

PTC

**COMMUNITY DEVELOPMENT
DISTRICT**

March 28, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

PTC

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

PTC 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

March 21, 2025

Board of Supervisors
PTC Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
--

Dear Board Members:

The Board of Supervisors of the PTC Community Development District will hold a Regular Meeting on March 28, 2025 at 11:00 a.m., at the 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Jake Essman [Seat 5]
4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package

- C. Respondents
 - I. NV5, Inc.
 - II. Poulos & Bennett, LLC
 - III. Heidt Design, LLC
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
7. Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
 8. Consideration of Resolution 2025-05 Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
 9. Consideration of Resolution 2025-06, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date
 10. Consideration of Resolution 2025-07, Authorizing a Request for Qualifications for District Engineering Services; Ratifying Notice of the Request for Qualifications; Providing a Severability Clause; and Providing an Effective Date
 11. Ratification Items
 - A. GeoPoint Surveying, Inc. Work Authorizations
 - I. Number 3 [Misc Staking & Survey Services]
 - II. Number 4 [Misc Staking]
 - III. Number 5 [SR 52 Signalization SW Corner]
 - B. Phillips and Jordan, Incorporated, Change Orders
 - I. No. 3 [Pasco Town Center Mass Grading and Phase 1A Project]
 - II. No. 4 [Pasco Town Center Mass Grading and Phase 1A Project]
 - C. Mortensen Engineering Inc. Work Authorization No. 11 [State Road 52 and McKendree Road]
 - D. Phase 1 Project Work Product Acquisition

- E. FDOT Construction Agreement [McKendree/SR 52 Intersection]
- F. Steadfast Environmental, LLC Pond Maintenance Services Agreement
- G. Steadfast Contractors Alliance, LLC Landscape and Irrigation Maintenance Services Agreement
- H. Ripa & Associates, LLC Changed Order No. 1 [McKendree Road First Extension]
- I. Withlacoochee River Electric Cooperative, Inc., Contribution in Aid of Construction Agreement
- J. Integra Realty Resources Appraisal of Real Property/Invoice
- K. Acquisition Package for Phase 1 Project Work Product Series 2023 Bonds

12. Acceptance of Unaudited Financial Statements as of February 28, 2025

13. Approval of Minutes

- A. November 7, 2024 Continued Landowners’ Meeting
- B. November 7, 2024 Special Meeting

14. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Clearview Land Design, P.L.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 25, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	MICHAEL WOLF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHASE COLLIER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE THOMPSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	THATCHER BROWN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

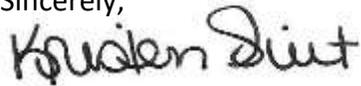
15. Board Members’ Comments/Requests

15. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

PTC

COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
PTC Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Jacob Essman
Printed Name

Date: 3/19/25
Date

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

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Jacob Essman
Signature

PTC

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PTC COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective March 28, 2025:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of March 28, 2025:

- | | |
|-----------------------|---------------------------|
| _____ Jacob Essman | _____ Assistant Secretary |
| _____ Clifton Fischer | _____ Assistant Secretary |
| _____ | _____ |

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

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 28TH DAY OF MARCH, 2025.

ATTEST:

PTC COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PTC

COMMUNITY DEVELOPMENT DISTRICT

6A

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of New Port Corners Community Development District will hold their audit committee meeting on March 11, 2025 at 9:30 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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.

Debby Wallace
District Manager
February 21, 2025 25-00338P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Copper Spring Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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 the appeal is to be based.

Copperspring CDD
Sean Craft, District Manager
February 21, 2025 25-00336P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on March 4, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The 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 the 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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
February 21, 2025 25-00334P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Angeline Community Development District

The Board of Supervisors (the "Board") of the Angeline Community Development District (the "District") will hold a public hearing and a meeting on March 11, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at larry@breezeshome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Larry Krause
District Manager
February 21, 28, 2025 25-00333P

FIRST INSERTION

Notice is hereby given that JOSE LUIS BAUTISTA, owner, desiring to engage in business under the fictitious name of INTEGRITY DRYWALL SOLUTIONS LOCATED AT 35317 FLOWERFIELD LN, DADE CITY, FLORIDA 33525 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 21, 2025 25-00344P

FIRST INSERTION

BOARD OF SUPERVISORS AMENDED MEETING DATES
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of The Preserve at South Branch Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at Spring Hill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638 as follows:

Tuesday, March 4, 2025 9 a.m.
Tuesday, April 1, 2025 9 a.m.
Tuesday, May 6, 2025 9 a.m.
Tuesday, June 3, 2025 4 p.m.
Tuesday, July 1, 2025 9 a.m.
Tuesday, August 5, 2025 6 p.m.
Tuesday, September 2, 2025 4 p.m.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. At such times the Board is so authorized and may consider any business that may properly come before it. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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
February 21, 2025 25-00340P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024-2025

The Board of Supervisors of the Northridge Community Development District will hold their regular meetings for Fiscal Year 2025 at Spring Hill Suites located at 16615 Crosspointe Run, Land O' Lakes, FL 34638 at 11:00 a.m. unless otherwise indicated as follows.

March 10, 2025 11:00 a.m.
April 7, 2025 11:00 a.m.
May 12, 2025 11:00 a.m.
June 9, 2025 11:00 a.m.
July 14, 2025 11:00 a.m.
August 11, 2025 11:00 a.m.
September 8, 2025 11:00 a.m.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Brian Lamb
District Manager
February 21, 2025 25-00339P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Hillsborough County Circuit Court, Court of Hillsborough County, Florida on the 16th day of February, 2024, the cause wherein Live Oak Contracting LLC, was Plaintiff, and Magnum Coatings Inc., a Florida Corporation, Eric T Gordon an individual, was Defendant, being case number 17-CA-4752 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Magnum Coatings Inc., a Florida Corporation, Eric T Gordon an individual, in and to the following described property, to wit:

Lot 3: Commence at the Northwest corner of the SE 1/4 of Section 6, Township 24 South Range 21 East, Pasco County, Florida; thence South 0 degrees 17'46" West, along the West line of said SE 1/4, 270.0 feet; thence South 89 degrees 48'44" East, parallel to the North line of said SE 1/4, 1047.89 feet; thence South 0 degrees 30'28" West, 741.04 feet for a Point Of Beginning; thence South 89 degrees 45'28" East, 357.28 feet; thence South 01 degrees 04'10" West, 358.21 feet; thence North 89 degrees 43'50" West 353.77 feet; thence North 0 degrees 30'28" East, 358.02 feet to the Point of Beginning. Subject to an easement for ingress-egress over and across the West 22.5 feet thereof. Together with an easement for ingress-egress over and across the following described tract: Commence at the Northwest corner of the SE 1/4 of Section 6, Township 24 South, Range 21 East, Pasco County, Florida; thence South 0 degrees 17'46" West, along the West line of said SE 1/4, 270.00 feet; thence South 89 degrees 48'44" East, parallel to the North line of said SE 1/4, 1040.39 feet for a Point of Beginning; thence continue South 89 degrees 48'44" East, 30.0 feet; thence South 0 degrees 30'28" West, 741.05 feet; thence North 89 degrees 45'28" West, 22.5 feet; thence South 0 degrees 30'28" West, 358.02 feet; thence North 89 degrees 43'50" West, 7.50 feet; thence North 0 degrees 30'28" East, 1099.05 feet to the Point Of Beginning, less the North 25.0 feet thereof. 18250 Howell Drive, Dade City, FL 33523

I shall offer this property for sale "AS IS" on March 26, 2025, at 10:00 am or as soon thereafter as possible, at 7432 Little Rd, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances and judgements, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Allison L. Friedman PA
20533 Biscayne Boulevard
Suite 4-435
Aventura, FL 33180

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Cpl. David Peltz
Deputy Sheriff
February 21, 2025 25-00342P

Feb. 21, 28; Mar. 7, 14, 2025

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
NEW PORT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the New Port Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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 the appeal is to be based.

New Port Corners CDD
Debby Wallace, District Manager
February 21, 2025 25-00337P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Connerton East Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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 the appeal is to be based.

Connerton East CDD
Debby Wallace, District Manager
February 21, 2025 25-00335P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR PTC COMMUNITY DEVELOPMENT DISTRICT

The PTC Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on March 7, 2025, to the District Manager, Kristen Suit, at suik@whhassociates.com, with a copy to gillyard@whhassociates.com ("District Manager's Office"). Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at suik@whhassociates.com with a copy to District Counsel, Jennifer Kilinski, at jennifer@cdllawyers.com.

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33481, suik@whhassociates.com, and gillyard@whhassociates.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Kristen Suit
District Manager
February 21, 2025 25-00341P

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

PTC

COMMUNITY DEVELOPMENT DISTRICT

6B

REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR PTC COMMUNITY DEVELOPMENT DISTRICT

The PTC Community Development District (“**District**”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

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

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“**CCNA**”). **All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on March 7, 2025,** to the District Manager, Kristen Suit, at suitk@whhassociates.com, with a copy to gillyardd@whhassociates.com (“**District Manager’s Office**”). Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at suitk@whhassociates.com with a copy to District Counsel, Jennifer Kilinski, at jennifer@cddlawyers.com.

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33481, suitk@whhassociates.com, and gillyardd@whhassociates.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Kristen Suit
District Manager

PTC COMMUNITY DEVELOPMENT DISTRICT

**DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS
COMPETITIVE SELECTION CRITERIA**

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

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

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

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

3) Geographic Location (Weight: 20 Points)

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

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

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

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

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

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

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

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

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

PTC

COMMUNITY DEVELOPMENT DISTRICT

6C1

NV5

PTC COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

March 7, 2025



Downtown Winter Garden CDD

SUBMITTED TO:

PTC Community Development District
Kristen Suit, District Manager
suitk@whassociates.com

District Manager's Office
gillyardd@whassociates.com

SUBMITTED BY:

NV5, Inc.
6200 Lee Vista Boulevard
Orlando, FL 32822



March 7, 2025

PTC Community Development District
Kristen Suit, District Manager, suitk@whhassociates.com
District Manager's Office, gillyardd@whhassociates.com
2300 Glades Road, Suite 410W, Boca Raton, FL 33481

RE: REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES

Dear Ms. Kristen Suit and Selection Committee:

We are pleased to submit our qualifications and express our strong interest in providing professional engineering services to the PTC. As a leading provider of engineering and infrastructure consulting services located in Orlando, Florida, NV5 brings a wealth of experience and expertise that aligns perfectly with the District's diverse needs.

ABOUT NV5

Founded in 1949 and headquartered in Hollywood, Florida, NV5 has been a trusted partner to public and private sectors for over 75 years. Our mission is to use engineering to enhance the quality of communities we serve, offering a range of traditional services with a unique approach that consistently provides our clients a competitive edge. From initial site studies and design to construction and commissioning, we stand by our clients as technical experts throughout the development cycle.

Our team is exceptionally well suited to fulfill the needs of this continuing services contract by providing knowledgeable staff with the availability and proximity that the PTC Community Development District (CDD) needs, vast resources, and proven experience. We have successfully provided the same services for other Community Development Districts as well as numerous continuing services contracts for many municipalities and governmental agencies across the state of Florida. We hope to expand the services we provide to the PTC CDD.

With over 25 years of experience, Jason Mahoney, PE, will serve as Principal in Charge and Contract Manager. He is a Vice President at NV5, Orlando's civil engineering group manager, and an experienced project manager with a long history of providing innovative solutions for public and private projects across the state.

Our team will provide exemplary services to you that are delivered on time and within budget. While NV5 is a national engineering consulting firm with multiple local offices and supporting offices across the country, our team of professionals in our centrally located Florida offices will perform the majority of the work described herein. We appreciate the opportunity to serve and provide engineering services, and we pledge to place our highest priority on this contract, if selected.

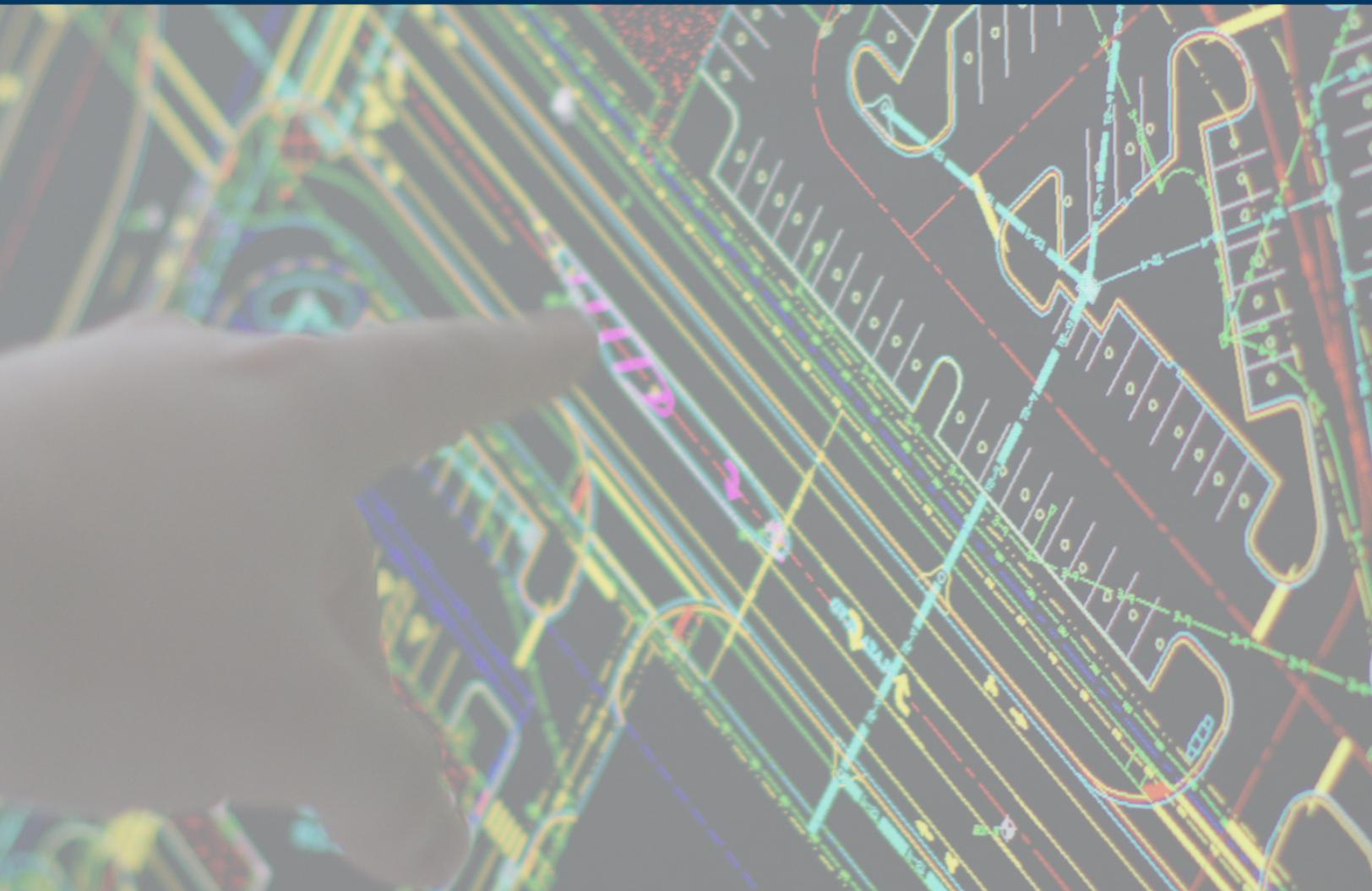
Sincerely,
NV5

A handwritten signature in blue ink that reads "J.P. Mahoney".

