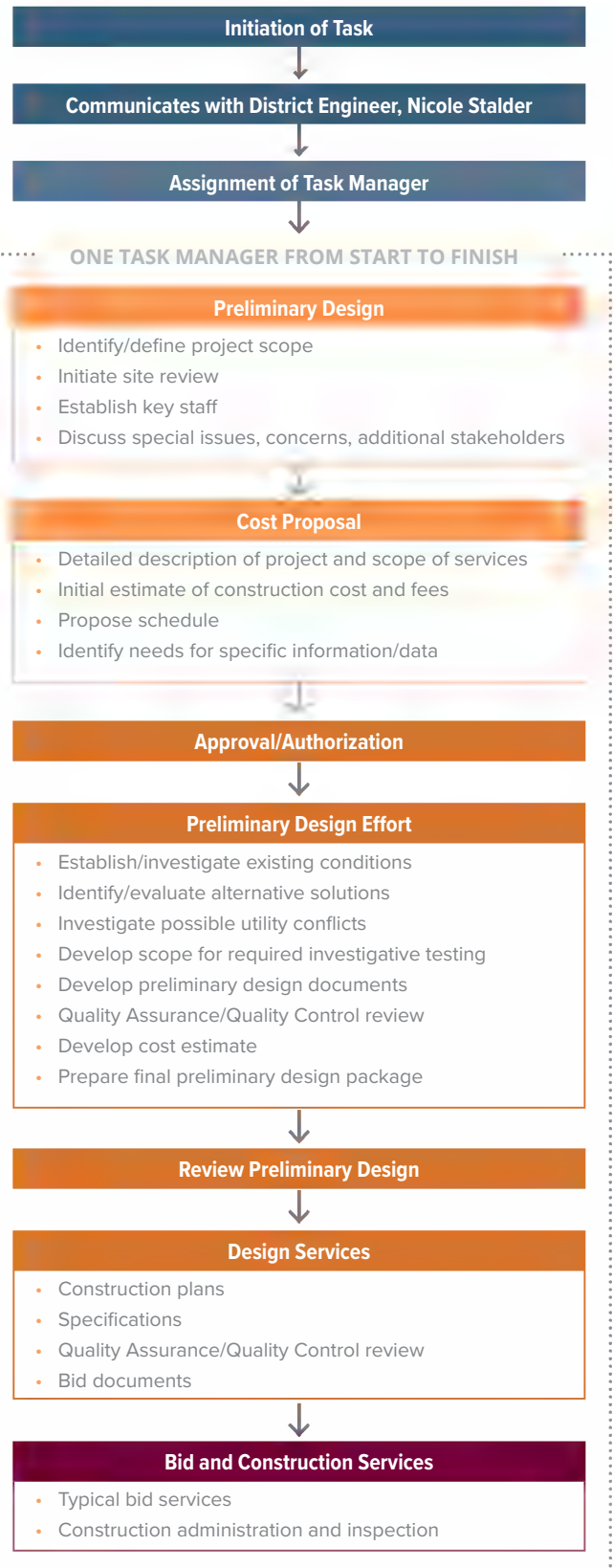
#### PROJECT COSTS

We understand the financial constraints that clients face, due to the budget cuts and rising construction and right-of-way costs. We will review all designs, prepared by Dewberry or others, for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and/or right-of-way impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored to keep projects within budget or to notify the CDD that budgets may need to be adjusted.

#### PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us, as well, because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Harmony on Lake Eloise will be limited. Furthermore, we will maintain an overall schedule of projects to help with internal and external coordination. We fully understand what is required to keep a project on schedule. The following proven actions will be used by our team to control the project schedule:

- **Experienced Client Manager.** Our District Engineer, Nicole, routinely manages multi discipline projects, where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between each discipline, enabling us to direct our staffing resources.
- **Team Meetings.** Coordination will be ensured through team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.
- **Monthly Progress Reports.** Monthly progress reports will be supplied to Harmony on Lake Eloise CDD when projects are in process. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule





## H. ADDITIONAL INFORMATION

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

issues.

- **Being Proactive.** While managing the schedule, we will be proactive (vs. reactive) on all tasks. Emphasis will be placed on the activity start dates to ensure timely completion.

### NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff that will assist the CDD in updates, compliance questions and recommendations as needed in the ongoing program.

### INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. This review is performed by senior level staff not directly involved in the project and may be located in a separate office.