Jason P. Mahoney, PE
Vice President
321.436.5229
jason.mahoney@NV5.com

SF330 PART I + II

N|V|5



SF330 PART I A - C

ARCHITECT - ENGINEER QUALIFICATIONS

PART 1 - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (CITY AND STATE)

Request for Qualifications ("RFQ") for Engineering Services for PTC Community Development District

2. PUBLIC NOTICE DATE

February 21, 2025

3. SOLICITATION OR PROJECT NUMBER

RFQ FOR ENGINEERING SERVICES

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jason Mahoney, PE

5. NAME OF FIRM

NV5 Inc.

6. TELEPHONE NUMBER

321.436.5229

7. FAX NUMBER

407.896.9167

8. E-MAIL ADDRESS

jason.mahoney@NV5.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.	X			NV5, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	6200 Lee Vista Boulevard Orlando, FL 32822	Engineering Services
b.				NV5, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	11801 Research Drive Alachua, FL 32615	Engineering Services
c.						
d.						
e.						
f.						
g.						

SF330 PART I D. ORGANIZATIONAL CHART



● Key Team Member

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
		A. TOTAL	B. WITH CURRENT FIRM
Jason Mahoney, PE	Principal in Charge / Contract Manager	25	20
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc. Orlando, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
B.S. Civil Engineering, Norwich University, 1999		Professional Engineer FL 65183	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

American Society of Civil Engineers Member

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	WINTER GARDEN COMMUNITY DEVELOPMENT DISTRICT CONTINUING SERVICES, WINTER GARDEN, 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
	<p>Project Manager. For 19 years, NV5 has provided civil engineering services for this large 1.15-million-square-foot development. NV5 worked on the site plan as well as permitting and overall project management for the land development of the property. The roadway plans for Daniels Road, designed to go through the center of the commercial area, were also developed by NV5, as were signing and pavement marking and maintenance of traffic plans. In addition, NV5 completed the initial boundary and topographic surveys for the project and has provided continuing survey services.</p>		
b.	WINTER SPRINGS TOWN CENTER, WINTER SPRINGS, 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
	<p>Civil Engineer. This mixed-use development includes roadway and utility network, master stormwater system, municipal lift station, 250 multifamily residential units, 114 residential townhome units, a Starbucks, Wendy's, dental office, child care facility, and strip commercial retail. NV5 provided civil engineering services.</p>		
c.	AVIAN POINTE, APOPKA, FL	2020	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/>	Check if project performed with current firm
	<p>Project Manager. This residential subdivision included utility infrastructure design, municipal lift station, 758 residential units, a recreational park with athletic fields, athletic courts, playground and restrooms, public school parcel, and one mile of arterial roadway, including a roundabout intersection, on 128 acres. NV5 provided civil engineering services.</p>		
d.	MSI WAREHOUSE, ORLANDO, FL	2023	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/>	Check if project performed with current firm
	<p>Project Manager. NV5 provided civil engineering design and permitting services for the 80,000 SF warehouse industrial building with truck court on 3.5 acres.</p>		
e.	URBON AT AUDUBON PHASE 2, ORLANDO, FL	2022	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/>	Check if project performed with current firm
	<p>Project Manager. Jason provided civil engineering for this high-density residential development that included 227 multifamily units in a parking garage wrapped design in the revitalization of the Fashion Square Mall area.</p>		

SF330 PART I E. RESUMES

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

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS OF EXPERIENCE	
Frank Porter, PE		Project Manager / Task Manager		A. TOTAL	B. WITH CURRENT FIRM
				25	20
15. FIRM NAME AND LOCATION (City and State)					
NV5, Inc., Orlando, FL					
16. EDUCATION (Degree and Specialization)			17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)		
B.S. University of Central Florida, Electrical Engineering, 1999			Professional Engineer FL 69092		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

American Society of Civil Engineers, Member

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	WINTER GARDEN COMMUNITY DEVELOPMENT DISTRICT CONTINUING SERVICES WINTER GARDEN, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Engineer. For 19 years, NV5 has provided civil engineering services for this large 1.15-million-square-foot development. NV5 worked on the site plan as well as permitting and overall project management for the land development of the property. The roadway plans for Daniels Road, designed to go through the center of the commercial area, were also developed by NV5, as were signing and pavement marking and maintenance of traffic plans. In addition, NV5 completed the initial boundary and topographic surveys for the project and has provided continuing survey services.</p>		
b.	WINTER SPRINGS TOWN CENTER, WINTER SPRINGS, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This mixed-use development includes roadway and utility network, master stormwater system, municipal lift station, 250 multifamily residential units, 114 residential townhome units, a Starbucks, Wendy's, dental office, child care facility, and strip commercial retail. NV5 provided civil engineering services.</p>		
c.	AVIAN POINTE, APOPKA, FL	2020	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Civil Engineer. This residential subdivision included utility infrastructure design, municipal lift station, 758 residential units, a recreational park with athletic fields, athletic courts, playground and restrooms, public school parcel, and one mile of arterial roadway, including a roundabout intersection, on 128 acres. NV5 provided civil engineering services.</p>		
d.	SEMINOLE CROSSINGS TOWNHOMES, WINTER SPRINGS, FL	2017	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. 114 townhome subdivision on 8 acres in Winter Springs, FL. The subdivision included a master stormwater detention pond.</p>		
e.	PUBLIX AT CORNERSTONE NARCOOSEE, OSCEOLA COUNTY, FL	2022	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. 60,000 SF grocery-anchored shopping center on 10.8 acres in Osceola County, FL.</p>		

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
Daniel Young, PE	Civil / Site Engineer	A. TOTAL	B. WITH CURRENT FIRM
		20	15
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc., Orlando, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
B.S., Civil Engineering, University of Florida		Professional Engineer FL 70780	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

American Society of Civil Engineers, Member; LEED Accredited Professional

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Engineer. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Principal in Charge. Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots.</p>		
e.	BUTLER NORTH AND TOWN CENTER, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Engineer. Butler North Phase development includes 9,895 LF of new urban roadway, with reconstruction of 3,495 LF of existing roadway, six (6) new SMFs with 15-foot open concrete culvert, approximately 120 new drainage structures and the associated interconnecting stormwater piping, and new sanitary, water, gas, electrical, lighting, signalization, and communications infrastructure. The design and CEI services were provided for a private client to serve a new development to be dedicated to the City of Gainesville. Cost: \$95M</p>		

SF330 PART I E. RESUMES

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS OF EXPERIENCE	
Levis Koloko, PE		Transportation Engineer		A. TOTAL	B. WITH CURRENT FIRM
				18	2
15. FIRM NAME AND LOCATION (City and State)					
NV5, Inc., Orlando, FL					
16. EDUCATION (Degree and Specialization)			17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)		
BS, Co-op Civil Engineering, Transportation, Georgia Institute of Tech			Professional Engineer FL 98088		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

American Society of Civil Engineers, Member

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	RIDGE ROAD EXTENSION PHASE 2B, PASCO COUNTY, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Responsible for the quality review in delivering Phase 2B extending from Sunlake Boulevard to US 41, 3.3 miles, and includes a bridge at the CSX railroad. Leading the design team addressing comments from 60% submittal. The project consists of a new four-lane roadway in western Pasco County, Florida. Cost: \$85M</p>		
b.	US 301 (SR 41) FROM NORTH OF SR 60 TO NORTH OF OLD CHENEY HIGHWAY, ZEPHYRHILLS, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Project consists of the widening, milling, resurfacing, and reconstruction of approximately 2.5 miles of SR 41/ US 301 through the City of Zephyrhills. SR 41/US 301 was converted into one-way pairs through the downtown area by relocating the northbound lanes east to 7th Street and the southbound lanes west to 6th Street; realignment of SR 39 at the south end of the project. Currently working with FDOT and City of Zephyrhills to incorporate complete streets concepts into the one-way pair portion of the project. Cost: \$50M</p>		
c.	GDOT, SR 5 FROM OLD FLOWERS ROAD TO SR 60, & ROUNDABOUT, FANNIN COUNTY, GA	2020	2026
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Project proposes to mill and inlay the existing SR 5, beginning at Old Flowers Road (northern termini of PI# 0017038) and ending approximately 1.83 miles to SR 60/Toccoa Avenue intersection in downtown McCaysville. A single-lane roundabout will be constructed at SR 5 and School Street. Reviewed the preliminary and final plans that included a roundabout. Supervised the design team in extensive coordination with utility companies and GDOT to avoid/minimize utility relocations.</p>		
d.	MCCAYSVILLE BYPASS FROM GEORGIA STATE LINE TO SR 68, POLK COUNTY, TN	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This project consisted of the construction of McCaysville Bypass from the Georgia/Tennessee State Line to SR 68 in Tennessee, approximately 0.82 miles. A new bridge was added on the SR 5 Connector to cross over West Tennessee Avenue, the Ocoee River, Tennessee Overhill Association Railroad, and SR 68/Ocoee Street. A single-lane roundabout was constructed at the intersection of SR 68 and Colonial Avenue. Cost: \$50M</p>		
e.	JOHNSON FERRY ROAD AT MT. VERNON HIGHWAY INTERSECTION IMPROVEMENTS, SANDY SPRINGS, GA	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This project provides improvements along Johnson Ferry Road and Mt Vernon Highway. Levis coordinated the conceptual staging, utility coordination, final plans, and proposed to redesign a wall around a sanitary sewer manhole to avoid the expense of relocation. Cost: \$60M</p>		

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
Aaron Hickman, PSM	Surveyor and Mapper / SUE	A. TOTAL	B. WITH CURRENT FIRM
		24	22
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc., Alachua, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (St and Disc.)	
University of Florida, Bachelor of Arts in Geography, 2008		Professional Surveyor and Mapper FL 6791	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
Florida Society of Surveying and Mapping, Member 2010 - Present			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Principal Surveyor. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Principal Surveyor. Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Highland Park Subdivision is a 104 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots.</p>		
e.	BUTLER NORTH AND TOWN CENTER, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Butler North Phase development includes 9,895 LF of new urban roadway, with reconstruction of 3,495 LF of existing roadway, six (6) new SMFs with 15-foot open concrete culvert, approximately 120 new drainage structures and the associated interconnecting stormwater piping, and new sanitary, water, gas, electrical, lighting, signalization, and communications infrastructure. The design and CEI services were provided for a private client to serve a new development to be dedicated to the City of Gainesville. Cost: #95M</p>		

SF330 PART I E. RESUMES

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
James Hill, PE, SI	Geotechnical Engineering Lead	A. TOTAL	B. WITH CURRENT FIRM
		14	1
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc., Orlando, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
B.S., Civil and Environmental Engineering, University of Virginia, 2010		Professional Engineer / Special Inspector FL 81087	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

ACI Concrete Construction Special Inspector, Post-Tensioning Institute Level 2 Unbonded PT Inspector, ICC Soils Special Inspector, ICC Structural Masonry Special Inspector, and ICC Structural Steel and Bolting Special Inspector

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	ORANGE COUNTY PUBLIC SCHOOLS GEOTECHNICAL AND MATERIALS TESTING CONTINUING SERVICES CONTRACT, ORANGE COUNTY, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Contract Manager/Senior Engineer. Geotechnical and Materials Testing Continuing Services Contract for a variety of new Orange County Public Schools along with rehabilitation projects on current schools. Responsibilities include management of personnel, budget oversight related to field inspections and laboratory services, and technical expertise. Current projects include Site 50 High School Relief, Site 47-E-W-4 Elementary, Apopka High School Locker Room/Concession/Dugout. Cost: \$1M+</p>		
b.	CITY OF WINTER PARK GEOTECHNICAL AND MATERIALS TESTING CONTINUING SERVICES CONTRACT, WINTER PARK, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Contract Manager/Senior Engineer. Geotechnical and Materials Testing Continuing Services Contract for a variety of transportation projects. Responsibilities include the management of personnel, budget oversight related to field inspections and laboratory services, and technical expertise. Current projects include SR5/US 1 Asphalt Coring, SR A1A Asphalt Coring, and various pavement assessments in Flagler and Volusia Counties. Contract: \$5M</p>		
c.	FDOT D5, VARIOUS DISTRICTWIDE PROJECTS, CENTRAL FLORIDA AREA, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Contract Manager/Senior Engineer. This is a continuing service Geotechnical and Materials Testing Contract for a variety of transportation projects. Responsibilities include the management of personnel, budget oversight related to field inspections and laboratory services, and technical expertise. Current projects include SR5/US 1 Asphalt Coring, SR A1A Asphalt Coring, and various pavement assessments in Flagler and Volusia Counties. Contract: \$5M</p>		
d.	FLORIDA TURNPIKE ENTERPRISE, VARIOUS PROJECTS, STATEWIDE	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Contract Manager. Florida Turnpike Enterprise Continuing contract for transportation projects. Responsibilities include the management of personnel and budget oversight related to field inspections as well as laboratory services. Contract Cost: \$5M.</p>		
e.	ORANGE COUNTY UTILITIES CONTINUING CONTRACT, VARIOUS PROJECTS, ORANGE COUNTY, FL	2023	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Geotechnical and Materials Testing Continuing Contract for Orange County Utilities and includes various projects.</p>		

SF330 PART I E. RESUMES

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

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS OF EXPERIENCE	
Andy Woodruff, PWS		Ecologist		A. TOTAL	B. WITH CURRENT FIRM
				35	3
15. FIRM NAME AND LOCATION (City and State)					
NV5, Inc., Alachua, FL					
16. EDUCATION (Degree and Specialization)			17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)		
MS in Environmental Engineering, University of Florida BS in Biology, Emory University			Certified Professional Wetland Scientist, PWS 2366 Certified Wetland Delineator, USACE		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

Florida Association of Environmental Professionals, Local Board of Directors; Society of Wetland Scientists, Coastal Conservation Assoc.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	NATIONAL AUDOBON SOCIETY CORKSCREW SWAMP SANCTUARY FACILITY IMPROVEMENTS, COLLIER COUNTY, FL	2023	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Senior Project Manager/Ecologist. Ecological consulting services for Corkscrew Swamp Sanctuary Facility Improvements. Work included wetland flagging, SFWMD Environmental Resource Permit (ERP) application and review; meetings and general consultation.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots</p>		
e.	BIG CYPRESS NATIONAL PRESERVE FIRE STATION, OCHOPEE, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Senior Project Manager/Ecologist. The Big Cypress National Fire Station project will include the design of a single- or two-story facility of up to 5,000 square feet and will provide a dedicated Operations Center for the Park Service's most active fire program; facility will include administrative spaces for program management staff and prescribed fire operations staff. Providing SFWMD wetland delineation, USACE delineation, and attend meetings.</p>		

SF330 PART I E. RESUMES

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS OF EXPERIENCE	
Scott Graf, PG		Environmental		A. TOTAL	B. WITH CURRENT FIRM
				34	1
15. FIRM NAME AND LOCATION (City and State)					
NV5, Inc., Orlando, FL					
16. EDUCATION (Degree and Specialization)			17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)		
B.A., Geology/Environmental Science, Thiel College			Professional Geologist: FL P.G. 1879 Licensed Mold Assessor: FL MRSA1337		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER), Occupational Safety and Health Administration (OSHA) 8-Hours Site Supervisor, AHERA Asbestos Inspector					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	ENVIRONMENTAL ENGINEERING SERVICES CONTRACT, CLEARWATER, FL	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	Check if project performed with current firm	
	Project Manager/Senior Project Reviewer. Scott served as Project Manager for this multi-year environmental services contract. The projects involved various environmental assessments and evaluations required for funding under the Community Development Block Grant Program. Projects included Phase I and II ESAs, Environmental Assessments for HUD-assisted projects, Historic Preservation Evaluations, Archaeological Evaluations, and Asbestos Surveys.		
b.	ENVIRONMENTAL ENGINEERING SERVICES CONTRACT, PINELLAS COUNTY, FL	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	Check if project performed with current firm	
	Project Manager/Senior Project Reviewer. Scott served as Project Manager for this environmental services contract which included Phase I and II ESAs, soil assessments, landfill gas monitoring, and groundwater assessment and remediation.		
c.	BLOCK 75 REDEVELOPMENT, TAMPA, FL	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	Check if project performed with current firm	
	Senior Project Reviewer. Scott served as Senior Project Reviewer and client point of contact for \$3M remediation project in the heart of downtown Tampa across from City Hall with two separate petroleum facilities/discharges remediated prior to property redevelopment for a mid-rise hotel. The project included \$1M in Advanced Cleanup for Redevelopment funding through the FDEP and Scott assisted in obtaining the maximum Voluntary Cleanup Tax Credit reimbursement through the Florida Brownfield Program. He presented this project at the 2019 Environmental Permitting Summer School and the 2019 Florida Remediation Conference, and the presentation was then used by the FDEP Tallahassee for internal training in early 2020.		
d.	EPA FEDERAL BROWNFIELD ASSESSMENT GRANTS, VARIOUS CITIES/COALITIONS (INCLUDING TAMPA), FL	2022	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	Check if project performed with current firm	
	Project Manager / Senior Project Reviewer. Scott served as Project Manager for three separate federal Brownfield Assessment Grants in Florida from 2014 through 2022 with grant fees ranging from \$300-\$600K. Grant scope included Phase I and II ESAs, Generic and Site-Specific Quality Assurance Project Plans, Analysis of Brownfield Cleanup Alternatives, asbestos surveys, and wetland assessments.		
e.	CITY OF NEWBERRY WASTEWATER TREATMENT EXPANSION, NEWBERRY, FL	ongoing	2026
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/>	Check if project performed with current firm
	Project Manager. Providing public involvement, site layout/grading, parking, site civil stormwater design, landscape architecture, utilities, and local and state permitting to assist with the replacement of an existing wastewater treatment facility. The site will also need to accommodate spray fields, RIBS, a wetland demonstration project, and other uses. Fees: \$65,000		

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
Kevin Khadar	Construction Administration	A. TOTAL	B. WITH CURRENT FIRM
		5	1
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc., Orlando, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
Southern NH University, BS in Psychology		--	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

PCI Special Inspector, FDOT Concrete Field Inspector, ACI Concrete Field Testing Technician, CTQP Earthworks Construction Inspection Levels I and II, CTQP Asphalt Paving, Stormwater Pollution Prevention, Troxler Radiation Safety Officer, APNGA Portable Nuclear Gauge Safety, OSHA 10

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	CITY OF WINTER PARK GEOTECHNICAL AND ENVIRONMENTAL SERVICES CONTRACT, WINTER PARK, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	Check if project performed with current firm	
	<p>Project Manager. This is a continuing service Geotechnical and Environmental Services Contract for a variety of City of Winter Park projects Responsibilities include the review of field and laboratory test results for accuracy/correct methodology/meeting plans and specifications, coordination and scheduling, budget oversight related to field inspections and laboratory services, and technical expertise.</p>		
b.	WINTER SPRINGS TOWN CENTER, WINTER SPRINGS, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This mixed-use development includes roadway and utility network, master stormwater system, municipal lift station, 250 multifamily residential units, 114 residential townhome units, a Starbucks, Wendy's, dental office, child care facility, and strip commercial retail. NV5 provided civil engineering services.</p>		
c.	FDOT D5, VARIOUS DISTRICTWIDE PROJECTS, FLAGLER COUNTY, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This is a continuing service Geotechnical and Materials Testing Contract for a variety of transportation projects. Responsibilities include the management of personnel, budget oversight related to field inspections and laboratory services, and technical expertise. Contract Cost: \$5M</p>		
d.	SUMTER COUNTY SERVICE CENTER & CENTRAL FIRE TRAINING COMPLEX. SUMTER COUNTY, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This project consists of a new service center and training complex for the Sumter County Sheriff's office and includes a classroom building, SIU building, firing range structure, and associated site work. NV5 is providing construction materials testing and inspection services. Responsibilities include the management of personnel, budget oversight related to field inspections and laboratory services, and technical expertise. Contract Cost: \$20k</p>		
e.	ORANGE COUNTY PUBLIC SCHOOLS GEOTECHNICAL AND MATERIALS TESTING CONTRACT, ORANGE COUNTY, FL	ongoing	n/a
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. This is a continuing service Geotechnical and Materials Testing Contract for a variety of new Orange County Public Schools along with rehabilitation projects on current schools. Responsibilities include the review of field and laboratory test results for accuracy/correct methodology/meeting plans and specifications, coordination and scheduling, budget oversight related to field inspections and laboratory services, and technical expertise. Cost: \$1M+</p>		

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
Tony Caggiano, PE	CEI Manager	A. TOTAL	B. WITH CURRENT FIRM
		16	7
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc. - Orlando, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
B.S., Civil Engineering, Clemson University		Professional Engineer: FL 77659	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
American Society of Civil Engineers (ASCE)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite. Cost: \$</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots</p>		
e.	BUTLER NORTH AND TOWN CENTER, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Butler North Phase development includes 9,895 LF of new urban roadway, with reconstruction of 3,495 LF of existing roadway, six (6) new SMFs with 15-foot open concrete culvert, approximately 120 new drainage structures and the associated interconnecting stormwater piping, and new sanitary, water, gas, electrical, lighting, signalization, and communications infrastructure. The design and CEI services were provided for a private client to serve a new development to be dedicated to the City of Gainesville. Cost: #95M</p>		

SF330 PART I E. RESUMES

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

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS OF EXPERIENCE	
Laurie Hall, PLA, ISA, ASLA, SITES AP		Landscape Architect		A. TOTAL	B. WITH CURRENT FIRM
				18	18
15. FIRM NAME AND LOCATION (City and State)					
NV5, Inc., Alachua, FL					
16. EDUCATION (Degree and Specialization)			17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)		
B.S. in Landscape Architecture, University of Florida			Professional Landscape Architect: FL (LA6667049); SITES Accredited Professional; ISA Certified Arborist		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
American Society of Landscape Architecture, 2022 President; UF DCP Women's Summit Panelist					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT,, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots</p>		
e.	BUTLER NORTH AND TOWN CENTER, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Butler North Phase development includes 9,895 LF of new urban roadway, with reconstruction of 3,495 LF of existing roadway, six (6) new SMFs with 15-foot open concrete culvert, approximately 120 new drainage structures and the associated interconnecting stormwater piping, and new sanitary, water, gas, electrical, lighting, signalization, and communications infrastructure. The design and CEI services were provided for a private client to serve a new development to be dedicated to the City of Gainesville. Cost: \$95M</p>		

SF330 PART I E. RESUMES

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
Craig Brashier, AICP	Planner	A. TOTAL	B. WITH CURRENT FIRM
		23	15
15. FIRM NAME AND LOCATION (City and State)			
NV5, Inc., Alachua, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
M.S. in Planning, University of Tennessee B.A., University of Memphis		American Institute of Certified Planners, #19953	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
American Institute of Certified Planners; American Planning Association, Florida Chapter, San Felasco Section; Builders Association of North Central Florida Board of Directors; North East Florida Builders Association (NEFBA); Gainesville Urbanized Area MTP0 Citizens Advisory Committee			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.</p>		
b.	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT,, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots.</p>		
c.	HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, LADY LAKE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Hammock Oaks mixed-use development sits on ±732 acres in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.</p>		
d.	HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, NEWBERRY, FL	ongoing	tbd
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots.</p>		
e.	BUTLER NORTH AND TOWN CENTER, GAINESVILLE, FL	ongoing	ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	X	Check if project performed with current firm
	<p>Project Manager. Butler North Phase development includes 9,895 LF of new urban roadway, with reconstruction of 3,495 LF of existing roadway, six (6) new SMFs with 15-foot open concrete culvert, approximately 120 new drainage structures and the associated interconnecting stormwater piping, and new sanitary, water, gas, electrical, lighting, signalization, and communications infrastructure. The design and CEI services were provided for a private client to serve a new development to be dedicated to the City of Gainesville. Cost: \$95M</p>		

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1					
21. TITLE AND LOCATION (City and State) WINTER GARDEN COMMUNITY DEVELOPMENT DISTRICT WINTER GARDEN, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td>ongoing</td> <td>n/a</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	ongoing	n/a
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
ongoing	n/a						
23. PROJECT OWNER'S INFORMATION							
A. PROJECT OWNER Winter Garden CDD		B. POINT OF CONTACT NAME Jane Gaarlandt					
		C. POINT OF CONTACT TELEPHONE NUMBER (407) 723-5901					
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)							



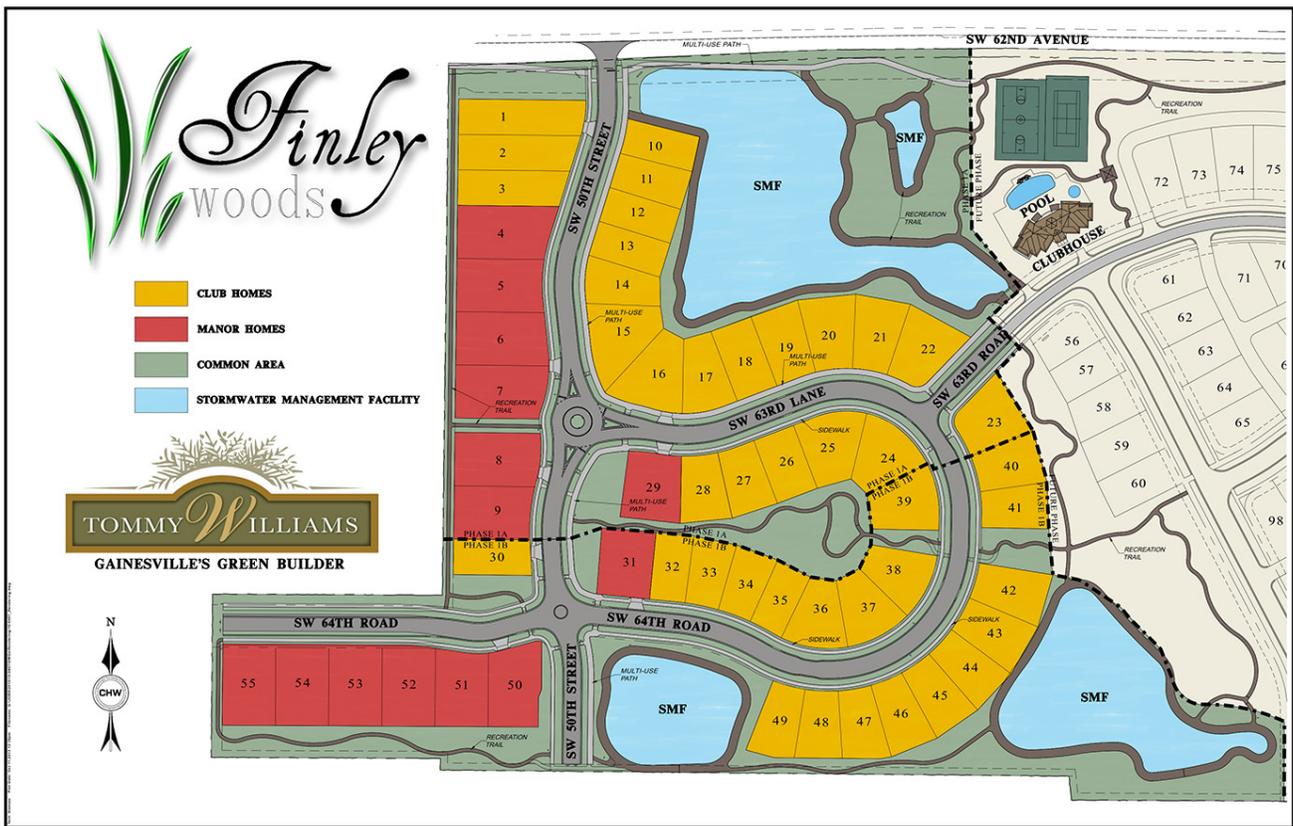
For 19 years, NV5 has provided civil engineering services for this large 1.15-million-square-foot development located in the City of Winter Garden between Winter Garden-Vineland Road and the Western Expressway, south of State Road 50. Part of the open-air center trend in the shopping-center industry, it includes a traditional town center with commercial activity that accommodates a mix of retail uses, office space and residential areas. NV5 worked on the site plan as well as permitting and overall project management for the land development of the property. The roadway plans for Daniels Road, designed to go through the center of the commercial area, were also developed by NV5, as were signing and pavement marking and maintenance of traffic plans. In addition, NV5 completed the initial boundary and topographic surveys for the project and has provided continuing survey services, including subdivision platting and ALTA/ACSM land title surveys.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

A.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	NV5	Orlando, FL	Civil Engineering, Master Planning, Survey, SUE, Traffic Engineering

SF330 PART I F. EXAMPLE PROJECTS

<p>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i></p>		<p>20. EXAMPLE PROJECT KEY NUMBER</p> <p style="text-align: center;">2</p>									
<p>21. TITLE AND LOCATION (City and State)</p> <p>FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT GAINESVILLE, FL</p>		<p>22. YEAR COMPLETED</p> <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td>ongoing</td> <td>ongoing</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	ongoing	ongoing				
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)										
ongoing	ongoing										
<p>23. PROJECT OWNER'S INFORMATION</p> <table border="1"> <tr> <td>A. PROJECT OWNER</td> <td>B. POINT OF CONTACT NAME</td> <td colspan="2">C. POINT OF CONTACT TELEPHONE NUMBER</td> </tr> <tr> <td>Finley Woods CDD</td> <td>Ginney Patterson</td> <td colspan="2">(352) 331-8180</td> </tr> </table>				A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER		Finley Woods CDD	Ginney Patterson	(352) 331-8180	
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER									
Finley Woods CDD	Ginney Patterson	(352) 331-8180									
<p>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)</p>											



Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A. NV5	Alachua, FL	Planning, Surveying, Ecological, Urban Design, Civil Engineering, Permitting, Transportation Engineering, CA/CEI, Landscape Architecture