### CONSTRUCTABILITY/BIDABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bidability review. This review will be performed by our in-house construction administrators.

### Quality Assurance/Quality Control

Dewberry understands the value of repeat business. Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that:

- **Plan.** Quality is controlled by adequate planning, coordination, supervision and technical direction,

proper definition of job requirements and procedures and the involvement of experienced professionals.

- **Do.** Quality is achieved by individuals performing work functions carefully and "doing it right the first time".
- **Check.** Quality is verified through checking, reviewing and supervision of work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act.** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of not only the work but also the procedures used in performing the work.

### Asset Management

The Dewberry Team is a leader in developing comprehensive, strategic asset management programs for public infrastructure. We typically utilize and coordinate with IT, GIS, mapping, and other appropriate technologies. Our asset management services are part of an approach for helping clients build dynamic, sustainable organizations that are capable of and committed to delivering the highest possible level of value and service to their customers.

Our team brings a level of credibility to the process that cannot be gained from a strict management-only consulting approach. Over the coming future years, aging infrastructure will require an increasing higher portion of an organization's Capital and Renewal & Replacement (R&R) dollars. Planning today must focus on risk based assessments, including targeted condition assessment to quantify and prioritize limited R&R and capital dollars. The Dewberry Team is comprised of subject matter experts that champion this innovative approach.

## I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

08.08.2022

33. NAME AND TITLE

Nicole Stalder, PE, LEED AP, Vice President

# ARCHITECT ENGINEER QUALIFICATIONS

## PART II GENERAL QUALIFICATIONS

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

1. SOLICITATION NUMBER  
(IF ANY)

2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc. (Orlando branch office)</b>				3. YEAR ESTABLISHED 2013	4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5
2b. STREET 800 North Magnolia Avenue, Suite 1000			5. OWNERSHIP		
2c. CITY Orlando	2d. STATE FL	2e. ZIP CODE 32803-3251	a. TYPE Corporation		
6a. POINT OF CONTACT NAME AND TITLE Kevin E. Knudsen, PE, Vice President			b. SMALL BUSINESS STATUS No		
6b. TELEPHONE NUMBER 321.354.9646	6c. EMAIL ADDRESS kknudsen@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.		
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012	8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	227	8	B02	Bridges	4
08	CADD Technician	82	7	C16	Construction Surveying	3
12	Civil Engineer	294	10	E09	Environmental Impact Studies, Assessments or Statements	1
15	Construction Inspector	112	1	L02	Land Surveying	6
16	Construction Manager	55	1	L10	Land Development, Residential	6
20	Economists/Financial Analysts	46	4	L11	Land Development, Commercial	5
21	Electrical Engineer	68	1	L12	Land Development, Industrial	2
24	Environmental Scientist	54	5	L13	Land Development, Public	4
30	Geologist	10	1	S09	Structural Design; Special Structures	1
38	Land Surveyor	185	23	S10	Surveying; Platting; Mapping; Flood Plain Studies	6
39	Landscape Architect	34	3	T03	Traffic & Transportation Engineering	7
47	Planner: Urban/Regional	35	2	T04	Topographic Surveying and Mapping	5
48	Program Analyst/Program Manager	27	2	T05	Towers (Self-Supporting & Guyed Systems)	3
56	Technical/Specification Writer	52	2	W02	Water Resources; Hydrology; Ground Water	2
57	Structural Engineer	142	6	W03	Water Supply; Treatment and Distribution	2
58	Technician/Analyst	4	1			
60	Transportation Engineer	173	26			
62	Water Resources Engineer	118	5			
	Water/Wastewater Engineer	100	4			
	Other Employees	488	5			
	<b>Total</b>	<b>2306</b>	<b>117</b>			

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

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE August 8, 2022
c. NAME AND TITLE Donald E. Stone, Jr., Director/Executive Vice President	

# SECTION 2: Firm Licenses

---



# FIRM LICENSES

## State Licenses

### *State of Florida Department of State*

I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.

The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on April 24, 2022, 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 Twenty-sixth day of July, 2022*



A handwritten signature in black ink, appearing to be "C. B. J.", written over a horizontal line.

*Secretary of State*

Tracking Number: 5909086428CU

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

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



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB8011**  
Expiration Date February 28, 2023

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

DEWBERRY ENGINEERS INC.  
800 N MAGNOLIA AVE STE 1000  
ORLANDO, FL 32803-3251

*Nicole Fried*

NICOLE "NIKKI" FRIED  
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.