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER	
		3	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT LADY LAKE, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		ongoing	tbd
23. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER	
Hammock Oaks CDD	Stephanie Vaughn	(352) 427-1263	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)			



Hammock Oaks along with The Reserve at Hammock Oaks is a Mixed-Use Development on ±732 acres that lies between County Road (CR) 466 and Lake Ella Road and between Cherry Lake Road and Rolling Acres Road in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	NV5	Alachua, FL	Planning, Surveying, Ecological, Urban Design, Civil Engineering, Permitting, Transportation Engineering, CA/CEI, Landscape Architecture

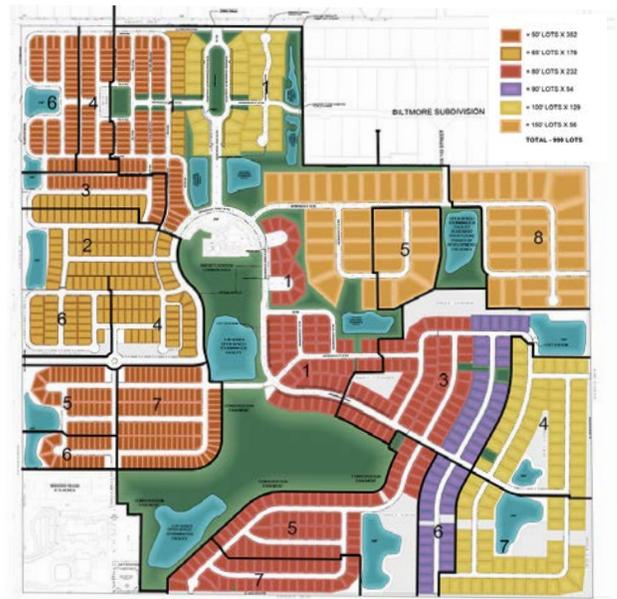
SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4					
21. TITLE AND LOCATION (City and State) PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT GAINESVILLE, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td>ongoing</td> <td>ongoing</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	ongoing	ongoing
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
ongoing	ongoing						
23. PROJECT OWNER'S INFORMATION							
A. PROJECT OWNER Parker Road CDD		B. POINT OF CONTACT NAME Kevin McGee					
		C. POINT OF CONTACT TELEPHONE NUMBER (813) 394-5264					
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)							

Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. NV5 first obtained a rezoning of the planned development by performing due diligence services (utility availability letters, parcel research, assisted with the design of the subdivision improvements, lot layout, roadway layout), doing all application submittals and attending public hearings in order to obtain permits from regulatory agencies which included: Alachua County (rezoning, development plan, and plat approval), Gainesville Regional Utilities (GRU) (Utility Construction permit, Suwannee River Water Management District (SRWMD) (Environmental Resource permit), and Florida Department of Environmental Protection (FDEP) (NPDES Generic Permit).

Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems to serve the development. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots. NV5 prepared construction plans for Phase 1/203-lots, which included a central on-site wastewater lift station, and 3500' of 8" transmission system, 13,000' of water distribution of pipes ranging from 2" to 12", 13,000' of reclaimed water distribution of pipes ranging from 4" to 8", 11,000' of 8" PVC gravity sewer and 12,000' of urban roadways & external infrastructure upgrades.

Our firm attended all meetings with SRWMD, GRU, and ACPWD staff and prepared all applications and paperwork as needed by each entity in order to obtain the permits necessary to get the project underway.



NV5 prepared, submitted, and administered an Environmental Resource Permit with SRWMD for the 183 acre/Phase 1 which consisted of six (6) stormwater management facilities. In addition we prepared, submitted, and administered a FEMA CLOMR and we are administering a LOMR to alter the Zone "A" areas located onsite.

The site included the presence of Gopher Tortoise & potential presence of Eastern Indigo Black Snake. As such, we administered a permit with Florida Fish and Wildlife Conservation for a 43 acre preservation/tortoise relocation, and coordination for the Eastern Indigo Snake protection with the US Fish and Wildlife Service (FWS).

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	NV5	Alachua, FL	Planning, Surveying, Ecological, Urban Design, Civil Engineering, Permitting, Transportation Engineering, CA/CEI, Landscape Architecture

SF330 PART I F. EXAMPLE PROJECTS

<p>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i></p>		<p>20. EXAMPLE PROJECT KEY NUMBER</p> <p style="text-align: center;">5</p>									
<p>21. TITLE AND LOCATION (City and State)</p> <p>HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT NEWBERRY, FL</p>		<p>22. YEAR COMPLETED</p> <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td>ongoing</td> <td>ongoing</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	ongoing	ongoing				
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)										
ongoing	ongoing										
<p>23. PROJECT OWNER'S INFORMATION</p> <table border="1"> <tr> <td>A. PROJECT OWNER</td> <td>B. POINT OF CONTACT NAME</td> <td colspan="2">C. POINT OF CONTACT TELEPHONE NUMBER</td> </tr> <tr> <td>Highland Park CDD</td> <td>Tommy Miles</td> <td colspan="2">(352) 279-2403</td> </tr> </table>				A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER		Highland Park CDD	Tommy Miles	(352) 279-2403	
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER									
Highland Park CDD	Tommy Miles	(352) 279-2403									
<p>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)</p>											



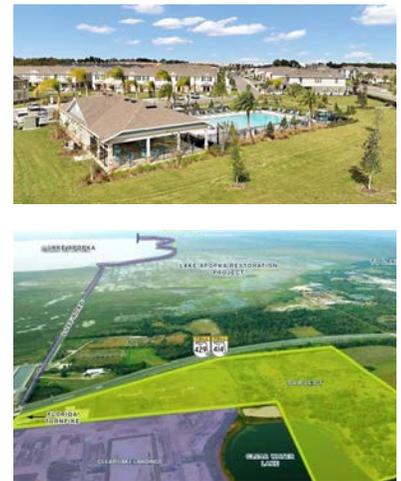
Highland Park Subdivision is a 104 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	NV5	Alachua, FL	Planning, Civil/Site Engineering, Transportation Engineering, Geotech, Environmental, Ecological, Landscape Architecture, CEI

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER	
		6	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
AVIAN POINTE APOPKA, FL		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2016	2020
23. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER	
Apopka Clear Lake Investors, LLC	Frank Bombeck	(813) 220-4990	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)			



NV5 played an integral role in the development of Avian Pointe in Orlando. Our team provided civil engineering and roadway design on this project that included 758 residential units, a recreational park with athletic fields, courts, playground and restrooms, a public school parcel, and a one-mile arterial roadway on 128 acres. The project site had over 20 acres of existing wetlands and floodplain and is adjacent to the Lake Apopka North Shore Wildlife Drive. The collaboration of the owner, St. Johns River Water Management District, Florida Fish & Wildlife, and our consultants resulted in a plan to maximize the development of the property while maintaining the natural aesthetic of the surrounding environment.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
A.	(1) FIRM NAME NV5	(2) FIRM LOCATION (CITY AND STATE) Orlando, FL	(3) ROLE Civil Engineering, Roadway Design

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER	
		7	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
SEMINOLE CROSSINGS TOWNHOMES WINTER SPRINGS, FL		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2017	2020
23. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER		B. POINT OF CONTACT NAME	
Dream Finder Homes		Dan Edwards	
		C. POINT OF CONTACT TELEPHONE NUMBER	
		(813) 484-7665	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)			



114 townhome subdivision on 8 acres in Winter Springs, FL. The subdivision included a master stormwater detention pond. Additionally, the site was adjacent to a County Rails-To-Trails project which was incorporated into the design of the neighborhood. Total cost of sitework construction was approximately \$1.6M.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
A.	(1) FIRM NAME NV5	(2) FIRM LOCATION (CITY AND STATE) Orlando, FL	(3) ROLE Civil engineering plans, design and permitting

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER	
		8	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
MSI WAREHOUSE ORLANDO, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2023	2024
23. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER	
MSI Surfaces, Inc.	Grayson Lilly	(803) 221-2123	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)			



80,000 SF warehouse industrial building with truck court on 3.5 acres in Orlando, FL.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	NV5	Orlando, FL	Civil engineering plans, design and permitting

SF330 PART I F. EXAMPLE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9					
21. TITLE AND LOCATION (City and State) PUBLIX AT CORNERSTONE NARCOOSEE OSCEOLA COUNTY, FL		22. YEAR COMPLETED <table border="1"> <tr> <th>PROFESSIONAL SERVICES</th> <th>CONSTRUCTION (if applicable)</th> </tr> <tr> <td>2022</td> <td>2024</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2022	2024
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
2022	2024						
23. PROJECT OWNER'S INFORMATION							
A. PROJECT OWNER Maury L. Carter & Associates Inc.		B. POINT OF CONTACT NAME Emily Brown	C. POINT OF CONTACT TELEPHONE NUMBER (407) 575-3278				
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)							



60,000 SF grocery-anchored shopping center on 10.8 acres in Osceola County, FL.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
A.	NV5	Orlando, FL	Civil engineering plans, design and permitting

SF330 PART I F. EXAMPLE PROJECTS

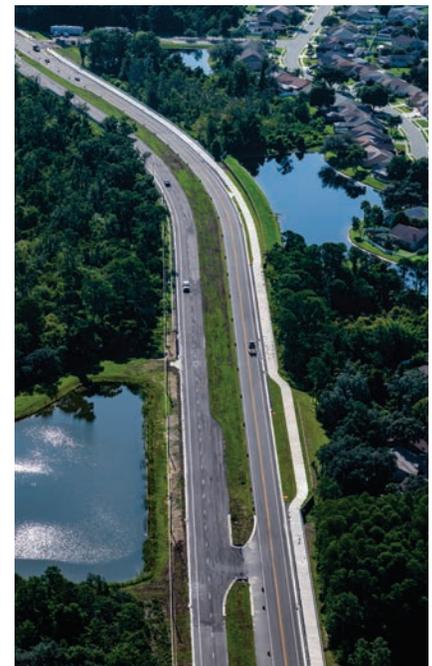
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many project as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER	
		10	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
RIDGE ROAD EXTENSION PHASE 2B PASCO COUNTY, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		ongoing	n/a
23. PROJECT OWNER'S INFORMATION			
A. PROJECT OWNER	B. POINT OF CONTACT NAME		C. POINT OF CONTACT TELEPHONE NUMBER
Pasco County	William Kelleher		(7272) 834-3604
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANT TO THIS CONTRACT (include scope, size, and cost)			

NV5 provided total design services for the extension of Ridge Road in Pasco County, Florida; a 7.6-mile-long project that includes the design of a highway extension with 19 new bridge structures and a dedicated recreational side path for pedestrians and cyclists. This path, which runs the full length of the roadway's south side, connects to the north-south Florida Trail at the project's eastern end and connects to the Suncoast Trail at the project's western end, offering a seamless link to the region's wider trail network.

The path is fully landscaped and offers panoramic vistas of the surrounding area. At its midpoint, a rest area provides shaded benches and picnic tables, water stations, bicycle racks, and interpretive signage. This stop is surrounded by native trees and landscaping and invites relaxation and learning.

A key priority of the project was the preservation of the sensitive marsh habitat, which supports several endangered species. To safeguard this ecosystem, much of the highway and path is elevated on pile-supported viaducts, allowing natural hydrologic processes to continue undisturbed and protecting critical wildlife migration routes.

NV5's multidisciplinary team of civil engineers, structural engineers, and landscape architects worked on an accelerated schedule, managing everything from conceptual designs to construction documents to ensure the project's timely completion.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

A.	(1) FIRM NAME	(2) FIRM LOCATION (CITY AND STATE)	(3) ROLE
	NV5	Orlando, FL	Transportation Engineering, Structural Engineering, Civil Engineering, Landscape Architecture, Environmental Permitting, Trail Design, Specifications, Cost Estimating

SF330 PART I G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS
(Complete one Section E for each key person)

26. NAMES OF KEY PERSONNEL (from Section E, Block 12)	27. ROLE IN THIS CONTRACT (from Section E, Block 12)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jason Mahoney, PE	Principal in Charge	x					x	x	x	x	x
Frank Porter PE	Project Manager	x					x	x	x	x	x
Daniel Young, PE	Civil / Site Engineering		x	x	x	x					
Levis Koloko, PE	Transportation Engineering	x									x
Aaron Hickman, PSM	Survey / SUE		x	x	x	x			x	x	x
James Hill, PE, SI	Geotech Engineering	x						x			
Andy Woodruff, PWS	Ecological		x		x	x					
Scott Graff, PG	Environmental										x
Kevin Khadar	Construction Administration	x								x	x
Tony Caggiano, PE	Const Engineering Inspection		x	x	x	x					
Laurie Hall, PLA	Landscape Architecture		x	x	x	x					
Craig Brashier, AICP	Planning		x	x	x	x					

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Winter Garden CDD	6	Avian Pointe
2	Finley Woods CDD	7	Seminole Crossings Townhomes
3	Hammock Oaks CDD	8	MSI Warehouse
4	Parker Road CDD	9	Publix at Cornerstone Narcoosee
5	Highland Park CDD	10	Ridge Road Extension Phase 2B

SF330 PART I H. ADDITIONAL INFORMATION

H. ADDITIONAL INFORMATION

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

**State of Florida
Department of State**

I certify from the records of this office that NV5, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on March 5, 2010.