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.

The screenshot shows the Florida DBPR Online Services interface. The top navigation bar includes the Florida DBPR logo and the text 'DBPR ONLINE SERVICES' with a 'Home' link. A left sidebar contains a 'Log On' button and a list of navigation options: Search for a Licensee, Apply for a License, View Application Status, Find Exam Information, File a Complaint, ABST Delinquent Invoice & Activity, and List Search. The main content area is titled 'Licensee Details' and contains the following information:

Licensee Information	
Name:	DEWBERRY ENGINEERS INC. (Primary Name)
Main Address:	8401 ARLINGTON BLVD. FAIRFAX Virginia 22031
County:	OUT OF STATE
License Mailing:	
LicenseLocation:	

License Information	
License Type:	Registry
Rank:	Registry
License Number:	8794
Status:	Current
Licensure Date:	02/09/2001
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

The screenshot shows the Florida DBPR Online Services interface for a different licensee. The layout is identical to the previous screenshot, but the licensee details are as follows:

Licensee Information	
Name:	BEIGHT, JAMES L (Primary Name)
Main Address:	DEWBERRY ARCHITECTS INC (DBA Name) 8401 ARLINGTON BLVD FAIRFAX Virginia 22031-4666
County:	OUT OF STATE
License Mailing:	
LicenseLocation:	

License Information	
License Type:	Architect
Rank:	Architect
License Number:	AR0012022
Status:	Current,Active
Licensure Date:	12/07/1987
Expires:	02/28/2023

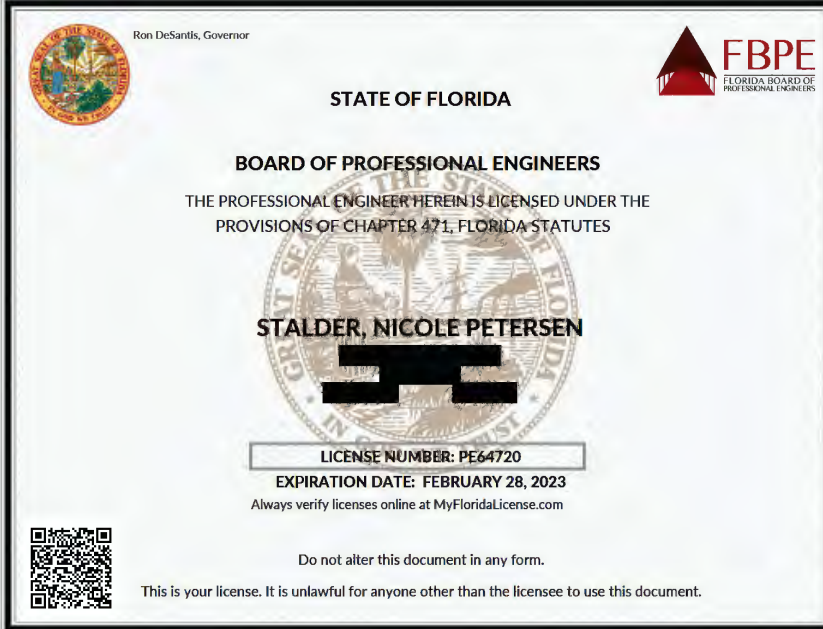
  

Special Qualifications	Qualification Effective



  

Alternate Names

## Individual Licenses



Ron DeSantis, Governor



STATE OF FLORIDA


BOARD OF PROFESSIONAL ENGINEERS

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

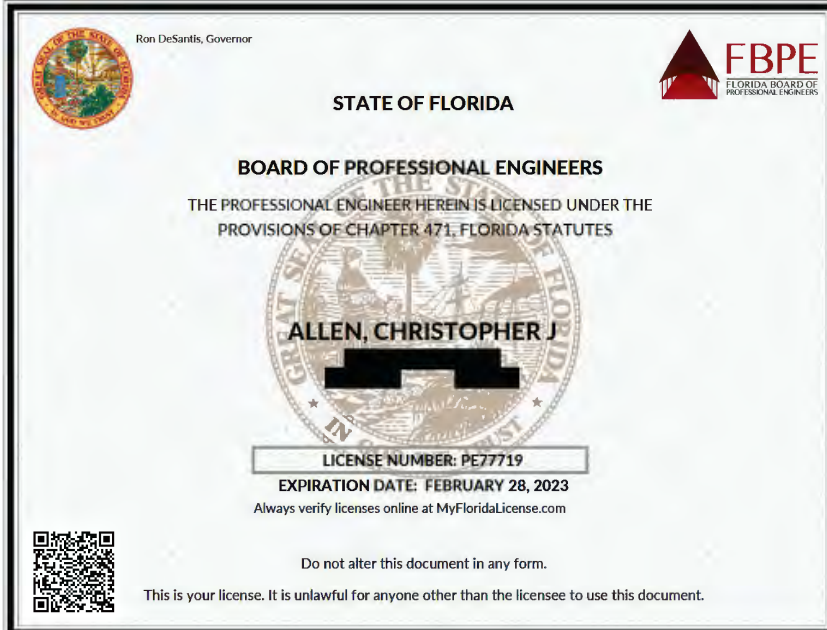
**STALDER, NICOLE PETERSEN**

[REDACTED]



LICENSE NUMBER: PE64720  
EXPIRATION DATE: FEBRUARY 28, 2023  
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Ron DeSantis, Governor



STATE OF FLORIDA


BOARD OF PROFESSIONAL ENGINEERS

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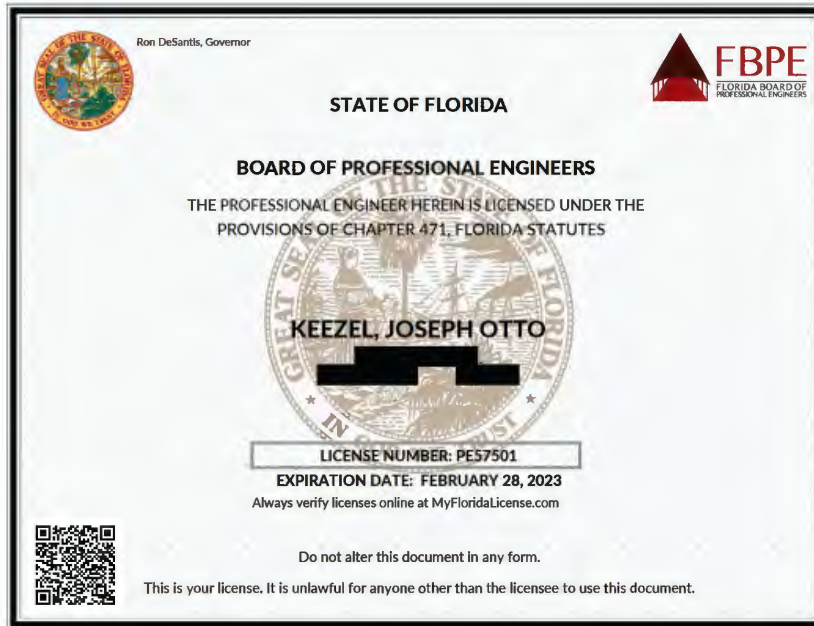
**ALLEN, CHRISTOPHER J**

[REDACTED]

LICENSE NUMBER: PE77719  
EXPIRATION DATE: FEBRUARY 28, 2023  
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This is a professional engineer license for Joseph Otto Keezel, issued by the Florida Board of Professional Engineers (FBPE). The license is for the State of Florida and is valid until February 28, 2023. The license number is PE57501. The license holder's name is redacted with a black box. The license includes a QR code and a warning not to alter the document.