The document number of this corporation is F10000001138.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 27, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of January, 2025




Secretary of State

Tracking Number: 1430464533CU

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 Transportation

RON DESANTIS GOVERNOR 605 Suwannee Street Tallahassee, FL 32399-0450 JARED W. PERDUE, P.E. SECRETARY

February 24, 2025

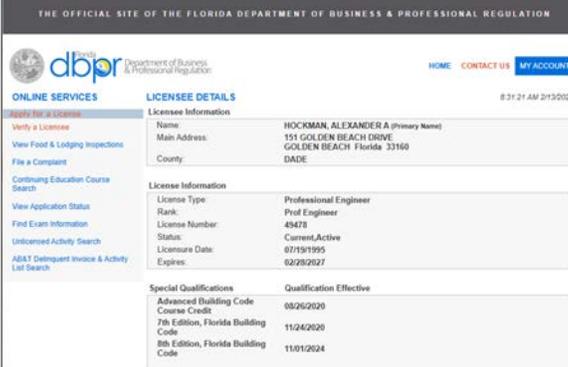
Jason Mahoney, Vice President
NV5, INC.
6200 Lee Vista Boulevard, Suite 400
Orlando, Florida 32822

Dear Mr. Mahoney:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

- 2.0 Project Development and Environmental (PD&E) Studies
- 3.1 Minor Highway Design
- 3.2 Major Highway Design
- 3.3 Controlled Access Highway Design
- 4.1.1 Miscellaneous Structures
- 4.1.2 Minor Bridge Design
- 5.1 Conventional Bridge Inspection
- 5.4 Bridge Load Rating
- 6.1 Traffic Engineering Studies
- 6.2 Traffic Signal Timing
- 6.3.1 Intelligent Transportation Systems Analysis and Design
- 6.3.2 Intelligent Transportation Systems Implementation
- 6.3.3 Intelligent Transportation Traffic Engineering Systems Communications
- 7.1 Signing, Pavement Marking and Channelization
- 7.2 Lighting
- 7.3 Signalization
- 8.1 Control Surveying
- 8.2 Design, Right of Way & Construction Surveying
- 8.4 Right of Way Mapping
- 9.1 Soil Exploration
- 9.2 Geotechnical Classification Laboratory Testing
- 9.3 Highway Materials Testing
- 9.4.1 Standard Foundation Studies
- 9.4.2 Non-Redundant Drilled Shaft Bridge Foundation Studies
- 9.5 Geotechnical Specialty Laboratory Testing
- 10.1 Roadway Construction Engineering Inspection
- 10.3 Construction Materials Inspection
- 13.3 Policy Planning
- 13.5 Subarea/Corridor Planning
- 13.6 Land Planning/Engineering
- 13.7 Transportation Statistics

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Department of Business & Professional Regulation

ONLINE SERVICES

Verify a License

View Food & Lodging Inspections

File a Complaint

Continuing Education Course Search

View Application Status

Find Exam Information

Unlicensed Activity Search

AB&T Delinquent Invoice & Activity List Search

HOME CONTACT US MY ACCOUNT

8:31:21 AM 2/13/2025

LICENSEE DETAILS

License Information

Name: HOCKMAN, ALEXANDER A (primary Name)

Main Address: 151 GOLDEN BEACH DRIVE, GOLDEN BEACH Florida 33160

County: BADE

License Information

License Type: Professional Engineer

Rank: Prof Engineer

License Number: 48423

Status: Current/Active

Licensure Date: 07/19/1995

Expires: 02/28/2027

Special Qualifications

Qualification Effective

Advanced Building Code Course Credit: 08/26/2020

7th Edition, Florida Building Code: 11/24/2020

8th Edition, Florida Building Code: 11/01/2024

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

License No.: **LB8246**
Expiration Date: February 28, 2027

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

NV5, INC.
6200 LEE VISTA BLVD STE 400
ORLANDO, FL 32822-5149



WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

HALL, LAURIE FRIEDLANDER
12204 NW 122ND TERRACE
ALACHUA FL 32615

LICENSE NUMBER: **LA6667049**
EXPIRATION DATE: **NOVEMBER 30, 2025**

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/09/2023
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



SF330 PART I H. ADDITIONAL INFORMATION

H. ADDITIONAL INFORMATION

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



CERTIFICATE OF LIABILITY INSURANCE

5/1/2025 DATE (MM/DD/YYYY)
1/8/2024

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

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

PRODUCER Lockton Companies, LLC 3280 Peachtree Road NE, Suite #1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED 1491113 NV5, Inc. 11801 Research Drive Alachua FL 32615	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Hartford Fire Insurance Company	NAIC # 19682
	INSURER B : Navigators Specialty Insurance Company	36056
	INSURER C : Twin City Fire Insurance Company	29459
	INSURER D : Everest Indemnity Insurance Company	10851
	INSURER E : National Fire and Marine Insurance Co	20079
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: 20556182 REVISION NUMBER: XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	21 CSE S88600	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	21 CSE S88601	5/1/2024	5/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 50	N	N	GA24UMRZ0HBL9IC	5/1/2024	5/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	22 WE BE9P58	5/1/2024	5/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liab	N	N	XC3EX00564-241	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$10M
E	Prof/Poll Liab			42-EPP-321328-03	5/1/2024	5/1/2025	Ea. Claim/Agg. \$10M/\$20M
A	Bus Per Prop			22 UUN AF9909	5/1/2024	5/1/2025	Limit \$20,415,609

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 20556182 Evidence of Coverage	CANCELLATION See Attachment SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

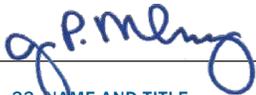
SF330 PART I H. ADDITIONAL INFORMATION

<p>115 LOCATIONS WORLDWIDE</p> <p>4,000 EMPLOYEES</p> <p>1,500 TECHNICALLY LICENSED</p> 	<p>ENR Engineering News-Record</p> <p>#22 TOP 500 DESIGN FIRM 2023</p> <hr/> <p>#12 TOP 100 PURE DESIGNERS 2023</p>	<p>Forbes</p> <p>#77 AMERICA'S BEST SMALL COMPANIES 2022</p>
<p>HOT FIRM #1 ZWEIG GROUP 4 YEARS IN A ROW</p>	<p>BUILDING DESIGN + CONSTRUCTION</p> <p>#7 TOP 75 ENGINEERING FIRMS 2023</p>	<p>CONSULTING - SPECIFYING engineer</p> <p>#10 Cx GIANTS 2023</p> <hr/> <p>#17 MEP GIANTS 2023</p>

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



33. NAME AND TITLE

Jason Mahoney, PE - Vice President

32. DATE

March 7, 2025

SF330 PART II. GENERAL QUALIFICATIONS

ARCHITECT - ENGINEER QUALIFICATIONS					1. SOLICITATION NUMBER (IF ANY)	
					RFQ Engineering Services	
PART II - GENERAL QUALIFICATIONS						
<i>(If a firm has branch offices, complete for each specific office seeking work.)</i>						
2a. FIRM (or Branch Office) NAME			3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER		
NV5, Inc.			1982	27-1979486		
2b. STREET			5. OWNERSHIP			
6200 Lee Vista Blvd, Suite 200			a. TYPE			
2c. CITY	2d. STATE	2e. ZIP CODE	Corporation			
Orlando	FL	32822	b. SMALL BUSINESS STATUS			
6a. POINT OF CONTACT NAME AND TITLE			N/A			
Jason Mahoney, PE, Vice President			7. NAME OF FIRM (If block 2a is a branch office)			
6b. TELEPHONE NUMBER		6c. E-MAIL ADDRESS		NV5 Global, Inc.		
(407) 896-3317		jason.mahoney@nv5.com				
8a. FORMER FIRM NAME(S) (if any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER		
Lochrane Engineering; Page One Consultants, Inc.; GHD Group			1979, 1993			
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. FUNCTION CODE	b. DISCIPLINE	c. NO. OF EMPLOYEES		a. PROFILE CODE	b. EXPERIENCE	c. REVENUE INDEX NUMBER (see below)
		(1) FIRM	(2) BRANCH			
01	Acoustical Engineer	35		B02	Bridges	5
02	Administrative	816	8	C10	Commercial Building	5
03	Aerial Photography	22		C15	Construction Management	10
06	Architect	28		C16	Construction Survey	1
08	CADD Technician	267	6	H07	Highways	5
12	Civil Engineer	250	4	H10	Hotels	5
14	Computer Programmer	37	1	H11	Housing	1
15	Construction Inspector	209	14	L02	Land Surveying	4
21	Electrical Engineer	99		001	Office Buildings	1
23	Environmental Engineer	40		S10	Survey Platting: Mapping	4
24	Environmental Scientist	68		T02	Testing & Inspection Services	5
27	Geotechnical Engineer	18	5	T04	Topographic Survey	5
30	GIS Specialist	29				
30	Geologist	37	1			
38	Land Surveyor	141	3			
42	Mechanical Engineer	91				
48	Project Manager	287	2			
51	Remote Sensing Specialist	59				
58	Technician / Analyst	600	2			
60	Transportation Engineer	23	4			
	Other Employees	230	7			
TOTAL		3,386	57			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>			PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
A. FEDERAL WORK	5	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 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				
B. NON-FEDERAL WORK	7					
C. TOTAL WORK	8					
12. AUTHORIZED REPRESENTATIVE						
<i>The foregoing is a statement of facts.</i>						
a. SIGNATURE				b. DATE		
				3/5/25		
c. NAME AND TITLE						
Jason Mahoney, Vice President						

SF330 PART II. GENERAL QUALIFICATIONS

ARCHITECT - ENGINEER QUALIFICATIONS					1. SOLICITATION NUMBER (IF ANY)	
					RFQ Engineering Services	
PART II - GENERAL QUALIFICATIONS						
<i>(If a firm has branch offices, complete for each specific office seeking work.)</i>						
2a. FIRM (or Branch Office) NAME			3. YEAR ESTABLISHED		4. UNIQUE ENTITY IDENTIFIER	
NV5, Inc.			1988		27-1979486	
2b. STREET			5. OWNERSHIP			
11801 Research Drive			a. TYPE			
2c. CITY		2d. STATE	2e. ZIP CODE	Corporation		
Alachua		FL	32615	b. SMALL BUSINESS STATUS		
6a. POINT OF CONTACT NAME AND TITLE				N/A		
Robert Walpole, Chief Operating Officer				7. NAME OF FIRM (if block 2a is a branch office)		
6b. TELEPHONE NUMBER		6c. E-MAIL ADDRESS				
(352) 331-1976		robert.walpole@nv5.com				
8a. FORMER FIRM NAME(S) (if any)				8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER	
Chance & Causseaux, Inc.				1988	187636238	
Causseaux & Ellington, Inc.				1997	187636238	
Causseaux Hewett & Walpole, Inc.				2007	187636238	
Causseaux Hewett & Walpole, LLC				2024	FN7TSXLRUFR4	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. FUNCTION CODE	b. DISCIPLINE	c. NO. OF EMPLOYEES		a. PROFILE CODE	b. EXPERIENCE	c. REVENUE INDEX NUMBER (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	816	9	C10	Commercial Building; Shopping	5
08	CADD Technician	28	9	C11	Community Facilities	6
12	Civil Engineer	267	8	C16	Construction Surveying	1
15	Construction Inspector	209	5	E02	Educational Facilities; Classrooms	3
19	Ecologist	3	3	E09	Environ. Impact Studies, Assessments	4
29	Geographic Info. System Specialist	37	2	G04	Geographic Information System Services	1
38	Land Surveyor	141	5	H07	Highways; Streets; Airfield Paving; Parking Lots	3
39	Landscape Architect	29	5	H09	Hospital & Medical Facilities	4
46	Photogrammetrist	1	1	L02	Land Surveying	6
47	Planner: Urban/Regional	91	4	L03	Landscape Architecture	6
48	Project Manager	20	3	P05	Planning (Community Regional, Areawide, State	4
60	Transportation Engineer	23	5	P13	Pubic Safety Facilities	1
				R04	Recreation Facilities (Parks, Marinas, etc.)	2
				S10	Surveying; Platting; Mapping; Flood Plain Studies	6
				T02	Testing & Inspection Services	5
				T03	Traffic & Transportation Engineering	5
				T04	Topographic Surveying and Mapping	4
				Z01	Zoning; Land Use Studies	3
	Other Employees	1,727	59			
TOTAL		3,386	118			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
A. FEDERAL WORK	3	1. Less than \$100,000			6. \$2 million to less than \$5 million	
B. NON-FEDERAL WORK	8	2. \$100,000 to less than \$250,000			7. \$5 million to less than \$10 million	
C. TOTAL WORK	8	3. \$250,000 to less than \$500,000			8. \$10 million to less than \$25 million	
		4. \$500,000 to less than \$1 million			9. \$25 million to less than \$50 million	
		5. \$1 million to less than \$2 million			10. \$50 million or greater	
12. AUTHORIZED REPRESENTATIVE						
<i>The foregoing is a statement of facts.</i>						
a. SIGNATURE					b. DATE	
					3/5/25	
c. NAME AND TITLE						
Robert Walpole, Chief Operating Officer						

STATEMENT OF QUALIFICATIONS

N|V|5



STATEMENT OF QUALIFICATIONS

1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

NV5's general approach to project management engages a “Client Advocate” philosophy and therefore, will have two (2) points of contact engaged for the Engineering Services for PTC Community Development District contract.

JASON MAHONEY, PE will serve as Principal in Charge and Contract Manager, overseeing projects, ensuring communication and expectations are managed throughout individual contacts and throughout the contract term.

FRANK PORTER, PE will serve as Project Manager and Primary Point of Contact for assigned projects. His experience provides an understanding of the overall project and facilitates efficient planning, quality assurance, and reporting, ensuring all deliverables meet the highest standards.

KEY PERSONNEL	ROLE	LICENSE	YEARS OF EXPERIENCE
Jason Mahoney, PE	Principal in Charge / Contract Manager	PE65183	25
Frank Porter, PE	Project Manager / Task Orders	PE69092	25
Daniel Young, PE	Civil/ Site Engineer/Permitting	PE70780	20
Levis Koloko, PE	Transportation Engineering	PE98088	18
Aaron Hickman, PSM	Surveying and Mapping/SUE	LS6791	24
James Hill, PE	Geotechnical Engineering	PE81087	14
Andy Woodruff, PWS	Ecology	PWS2366	35
Scott Graf, PG	Environmental	PG1879 MRSA1337	34
Kevin Khadar	Construction Administration	--	5
Tony Caggiano, PE	CEI	PE77659	16
Laurie Hall, PLA	Landscape Architecture	PLA LA6667049	18
Craig Brashier, AICP	Planner	AICP 19953	25

DETAILED KEY PERSONNEL RESUMES CAN BE FOUND ON PAGES 6-17.

NV5 commits to the resources needed for the assigned projects and therefore have included support personnel to assist in delivering projects to successful completion.

Our complete **staffing plan** and **organizational chart** for this contract is found on **page 5**.

STATEMENT OF QUALIFICATIONS

1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL (continued)

Detailed Key Personnel SF330 Resumes can be found on pages 6-17.



JASON

MAHONEY, PE

Role: Principal in Charge

Availability: 50%

Years of Experience: 25

Education: BS Civil Engineering, Norwich University

Certification/Training: PE65183, (CA, IL)

Affiliation/Membership:

American Society of Civil Engineers

Capabilities:

- Project Development and Management
- Project Scheduling
- Personnel Management
- Contract Agreement Preparation and Management
- Marketing and Client Development



FRANK

PORTER, PE

Role: Project Manager

Availability: 50%

Years of Experience: 25

Education: BS Electrical Engineering, University of Central Florida

Certification/Training: PE69092

Affiliation/Membership:

American Society of Civil Engineers

Capabilities:

- Project Development + Management
- Public and Municipal Meeting Representation
- Subconsultant Coordination
- Permit Coordination
- Technical Standards Maintenance



DANIEL

YOUNG, PE, LEED AP

Role: Civil Engineer

Availability: 65%

Years of Experience: 20

Education: BS Civil Engineering, University of Florida

Certification/Training: PE70780, LEED AP

Affiliation/Membership:

American Society of Civil Engineers

Capabilities

- Project Development + Management
- Wastewater Collection
- Utility Design and Permitting
- Water + Fire Distribution Modeling and Design



LEVIS

KOLOKO, PE

Role: Transportation Engineer

Availability: 50%

Years of Experience:18

Education: BS, Co-Op Transportation Engineering, Georgia Institute of Technology

Certification/Training: Professional Engineer FL PE98088 (MI,GA,TN)

Capabilities:

- Project Development + Management
- Interchange Improvements
- Roadway Design



AARON

HICKMAN, PSM

Role: Surveyor and Mapper

Availability: 50%

Years of Experience: 24

Education: BA Geography, University of Florida

Certification/Training: LS6791; USACE/NAVFAC Construction Quality Management for Contractors SE9-10-21-00171

Affiliation/Membership:

Florida Society of Surveying and Mapping, Member

Capabilities:

- Project Development + Management
- Large and Small Acreage Boundary Surveys
- Subdivision Design and Layout
- Record and Title Search



JAMES

HILL, PE, SI

Role: Geotechnical Engineer

Availability: 50%

Years of Experience: 15

Education: BS Civil, Environmental Engineering, University of Virginia

Certification/Training: PE81087, ACI Concrete Construction Special Inspector, Post-Tensioning Institute Level 2 Unbonded PT Inspector, ICC Soils Special Inspector, ICC Structural Masonry Special Inspector, and ICC Structural Steel and Bolting Special Inspector

Capabilities:

- Project Development + Management
- Materials Testing
- Geotechnical Engineering
- Construction Site Inspections

STATEMENT OF QUALIFICATIONS

1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL (continued)



ANDY
WOODRUFF, PWS

Role: Ecological
Availability: 40%

Years of Experience: 35

Education: MS in Environmental Engineering, Aquatic Science, University of Florida; BS in Biology, Emory University

Certification/Training: Professional Wetland Scientist PWS2366; Wetland Delineator, USACE

Affiliation/Membership:

Florida Association of Environmental Professionals, Local Board of Directors; Society of Wetland Scientists; Coastal Conservation Association

Capabilities:

- Project Development + Management
- Wetland and Listed Species Permitting
- Environmental Impact Assessments
- Ecological Assessments / Wetland Mitigation



SCOTT
GRAF, PG

Role: Environmental
Availability: 50%

Years of Experience: 34

Education: BA, Geology/Environmental Science, Thiel College

Certification/Training: Professional Geologist PG1879; Mold Assessor MRSA133740; 40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER), Occupational Safety and Health Administration (OSHA) 8-Hours Site Supervisor, AHERA Asbestos Inspector

Affiliation/Membership:

American Society of Civil Engineers

Capabilities:

- Geological & Hydro-geological Evaluations
- Due Diligence Assessments
- Contamination Assessment & Remediation
- Solid Waste Groundwater Monitoring Plans



KEVIN
KHADAR

Role: Construction Administration
Availability: 50%

Years of Experience: 5

Education: BS, Psychology, Southern NH University

Certification/Training: PCI Special Inspector, FDOT Concrete Field Inspector, ACI Concrete Field Testing Technician, CTQP Earthworks Construction Inspection Levels I and II, CTQP Asphalt Paving, Stormwater Pollution Prevention, Troxler Radiation Safety Officer, APNGA Portable Nuclear Gauge Safety, OSHA 10

Capabilities:

- Project Management
- CTQP Certifications



TONY
CAGGIANO, PE

Role: Construction Engineering Inspection
Availability: 50%

Years of Experience: 16

Education: BS, Civil Engineering, Clemson University

Certification/Training: Professional Engineer PE77659; CTQP

Affiliation/Membership: American Society of Civil Engineers

Capabilities:

- Project Development + Management
- Geotechnical Engineering + Explorations
- Roadway Evaluations
- Materials Engineering + Special Inspections
- Quality Assurance / Quality Control



LAURIE
HALL, PLA, SITES AP, ISA

Role: Landscape Architecture
Availability: 60%

Years of Experience: 18

Education: BS Landscape Architecture, University of Florida

Certification/Training: Professional Landscape Architect FL LA6667049; SITES Accredited Professional; ISA Certified Arborist

Affiliation/Membership:

American Society of Landscape Architecture, 2022 President; UF DCP Women's Summit Panelist

Capabilities:

- Project Development + Management
- Public Facilitation
- Master Planning + Urban Design



CRAIG
BRASHIER, AICP

Role: Planning
Availability: 50%

Years of Experience: 25

Education: MS, Planning, University of Tennessee; BA, University of Memphis

Certification/Training: Certified Planner CPN 19953

Capabilities:

- Project Development + Management
- Public Facilitation + Stakeholder Engagement
- Planning + Land Use Analyses
- Comprehensive Planning
- Special Use + Special Exception Permitting

STATEMENT OF QUALIFICATIONS

1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL (continued)

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MAHONEY, JASON PAUL
2510 PORTERVIEW WAY
ORLANDO FL 32812

LICENSE NUMBER: PE65183
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

PORTER, FRANKLIN ADAM
2705 EAST CHURCH STREET
ORLANDO FL 32803

LICENSE NUMBER: PE69092
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

YOUNG, DANIEL HARVEY
30451 CARTHUSIAN PLACE
MOUNT DORA FL 32757

LICENSE NUMBER: PE70780
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

KOLOKO, LEVIS CLAUDE
7463 JUBILEE PARK BLVD.
APT 2430
ORLANDO FL 32822

LICENSE NUMBER: PE90888
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL GEOLOGISTS
THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

GRAF, SCOTT D
6422 LAGOON STREET
WINDERMERE FL 34786

LICENSE NUMBER: PG3479
EXPIRATION DATE: JULY 31, 2026
ISSUED: 06/04/2024
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
MOLD-RELATED SERVICES LICENSING PROGRAM
THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

GRAF, SCOTT DOUGLAS
6422 LAGOON STREET
WINDERMERE FL 34786

LICENSE NUMBER: MSA1337
EXPIRATION DATE: JULY 31, 2026
ISSUED: 06/04/2024
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

CAGGIANO, ANTHONY VINCENT JR.
9175 SW 84TH STREET
GAINESVILLE FL 32608

LICENSE NUMBER: PE72659
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN IS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HALL, LAURIE FRIEDLANDER
12204 NW 42ND TERRACE
ALACHUA FL 32615

LICENSE NUMBER: LA6647049
EXPIRATION DATE: NOVEMBER 30, 2025
ISSUED: 10/09/2023
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business and Professional Regulation

ONLINE SERVICES

LICENSEE DETAILS

License Information

Name	HILL, JAMES S RICHARD III (Primary Name)
Main Address	4125 SHORECRE ST DRIVE ORLANDO Florida 32804
County	ORANGE
License Mailing	4125 SHORECRE ST DRIVE ORLANDO FL 32804
County	ORANGE

License Information

License Type	Professional Engineer
Rank	Prof Engineer
License Number	85887
Status	Career/Active
License Date	05/16/2016
Expires	02/28/2027

Special Qualifications

Qualification Effective	05/16/2016
Civil	05/16/2016
Special Inspector	05/16/2016

The American Institute of Certified Planners

The Professional Institute of the American Planning Association

hereby qualifies

David Craig Brashier

as a member with all the benefits of a Certified Planner and responsibility to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 019953

August 29, 2005

David Lamber PRESIDENT
Paul Fan EXECUTIVE DIRECTOR

FIND A BUSINESS OR INDIVIDUAL
License Lookup

Name: License (ex. L59999) Phone City
County Program Limit results by Active status **SEARCH** **CLEAR ALL**

Records Found: 1

Sort By Filter by State/City Display per page

NAME	A to Z	Filter by State/City	Display per page	
[Show All]				
AARON H HICKMAN				
8105 NW 184TH DR, ALACHUA, FL 32615-8716				
License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS6791	06/07/10	02/28/27	Active
Surveyor of Record	LS6076	07/04/05	02/28/25	Active

Society of Wetland Scientists
Professional Certification Program, Inc.

Renews the designation

Professional Wetland Scientist

For

Andrew Woodruff

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 2346 issued on 1/15/2013 and recertified on 5/8/2023.
Due to recertify again by 7/15/2028.

Andrew Woodruff
Andrew Woodruff, PWS
Professional
Certification Renewal Chair

STATEMENT OF QUALIFICATIONS

2. CONSULTANT'S PAST PERFORMANCE

Past Performance for Other Community Development Districts in Other Contracts

NV5 has successfully designed and permitted contracts for various Community Development Districts. Below are examples of current and completed contracts.

**Winter Garden CDD, Winter Garden, Florida**

For 19 years, NV5 has provided civil engineering services for this large 1.15-million-square-foot development located in the City of Winter Garden between Winter Garden-Vineland Road and the Western Expressway, south of State Road 50. Part of the open-air center trend in the shopping-center industry, it includes a traditional town center with commercial activity that accommodates a mix of retail uses, office space and residential areas. NV5 worked on the site plan as well as permitting and overall project management for the land development of the property. The roadway plans for Daniels Road, designed to go through the center of the commercial area, were also developed by NV5, as were signing and pavement marking and maintenance of traffic plans. In addition, NV5 completed the initial boundary and topographic surveys for the project and has provided continuing survey services, including subdivision platting and ALTA/ACSM land title surveys.

Status: Operational

**Finley Woods CDD, Gainesville, Florida**

Finley Woods Subdivision is a 85.8 acre site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station and 2 miles of offsite utility extensions, and electrical and gas services to serve 248 Lots.

Status: Construction

**Hammock Oaks CDD, Lady Lake, Florida**

Hammock Oaks along with The Reserve at Hammock Oaks is a Mixed-Use Development on ±732 acres that lies between County Road (CR) 466 and Lake Ella Road and between Cherry Lake Road and Rolling Acres Road in Lady Lake, Florida. This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas. The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.

Status: Construction

STATEMENT OF QUALIFICATIONS

2. CONSULTANT'S PAST PERFORMANCE (continued)

**Parker Road CDD, Gainesville, Florida**

Oakmont Subdivision is a 556-acre site single-family residential development served by public urban roadways and central utilities. NV5 first obtained a rezoning of the planned development by performing due diligence services (utility availability letters, parcel research, assisted with the design of the subdivision improvements, lot layout, roadway layout), doing all application submittals and attending public hearings in order to obtain permits from regulatory agencies which included: Alachua County (rezoning, development plan, and plat approval), Gainesville Regional Utilities (GRU) (Utility Construction permit, Suwannee River Water Management District (SRWMD) (Environmental Resource permit), and Florida Department of Environmental Protection (FDEP) (NPDES Generic Permit).

Civil Engineering services included preparing a preliminary master drainage plan for the full 556 acre site to define the character and location for the stormwater management systems to serve the development. NV5 also designed the master utility plan, water distribution system, wastewater collection/transmission system, reclaimed water distribution system and general electric service system to serve all 999-lots. NV5 prepared construction plans for Phase 1/203-lots, which included a central on-site wastewater lift station, and 3500' of 8" transmission system, 13,000' of water distribution of pipes ranging from 2" to 12", 13,000' of reclaimed water distribution of pipes ranging from 4" to 8", 11,000' of 8" PVC gravity sewer and 12,000' of urban roadways & external infrastructure upgrades.

Our firm attended all meetings with SRWMD, GRU, and ACPWD staff and prepared all applications and paperwork as needed by each entity in order to obtain the permits necessary to get the project underway.

NV5 prepared, submitted, and administered an Environmental Resource Permit with SRWMD for the 183 acre/Phase 1 which consisted of six (6) stormwater management facilities. In addition we prepared, submitted, and administered a FEMA CLOMR and we are administering a LOMR to alter the Zone "A" areas located onsite.

The site included the presence of Gopher Tortoise & potential presence of Eastern Indigo Black Snake. As such, we administered a permit with Florida Fish and Wildlife Conservation for a 43 acre preservation/tortoise relocation, and coordination for the Eastern Indigo Snake protection with the US Fish and Wildlife Service (FWS).

Status: Construction

**Highland Park, Newberry, Florida**

Highland Park Subdivision is a 104 acres site single family residential development serviced by public urban roadways and central utilities. Civil Engineering services included preparing preliminary stormwater full the entire site along with master utility planning, including water distribution system, wastewater collection/transmission systems with master lift station, commercial sites, and electrical services to serve 350 Lots.

Status: Construction

STATEMENT OF QUALIFICATIONS

2. CONSULTANT’S PAST PERFORMANCE (continued)

Experience on Similar Projects

NV5 has considerable experience and expertise in infrastructure design, transportation design, regulatory agency permitting, and construction administration.

Most importantly, we have learned to establish great working relationships with our clients and work within the guidelines of occupied and heavily traveled roadways and sites with designs that respect the communities’ access, safety, and operational needs for residents and businesses.

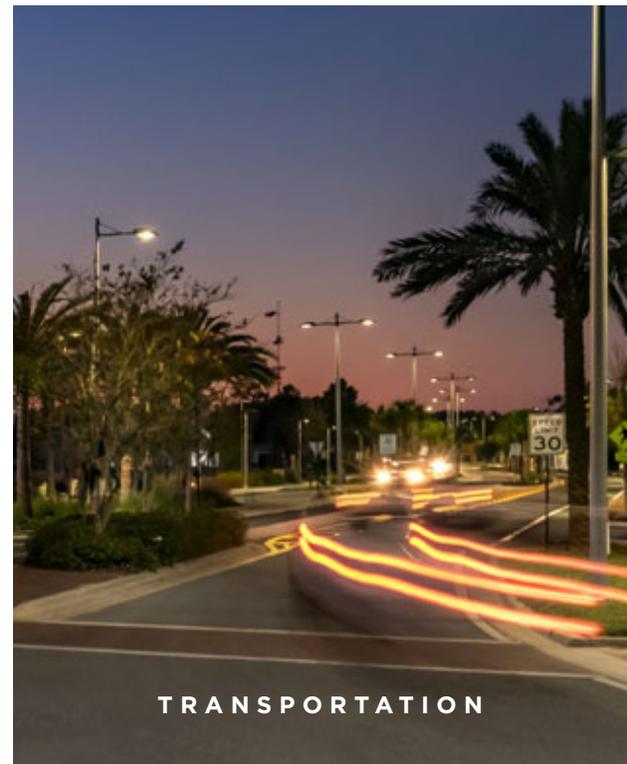
NV5 professionals work seamlessly with client staff and other professional disciplines to take projects from concept to completion. Our past experience will ensure all PTC Community Development District projects are planned, designed, and implemented in the most efficient and cost effective manner possible.

Our civil engineers ensure your project proceeds from planning through construction seamlessly. Our dedicated staff exercises detailed and innovative solutions to ensure the highest quality work specializing in:

- Site Feasibility Analysis
- Value Analysis
- Master Planning Engineering Analysis
- Site Design and Engineering
- Water and Sewer Infrastructure
- Utilities Engineering
- Stormwater Management Systems
- Sustainable Design Services (LEED, Low Impact Design, ISI Envision)
- Municipal, County, State, and Federal Permitting

Our Transportation engineers design to create linkage between our communities’ residential, commercial, educational, and recreational offerings. These projects can be as fundamental as a sidewalk or as significant as components of the interstate highway system. Transportation ranges from the passive recreation provided by trails to the high-speed movement of people and goods throughout the state by road, rail, air, or water. NV5 serves to support the functional design of all these modes, specializing in:

- Planning, Operational & Safety Traffic Studies
- Infrastructure Assessment and Inventory
- Roadway Design
- New Construction for Site Development
- Roadway Reconstruction
- Roadway Rehabilitation
- Context Sensitive Solutions
- Bicycle and Pedestrian Facilities
- Signalization and ITS
- Maintenance of Traffic (MOT)
- Safety Improvements



STATEMENT OF QUALIFICATIONS

2. CONSULTANT'S PAST PERFORMANCE (continued)

NV5'S CORE VALUES:

- Clients must succeed for us to succeed.
- People are our strength and our future.
- Safety is our focus and responsibility.
- Collaboration leads to successful projects.
- Diversity drives innovation.
- Innovative thought brings about better solutions.
- Accountability is the platform for our actions.
- Sustainability is our commitment to future generations.