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

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KEEZEL, JOSEPH OTTO

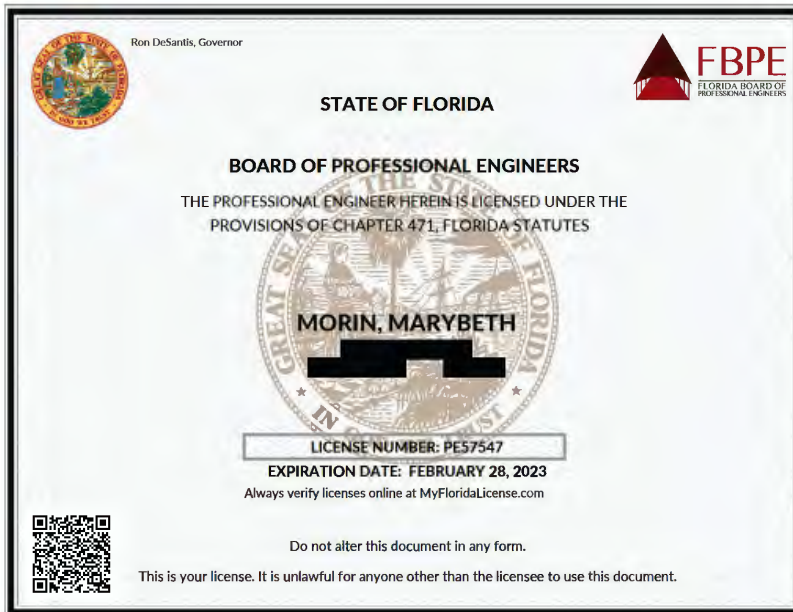
LICENSE NUMBER: PE57501

EXPIRATION DATE: FEBRUARY 28, 2023

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This is a professional engineer license for Marybeth Morin, issued by the Florida Board of Professional Engineers (FBPE). The license is for the State of Florida and is valid until February 28, 2023. The license number is PE57547. The license holder's name is redacted with a black box. The license includes a QR code and a warning not to alter the document.

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

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

MORIN, MARYBETH

LICENSE NUMBER: PE57547

EXPIRATION DATE: FEBRUARY 28, 2023



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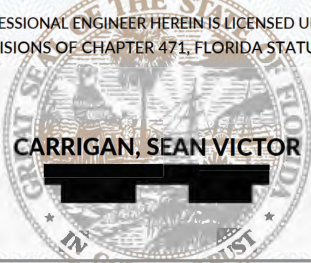
Ron DeSantis, Governor



STATE OF FLORIDA


BOARD OF PROFESSIONAL ENGINEERS

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**CARRIGAN, SEAN VICTOR**

LICENSE NUMBER: PE73041  
EXPIRATION DATE: FEBRUARY 28, 2023  
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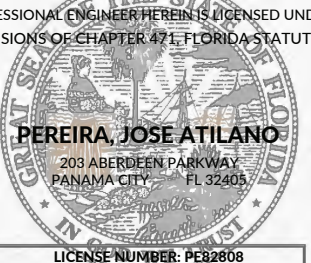
Ron DeSantis, Governor



STATE OF FLORIDA


BOARD OF PROFESSIONAL ENGINEERS

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



**PEREIRA, JOSE ATILANO**  
203 ABERDEEN PARKWAY  
PANAMA CITY FL 32405

LICENSE NUMBER: PE82808  
EXPIRATION DATE: FEBRUARY 28, 2023  
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**Society of Wetland Scientists  
Professional Certification Program, Inc**

renews the designation

## Professional Wetland Scientist

For


### Nicole Gough

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 2585 issued on 7/15/2015 and recertified on 2/1/2020.  
Due to recertify again by 7/15/2025.



*Matthew Simpson*  
Matthew Simpson, PWS  
President

*Pat Frost*  
Pat Frost, PWS  
Certification Renewal Chair



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS4633**  
Expiration Date February 28, 2023

## Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

**WILLIAM PAUL HINKLE**  
[REDACTED]

*Nicole Fried*

NICOLE "NIKKI" FRIED  
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.

Ron DeSantis, Governor Julie I. Brown, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF LANDSCAPE ARCHITECTURE**

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES


**URCHUK, MICHAEL JOHN**  
DEWBERRY ENGINEERS INC.  
538 WEBSTER STREET  
LAKE MARY FL 32746

**LICENSE NUMBER: LA666675**

**EXPIRATION DATE: NOVEMBER 30, 2023**

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Ron DeSantis, Governor 

**STATE OF FLORIDA**

**BOARD OF PROFESSIONAL ENGINEERS**


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

**ARMANS, PETER NASSIF**  
[REDACTED]

**LICENSE NUMBER: PE87064**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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## **SECTION 3:** Qualifications and Experience

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# QUALIFICATIONS AND EXPERIENCE

## Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a varied array of experience, disciplines, and available resources available to provide the required services to the Harmony on Lake Eloise. Our team can provide engineering design, planning management, technical, and administrative services as requested by Harmony on Lake Eloise and will make a commitment to prioritize the CDD's needs.