Character, Integrity, Reputation of Respondent

At NV5, we are a team of talented professionals, engineers, and consultants who are builders, problem solvers, and champions for both our communities and clients.

Our mission is to empower every employee who strives to make a lasting, positive impact for the future of our communities. By demonstrating and applying our core values to every project pursuit, NV5 gains the respect of clients while delivering successful projects.

CHARACTER and **INTEGRITY** is demonstrated through our **CORE VALUES** and **REPUTATION** is earned by our Clients.

NV5 HOLDS OVER 65 CONTINUING SERVICES CONTRACTS for various municipalities and government agencies. The length of time that we have held our continuing contracts, coupled with the fact that year after year these contracts are renewed, both in renewal years and even in election years, illustrates our clients' satisfaction with our service, performance and successful completion of the projects.

02

A Trusted Partner

65+ public/private entities in Florida, have chosen NV5 for continuing services contracts. Many are repeat contracts, which attests to our commitment to excellence.

03

A Deep Bench

NV5 is backed by professionals in more than 100 NV5 offices worldwide who can be called upon to support our team if the need arises.

01

Responsive Team

With offices conveniently located, NV5 can respond to needs of PTC Community Development District.

04

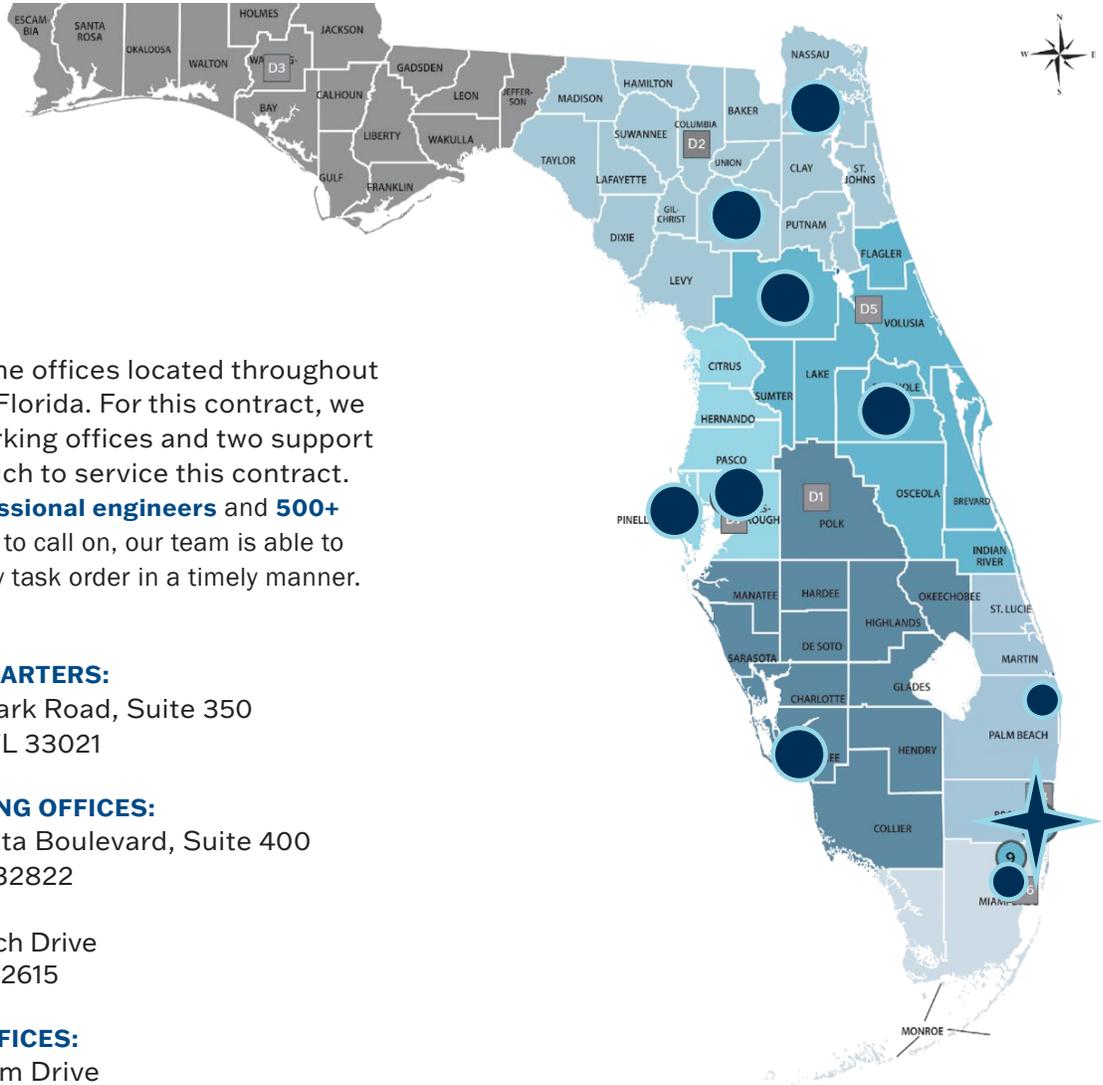
Full Service

The NV5 team can provide not only engineering services, we can also provide other service lines that may be needed. We can meet any need.

WHY CHOOSE NV5?

STATEMENT OF QUALIFICATIONS

3. GEOGRAPHIC LOCATION



NV5's has nine offices located throughout the State of Florida. For this contract, we have two working offices and two support offices in which to service this contract. With **25 professional engineers** and **500+ support staff** to call on, our team is able to respond to any task order in a timely manner.

NV5 HEADQUARTERS:

200 South Park Road, Suite 350
Hollywood, FL 33021

MAIN WORKING OFFICES:

6200 Lee Vista Boulevard, Suite 400
Orlando, FL 32822

11801 Research Drive
Alachua, FL 32615

SUPPORT OFFICES:

12467 Telecom Drive
Tampa, FL 33637

8465 Merchants Way, Suite 102
Jacksonville, Florida 32222

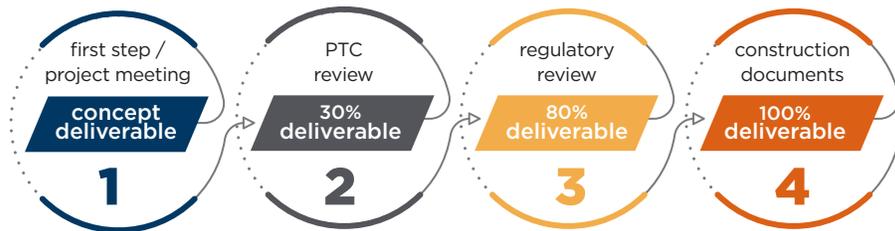
STATEMENT OF QUALIFICATIONS

4. WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

NV5 HAS AN EXTENSIVE TRACK RECORD OF DELIVERING TASK ORDER PROJECTS IN AN EXPEDITED FASHION AND WILL CONTINUE TO DELIVER QUALITY PROJECTS UNDER VERY TIGHT TIME FRAMES.

Delivering Projects On Time and Within Budget

Task Order projects are unique in that budgets are quite often tied to schedules. NV5 has successfully developed methods for identifying critical path elements in the project schedule and has adopted procedures to ensure that critical issues are resolved early in the process. Typically, permit coordination is a critical element, and to streamline the permitting process, NV5 involves the jurisdictional authorities early in the project and maintains close communication with the authority’s representatives.



Integral to design of task order projects is the economic analysis that must be performed when evaluating design options and alternatives. NV5 examines all feasible options and performs cost analyses on the options to assist in the evaluation. The calculated cost of the project and the project construction budget are examined and compared multiple times throughout the design process, generally at each design development stage, providing multiple opportunities to identify construction cost overruns or other cost issues that may need to be addressed. The schedule for each project will be developed based on existing information and specifications/requirements outlined by the PTC Community Development District. Preparation of an accurate schedule will be the goal for each assignment. However, issues relative to the scope of work often arise during engineering projects, requiring schedule adjustments. NV5 has the flexibility to accommodate changes caused by these unforeseen issues.



PROJECT MANAGEMENT RESPONSIBILITIES INCLUDE:

- task scheduling and assignment;
- management of resources;
- monitoring of costs and schedule adherence;
- management and coordination of subconsultants, including contract administration and accounting;
- consultation and coordination with local and state entities; and
- coordination and communications with PTC staff to ensure compliance with policies, procedures, and any applicable codes.

STATEMENT OF QUALIFICATIONS

4. WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS (continued)

**NV5
RESOURCES**

9
FLORIDA
OFFICES

2
WORKING
OFFICES

2
SUPPORT
OFFICES

25
FLORIDA
PROFESSIONAL
ENGINEERS

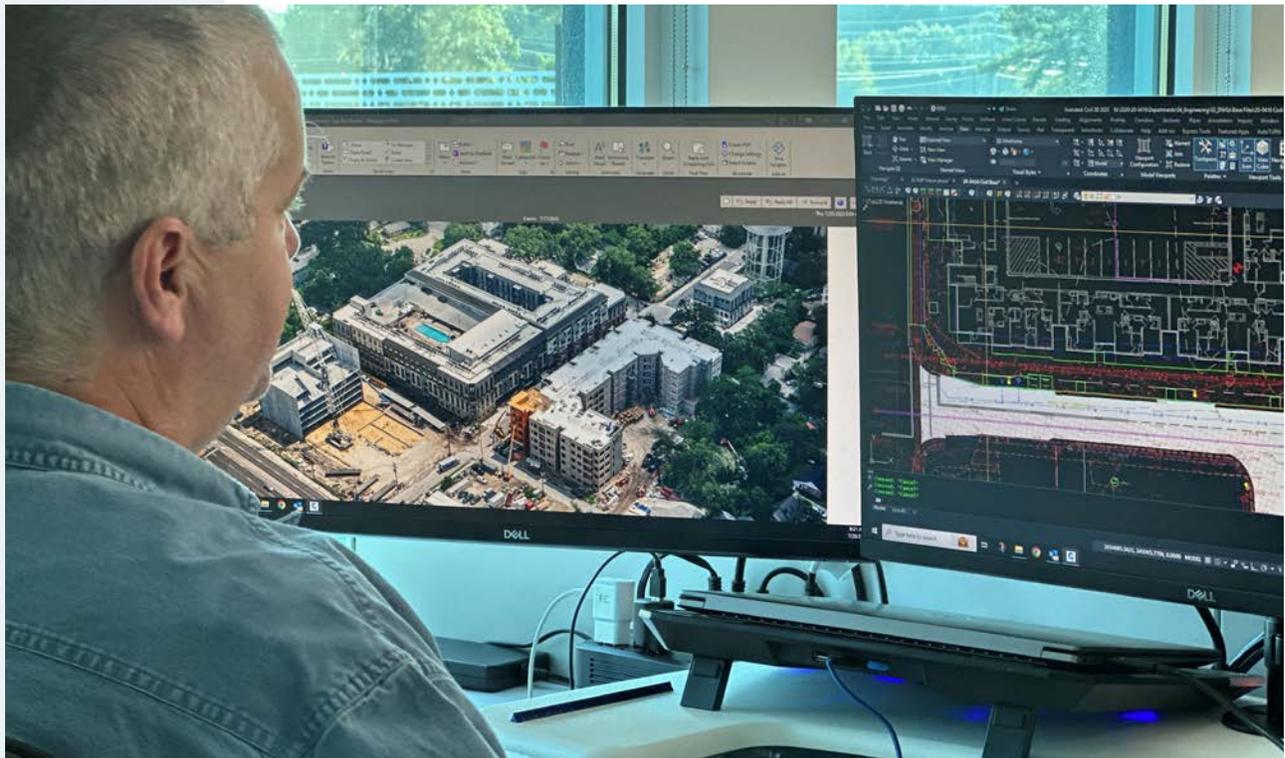
Staffing Levels

NV5 staff has completed numerous task order projects and are keenly aware of the importance of adhering to the project schedule in order to maintain project budgets.

We intend to allocate the resources necessary to support the project and maintain our full commitment until the project is complete. We will carefully monitor each project task and if it becomes apparent the task is lagging, additional resources will be applied.

Past Performance on Previous Projects

NV5 holds over 65 continuing services contracts for various municipalities and government agencies. The length of time that we have held our continuing contracts, coupled with the fact that year after year these contracts are renewed, both in renewal years and even in election years, illustrates our clients' satisfaction with our service, performance and successful completion of the projects.



STATEMENT OF QUALIFICATIONS

5. CERTIFIED MINORITY BUSINESS ENTERPRISE

NV5, Inc. is not a certified minority business enterprise.

6. RECENT, CURRENT, AND PROJECTED WORKLOADS

KEY STAFF	ROLE	RECENT WORKLOAD	CURRENT WORKLOAD	PROJECTED WORKLOAD	AVAILABILITY FOR THIS CONTRACT
Jason Mahoney, PE	Principal in Charge Contract Manager	65%	60%	50%	50%
Frank Porter, PE	Project Manager Task Manager	75%	70%	50%	50%
Daniel Young, PE	Civil / Site Engineering	30%	25%	35%	65%
Levis Koloko, PE	Transportation Engineering	65%	60%	50%	50%
Aaron Hickman, PSM	Surveying + Mapping/SUE	50%	50%	50%	50%
James Hill, PE, SI	Geotechnical Engineering	65%	65%	50%	50%
Andy Woodruff, PWS	Ecological	30%	25%	35%	65%
Scott Graf, PG	Environmental	65%	60%	50%	50%
Kevin Khadar	Construction Administration	70%	65%	50%	50%
Tony Caggiano, PE	CEI	75%	75%	50%	50%
Laurie Hall, PLA	Landscape Architecture	60%	50%	40%	60%
Craig Brashier, AICP	Planning	65%	65%	65%	50%

7. VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

NV5, Inc. has not been awarded any work by the PTC Community Development District.

N|V|5

Beyond Engineering

PTC

COMMUNITY DEVELOPMENT DISTRICT

6C11



a Pape-Dawson company

PTC
Community Development District

Request for Qualifications for
Engineering Services

Prepared For
District Manager's Office
Pasco County, Florida

Date
March 7, 2025



a Pape-Dawson company

March 7, 2025

District Manager Office
PTC Community Development District, Florida

RE: Request for Qualifications for Engineering Services Community Development District

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

To best serve the PTC CDD for engineering services, Poulos & Bennett has teamed up with Geo - Technology Associates, Inc. (geotechnical consultant), Traffic & Mobility Consultants (traffic consultant), Bio-Tech Consulting (environmental consultant) and surveying will be completed by Poulos & Bennett. Poulos & Bennett has successfully worked with each of these firms, and we are confident they will provide a highly experienced and efficient team for the services required by the PTC CDD. Poulos & Bennett, along with our dedicated team members, have a history of close collaboration. Our strategic location near Pasco County enables us to deliver prompt and efficient services to the CDD.