Serving as District Engineer is **Nicole Stalder, PE, LEED AP**. She has 20 years of civil engineering experience for both public and private clients and has served as the project manager for numerous private commercial and residential developments across Central Florida. This includes Live Oak Lake CDD (Twin Lakes Development) in Osceola County; Cascades at Groveland CDD in Groveland; Lancaster Park East in City of St. Cloud; designed over 2,000 units in the Town Center and Villages of Horizon West in Orange County; Spruce Creek Country Club in Marion County; Fore Ranch in Ocala; and her extensive experience designing single-family and multi-family developments, including Randal Park Apartments, Steel House Apartments, The Sevens Apartments, Split Oak Development, and Fells Landing.

Serving as Assistant District Engineer for the Harmony on Lake Eloise CDD is **Christopher Allen, PE**. He has 12 years of experience in a broad range of site/civil work, including municipal industrial, residential, and commercial applications. He's experienced in all phases of project design, including due diligence research for site selection to construction closeout.

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are all well versed in addressing their particular specialty area and have associates working under their direction

## Why Dewberry?



**District Engineer for 25+ CDDs across Florida**



**Local, experienced District Engineer ready to work for you**



**Comprehensive understanding of CDD's infrastructure and operational needs**



**300+ employees in 15 offices within Florida, including a local office in Orlando**



**Cohesive group of professionals integrated across service areas to leverage success for our clients**



**60+ years helping clients build and shape communities**

to efficiently tackle any assignment from Harmony on Lake Eloise. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to effectively and efficiently design and manage all tasks. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to your requests and provide all technical support under one roof.

For more information on our project management team, we have provided resumes in our Standard Form 330 included in **Section 1: Standard Form 330** of our proposal.



**FIGURE 3.1** We build strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, “Dewberry at Work.”

.....

### Certified Minority Business

Dewberry Engineers Inc. is not a certified minority business.

### Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client’s budget. Over 85% of our work is from repeat clients ... a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- **Experienced Staff:** The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry’s Project Team has these attributes.
- **Construction Budget Controls:** We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to ensure that the most current unit prices are being used for the construction cost estimates.
- **Project Schedule:** One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project’s budget.

### Past Experience and Performance

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with a deep

subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 25 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to the continued operations.

Our clients benefit from our local experience and presence, and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision and help realize possibilities to enrich communities, restore built and natural environments, and manage positive change.



The following table demonstrates our CDD experience throughout Florida:

<u>CDD/Location</u>	District Engineer	Planning	Due Diligence	Civil Engineering	Roadway Design	Stormwater Design	Environmental/Permitting	Landscape Architecture	Survey	Construction Admin
<b>Baytree CDD</b> , Brevard County, FL	●	●		●	●	●	●			●
<b>Cascades at Groveland CDD</b> , Groveland, FL	●	●	●	●	●	●	●		●	●
<b>Country Greens CDD (Sorrento Springs CDD)</b> , Lake County, FL	●	●	●	●	●	●	●	●	●	●
<b>Covington Park CDD</b> , Hillsborough County, FL	●	●		●	●	●	●	●	●	●
<b>Deer Run CDD</b> , Flagler County, FL	●	●		●	●	●		●	●	●
<b>Dowden West CDD</b> , Orange County, FL	●	●	●	●	●	●	●	●	●	●
<b>East Park CDD</b> , Orange County, FL	●	●		●			●		●	●
<b>Greater Lakes - Sawgrass Bay CDD</b> , Lake Wales, FL	●	●		●			●		●	●
<b>Highland Meadows CDD</b> , Polk County, FL	●	●		●	●	●	●	●	●	●
<b>Lake Emma CDD</b> , Groveland, FL	●	●	●	●	●	●	●		●	●
<b>Lakewood Ranch CDDs 1, 2, 4, 5, 6</b> , Manatee County, FL	●	●		●			●	●	●	●
<b>Lakewood Ranch Stewardship</b> , Manatee County, FL	●	●		●	●	●			●	
<b>Live Oak Lake (Twin Lakes Development) CDD</b> , Osceola County, FL	●	●	●	●	●	●	●	●	●	●

<u>CDD/Location</u>	District Engineer	Planning	Due Diligence	Civil Engineering	Roadway Design	Stormwater Design	Environmental/Permitting	Landscape Architecture	Survey	Construction Admin
Montecito CDD, Brevard County, FL	●			●					●	●
Narcoossee CDD, Orange County, FL	●	●		●			●		●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●		●	●	●			●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●		●			●		●	●
Reunion Resort CDD, Osceola County, FL	●	●		●		●			●	●
East 547 CDD, Polk County, FL	●	●		●			●		●	●
Eden Hills CDD, Polk County, FL	●	●		●			●		●	●
VillaSol CDD, Osceola County, FL	●	●		●	●	●		●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●	●

### Geographic Location

With 15 office locations and over 300 employees in Florida, we bring expertise, qualifications, and resources to clients throughout the State.

Located in our Orlando office, Nicole and Christopher will be responsive, make frequent visits, and be readily available for meetings, presentations, or site visits. Additionally, our project team includes local, Orlando staff members proposed for this contract, which leads all components of our assignments to be developed concurrently by a cohesive team.

By utilizing our extensive presence within Central Florida, our approach to the District’s projects will combine our understanding of the various project assignments with our experience in identifying the District’s needs to develop the appropriate project team for each assignment. This allows us to minimize the time needed from project request to “boots on the ground” activity.

In addition, our Project Team is supported by nationally-recognized subject matter experts and dedicated quality control staff who have the required capacity to provide the array of required services to the Harmony on Lake Eloise. This depth of organization permits us to call upon specialists and a broad base of support to satisfy diverse or manpower intensive tasks.

### Current and Projected Workloads

Dewberry has an excellent track record of meeting time and budget requirements on the projects we have highlighted in this response and will meet this goal with the Harmony on Lake Eloise CDD. **We are fully available for this contract!**

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel, has the capacity to address all of the District’s needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit to the District our dedicated team members for these important projects.

### Volume of Work Previously Awarded to Consultant by District

Although Dewberry has not worked for the Harmony on Lake Eloise CDD, we have extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 25 CDDs in Florida, which allows us to provide Harmony on Lake Eloise with the unique experience, familiarity, and understanding of the type of services that will be requested.





 **Dewberry**

[www.dewberry.com](http://www.dewberry.com)

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2022-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Harmony on Lake Eloise Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:**

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of \_\_\_\_\_, and within the City of Winter Haven, Polk County, Florida.
- 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 10th day of August, 2022.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**

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

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

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash*	\$ 6,000	\$ -	\$ 6,000
Due from Landowner	4,395	522	4,917
Total assets	\$ 10,395	\$ 522	\$ 10,917
 <b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 4,395	\$ 522	\$ 4,917
Due to Landowner	-	2,755	2,755
Landowner advance	6,000	-	6,000
Total liabilities	10,395	3,277	13,672
 <b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	4,395	-	4,395
Total deferred inflows of resources	4,395	-	4,395
 Fund balances:			
Restricted for:			
Debt service	-	(2,755)	(2,755)
Unassigned	(4,395)	-	(4,395)
Total fund balances	(4,395)	(2,755)	(7,150)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 10,395	 \$ 522	 \$ 10,917

\*Statement not received in time for financial statement preparation.

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 26,193	\$ 75,265	35%
Total revenues	<u>-</u>	<u>26,193</u>	<u>75,265</u>	35%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	2,000	14,000	32,000	44%
Legal	213	2,236	25,000	9%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	500	0%
Telephone	20	140	200	70%
Postage	14	14	500	3%
Printing & binding	50	350	500	70%
Legal advertising	2,098	12,118	6,500	186%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	50	500	10%
Website hosting & maintenance	-	1,680	1,680	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,395</u>	<u>30,588</u>	<u>75,265</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(4,395)	(4,395)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (4,395)</u>	<u>\$ (4,395)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>522</u>	<u>2,755</u>
Total debt service	<u>522</u>	<u>2,755</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (522)	 (2,755)
 Fund balances - beginning	 <u>(2,233)</u>	 <u>-</u>
Fund balances - ending	<u>\$ (2,755)</u>	<u>\$ (2,755)</u>



**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**DRAFT**

**MINUTES OF MEETING  
HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harmony on Lake Eloise Community Development District held a Regular Meeting on July 13, 2022 at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

**Present at the meeting were:**

William (Bill) Fife	Chair
Mary Moulton	Vice Chair
Chris Tyree	Assistant Secretary
Courtney Potter	Assistant Secretary
John (JC) Nowotny	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 9:34 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-36, Amending, Repealing and Restating in its Entirety Resolution No. 2022-26, Adopted by the Board of Supervisors of Harmony On Lake Eloise Community Development District on December 8, 2021, as Follows: Authorizing the Issuance of Not to Exceed \$73,185,000 Harmony On Lake Eloise Community Development District Capital**

41 Improvement Revenue Bonds, in One or  
 42 More Series; Approving the Form of a  
 43 Master Trust Indenture; Appointing a  
 44 Trustee, Registrar and Paying Agent;  
 45 Approving a Capital Improvement  
 46 Program; Authorizing the Commencement  
 47 of Validation Proceedings Relating to the  
 48 Bonds; and Providing an Effective Date  
 49

50 Ms. Cerbone presented Resolution 2022-36.

51 Mr. Earlywine stated that Resolution 2022-36 essentially restates Resolution 2022-26.  
 52 This action is necessary because of a discrepancy between the prior Resolution and the  
 53 Assessment Methodology Report. The Public Hearing is set for September and the bonds are not  
 54 expected to be issued until the fourth quarter of the year.

55 Mr. Earlywine stated that this action does not impact the funding.

56

57 **On MOTION by Mr. Fife and seconded by Mr. Tyree, with all in favor,**  
 58 **Resolution 2022-36, Amending, Repealing and Restating in its Entirety**  
 59 **Resolution No. 2022-26, Adopted by the Board of Supervisors of Harmony On**  
 60 **Lake Eloise Community Development District on December 8, 2021, as Follows:**  
 61 **Authorizing the Issuance of Not to Exceed \$73,185,000 Harmony On Lake Eloise**  
 62 **Community Development District Capital Improvement Revenue Bonds, in One**  
 63 **or More Series; Approving the Form of a Master Trust Indenture; Appointing a**  
 64 **Trustee, Registrar and Paying Agent; Approving a Capital Improvement**  
 65 **Program; Authorizing the Commencement of Validation Proceedings Relating**  
 66 **to the Bonds; and Providing an Effective Date, was adopted.**

67

68

69 **FOURTH ORDER OF BUSINESS**

70 **Consideration of Resolution 2022-34,**  
 71 **Designating Dates, Times and Locations for**  
 72 **Regular Meetings of the Board of**  
 73 **Supervisors of the District for Fiscal Year**  
 74 **2022/2023 and Providing for an Effective**  
 75 **Date**

76 Ms. Cerbone presented Resolution 2022-34.

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**On MOTION by Mr. Fife and seconded by Mr. Tyree, with all in favor, Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2022.

**On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of May 11, 2022 Regular Meeting Minutes**

Ms. Cerbone presented the May 11, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Fife and seconded by Mr. Tyree, with all in favor, the May 11, 2022 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

There was no report.

**B. District Engineer [Interim]: *Dewberry Engineers, Inc.***

- **Ratification of 20-Year Stormwater Management Needs Analysis Report**

116 Ms. Cerbone stated that, in lieu of the Report, a letter was sent acknowledging the  
117 Report requirement, advising that the CDD does not have any stormwater facilities yet and  
118 stating that the Report will be submitted when appropriate.

119

120 **On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the letter**  
121 **to Polk County regarding the 20-Year Stormwater Management Needs Analysis**  
122 **Report requirement, was ratified.**

123

124

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

126 • **NEXT MEETING DATE: August 10, 2022 at 9:30 A.M.**

127 ○ **QUORUM CHECK**

128 The next meeting will be held on August 10, 2022.

129

130 **NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

131

132 There were no Board Members' comments or requests.

133

134 **TENTH ORDER OF BUSINESS**

**Public Comments**

135

136 There were no public comments.

137

138 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

139

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141 **On MOTION by Mr. Fife and seconded by Mr. Tyree, with all in favor, the**  
142 **meeting adjourned at 9:37 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**

## HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

#### LOCATION

*Ramada by Wyndham Davenport Orlando South, 43824 Highway 27  
Davenport, Florida 33837-6808*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 9, 2022	Regular Meeting	9:30 AM*
March 9, 2022	Regular Meeting	9:30 AM*
April 13, 2022 <b>CANCELED</b>	Regular Meeting	9:30 AM*
May 11 2022	Regular Meeting <i>(presentation of FY2023 proposed budget)</i>	9:30 AM*
June 8, 2022 <b>CANCELED</b>	Regular Meeting	9:30 AM*
July 13, 2022	Regular Meeting	9:30 AM*
August 10, 2022	Public Hearing and Regular Meeting <i>(adoption of FY2023 budget)</i>	9:30 AM*
September 14, 2022	Regular Meeting	9:30 AM*

*\* Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings, scheduled to commence at 9:30 a.m., respectively.*

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**