The Poulos & Bennett team is the best fit for carrying out this project expeditiously and efficiently based on our significant experience with Community Development Districts. Our Orlando office location, our thorough understanding of Southwest Florida Water Management District (SWFWMD) criteria and permitting, as well as our long-standing relationships with SWFWMD and Pasco County staff to provide a uniquely positioned team of professionals to facilitate the requirements of the PTC CDD. Our team has extensive experience and strong relationships with Pasco County staff, and we are proud of our reputation as being consummate professionals in our interactions, skilled civil engineers, surveyors and planners in our practice, and committed advocates for our clients

We appreciate the opportunity to provide our qualifications to the PTC CDD for engineering services and are excited about the possibility of providing high-quality and cost-effective engineering services to meet your needs. Our engineering experience, coupled with the talent and experience of the overall team, will meet and exceed the needs of the PTC CDD. Please do not hesitate to contact us should you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Lance Bennett".

Lance Bennett
Principal-In-Charge



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> PTC Community Development District	
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE R. Lance Bennett, P.E., Principal-in-Charge		
5. NAME OF FIRM Poulos & Bennett, LLC		
6. TELEPHONE NUMBER 407-487-2594	7. FAX NUMBER 407-289-5280	8. E-MAIL ADDRESS lbennett@poulosandbennett.com

C. PROPOSED TEAM

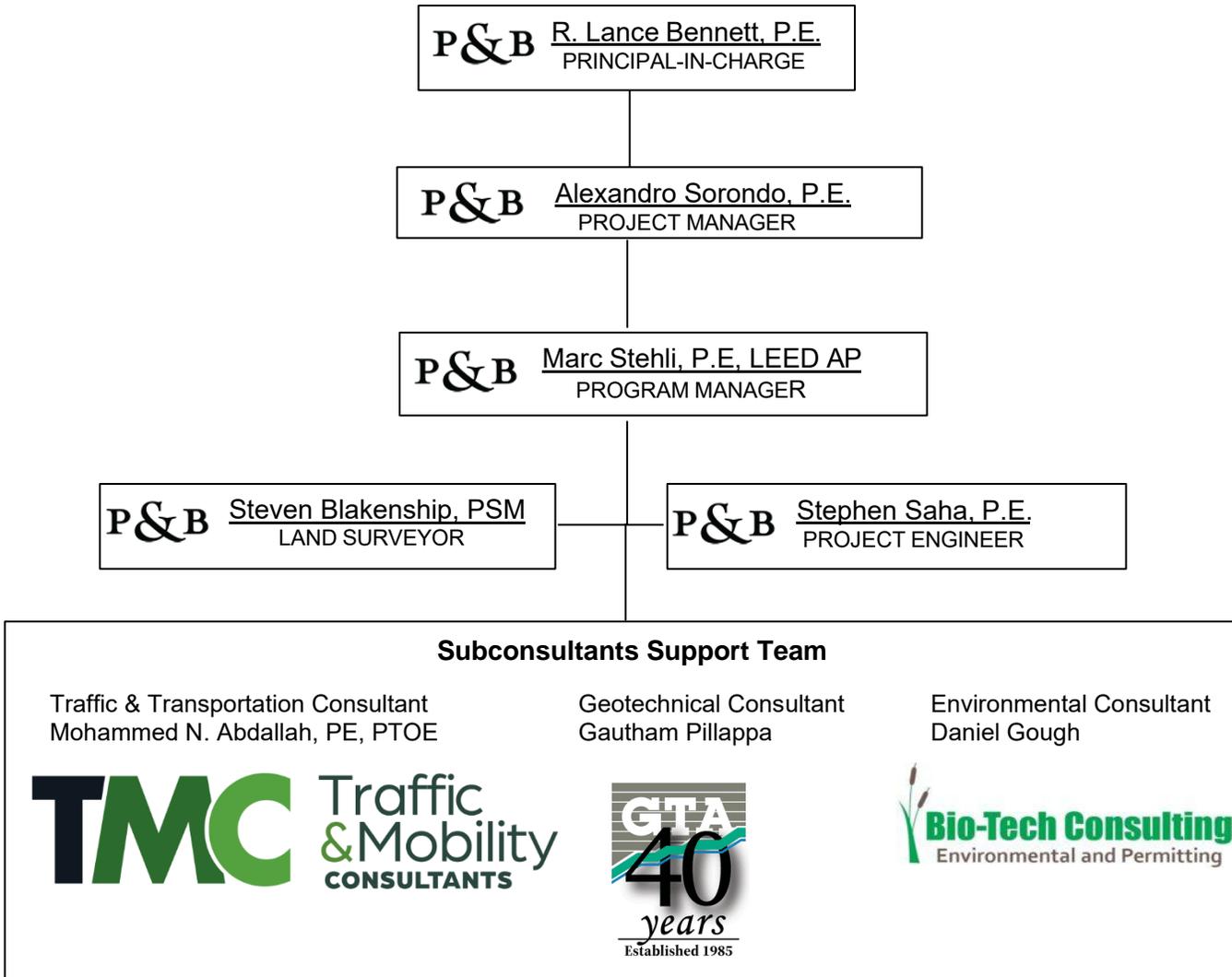
(Complete this section for the prime contractor and all key subcontractors.)

(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV	PARTNER			
a.	<input checked="" type="checkbox"/>			Poulos & Bennett, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2602 E. Livingston Street Orlando., FL 32803	Civil Engineer/ Surveying
b.			<input checked="" type="checkbox"/>	Traffic Mobility Consultants <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	Traffic and Transportation Consultants
c.			<input checked="" type="checkbox"/>	Geo-Technology Associates, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	4617 Parkbreeze Court Orlando, FL 32808	Geotechnical Engineering
e.			<input checked="" type="checkbox"/>	Bio-Tech Consulting Inc <input type="checkbox"/> CHECK IF BRANCH OFFICE	3025 E South St. Orlando, FL 32803	Environmental Consultant
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
g.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
h.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME R. Lance Bennett, P.E.	13. ROLE IN THIS CONTRACT Principal-in-Charge	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 13
15. FIRM NAME AND LOCATION <i>(City and State)</i> Poulos & Bennett, LLC (Orlando, Florida)			
16. EDUCATION <i>(Degree and Specialization)</i> BS Environmental Engineering, University of Central Florida MS Civil Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Registered Professional Engineer No.50698 FDEP Erosion & Sediment Control Inspector No.2359	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Member of the American Society of Civil Engineers (ASCE) Adjunct Professor for University of Central Florida			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Four Seasons at Orlando/Windward Community Development District (Osceola County, Florida)	2017	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lance serves as the Principal-in-Charge of the Four Seasons at Orlando includes the preparation of construction plans and permitting services for a 22-acre Tract C project; 31-acre Tract D project; 7.5-acre Spine Road project consisting of 3,450LF; and 32-acre Amenity Center. This totals an estimated construction cost of over \$10,000,000.		
b.	Storey Park Community Development District (Polk County, Florida)	2013-2015	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lance served as Principal-in-Charge of the 861-acre Community Development District project. Poulos & Bennett prepared the CDD engineers report, exhibits, and cost estimates in support of the CDD roadway, utility, and stormwater infrastructure design. Estimated construction cost of \$35,000,000.		
c.	Tohoqua Community Development District (Orlando, Florida)	2018-Current	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lance serves as Principal-in-Charge for this 784-acre mixed use development that consists of 3,220 residential units, 200 hotel rooms, and 443,720 square feet of commercial space. Professional engineering services relating to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, and amenity facilities are provided on a continuing basis for the district's capital improvements. Estimated construction cost of \$72,000,000.		
d.	Tapestry Community Development District (Kissimmee, Florida)	2013-2017	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lance served as Principal-in-Charge. Tapestry Parcel 8 - 243-acres, 1037 unit residential single and multi-family-project. Providing civil engineering design, permitting, and construction management for roadway, utility and stormwater infrastructure design with an estimated construction cost of \$19,500,000.		
e.	Harmony West Community Development District (Osceola County, Florida)	2018-Current	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Lance serves as Principal-in-Charge for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated construction cost of \$31,750,000.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Alexandro Sorondo, P.E.	13. ROLE IN THIS CONTRACT Program Manager	14. YEARS EXPERIENCE	
		a. TOTAL 29	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Poulos & Bennett, LLC (Orlando, Florida)			
16. EDUCATION <i>(Degree and Specialization)</i> BS Environmental Engineering, University of Central Florida Master Business Administration, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Registered Professional Engineer No.62954	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Member of the American Society of Civil Engineers (ASCE) Member of Florida Engineering Society (FES)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
a.	Lakeside at Satilla Community Development District <i>(Osceola County, Florida)</i>	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Alex serves as the District Engineer for this 102-acre subdivision consisting of 402 single family units and associated roadways, drainage systems, utilities, park, and a lift station. This project was permitted through Osceola County, Tohopekaliga Water Authority, and the SFWMD. Poulos & Bennett provided a peer review of the plans developed by a separate engineering firm. Estimated Construction Cost of \$27,300,000.		
b.	Cedar Crossings Community Development District <i>(Polk County, Florida)</i>	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Alex serves as the District Engineer for this 79-acre subdivision consisting of 300 single family units and associated roadways, drainage systems, utilities, park, and a lift station. This project was permitted through Polk County, Haines City, and the SWFWMD. Poulos & Bennett provided a peer review of the plans developed by a separate engineering firm and Construction Management Services during the construction of the project. Estimated Construction Cost of \$17,600,000.		
c.	Paradiso Grande – Phase 3 <i>(Orlando, Florida)</i>	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Alex serves as the Principal Development Services lead for construction administration and construction management. The project consists of 30 acres consisting of 89 detached vacation home rentals and associated roadways, drainage systems and utilities. Estimated construction cost of \$17,500,000.		
d.	Cypress Bluff <i>(Groveland, Florida)</i>	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Alex serves as the District Engineer and Principal Development Services lead for construction administration and construction management for this 156 acre subdivision consisting of 386 detached single-family units and associated roadways, drainage systems and utilities. This project was permitted through the City of Groveland, Lake County and the SJRWMD. Estimated construction cost of \$24,600,000.		
e.	Kelly Park Community Development District <i>(Orange County, Florida)</i>	PROFESSIONAL SERVICES 2021-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Alex acted as the Principal Development Services lead for construction administration and construction management. The project consists of 214 acres consisting of 765 single-family residential lots and associated roadways, drainage systems and utilities. Estimated construction cost of \$15,700,000.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Marc, PE LEED AP	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Poulos & Bennett, LLC - Orlando, FL			
16. EDUCATION <i>(Degree and Specialization)</i> BS Civil Engineering, University of Central Florida Executive Master Business Administration, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Registered Professional Engineer No.52781	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> LEED Accredited Professional Member of the American Society of Civil Engineers (ASCE)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Harmony West Community Development District <i>(Osceola County, Florida)</i>	PROFESSIONAL SERVICES 2018-Current	CONSTRUCTION <i>(If applicable)</i> N/A
a.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Marc serves as District Engineer for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated construction cost of \$31,750,000		
	Windermere Isles <i>(Orange, Florida)</i>	PROFESSIONAL SERVICES 2015-2017	CONSTRUCTION <i>(If applicable)</i> N/A
b.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Marc acted as Project Manager providing civil engineering design, permitting, and construction administration services for the development of a 117-unit single family residential development. Project includes on-site stormwater management's facilities, hydraulic modeling of extensive off-site wetlands, and design of a triple 6'x3' box culvert wetland crossing.		
	Legado Subdivision <i>(Orlando, Florida)</i>	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> N/A
c.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Marc acted as Project Manager providing civil engineering design, permitting, and construction administration services for the development of a 160-unit single family residential development. Project include approximately 5-acres of on-site wetland impacts and the hydraulic modeling of an extensive off-site watershed and design of an approximate 300-foot-long elevated wetland crossing with retaining walls and box culverts.		
	Orangewood N-2 PD, Parcel 11 <i>(Orange County, Florida)</i>	PROFESSIONAL SERVICES 2013-2015	CONSTRUCTION <i>(If applicable)</i> N/A
d.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Marc acted as Project Manager for the redevelopment of the Grande Pines Golf Course. Mr. Stehli oversaw the preparation and processing of a Preliminary Subdivision Plan for a 423 single family residential subdivision. Project include the design and modeling of the master stormwater management system which included eighteen interconnected stormwater management ponds servicing the approximate 200-acre development.		
	Hickory Nuts Estates <i>(Orange County, Florida)</i>	PROFESSIONAL SERVICES 2014-Current	CONSTRUCTION <i>(If applicable)</i> N/A
e.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Marc acted as Project Manager for this 40 units single family subdivision. Project included the preparation and processing of a Planned Development Land Use Plan, Preliminary Subdivision Plan and Final Engineering Plans. Design included modeling of on-site and off-site wetlands impacts, on-site master infrastructure, approximately 2800 linear feet of offsite water mains, reclaim mains and force main extensions, and the design and realignment of approximately 0.5 miles of Old YMCA Road.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

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

19. RELEVANT PROJECTS

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

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Stephen Saha, P.E.	13. ROLE IN THIS CONTRACT Project Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION <i>(City and State)</i> Poulos & Bennett, LLC (Orlando, Florida)			
16. EDUCATION <i>(Degree and Specialization)</i> BS Industrial & Systems Engineering, Georgia Institute of Technology		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Registered Professional Engineer No. 76903	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Council Member Florida Pavement Preservation Council Member OSHA 10 Certification Florida Stormwater Erosion & Sedimentation Control Inspector Certification			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(5) YEAR COMPLETED	CONSTRUCTION <i>(If applicable)</i>
a.	Four Seasons at Orlando/Windward Community Development District (Osceola County, Florida)	PROFESSIONAL SERVICES 2020-Current	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Steve is the current CDD engineer for the subdivision. Four Seasons at Orlando included the preparation of construction plans and permitting services for a 22-acre Tract C project; 31-acre Tract D project; 7.5-acre Spine Road project consisting of 3,450LF; and 32-acre Amenity Center. This totals an estimated construction cost of over \$10,000,000. Steve performed the annual infrastructure inspections.		
b.	Storey Drive Community Development District (Orlando, Florida)	PROFESSIONAL SERVICES 2020-Current	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Steve was the lead engineer for this 68-acre CDD project. Poulos & Bennett prepared the CDD engineers report, exhibits, and cost estimates in support of the CDD roadway, utility, and stormwater infrastructure design and is involved with the yearly operations and inspections. Estimated CDD construction cost of \$10,000,000.		
c.	The Reserve at Van Oaks Community Development District (Polk County, Florida)	PROFESSIONAL SERVICES 2021-Current	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Steve served as the lead engineer for design and permitting 80 acres and 259 single family units and associated roadways, drainage systems, utilities, park, and a lift station. This project was permitted through Polk County, the City of Auburndale, and SWFWD. Poulos & Bennett served as the CDD Engineer.		
d.	Sorrento Pines Community Development District (Lake County, Florida)	PROFESSIONAL SERVICES 2021-Current	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Steve served as the lead engineer for this 263.1-acre CDD project for 490 single family units. Poulos & Bennett prepared the engineers report, exhibits, and cost estimates in support of the CDD roadway, utility, and stormwater infrastructure design. This project was permitted through Lake County, SJRWWD and FDEP. Estimated CDD construction cost of \$25,000,000. Steve performed the annual infrastructure inspections.		
e.	Tohoqua Community Development District (Orange County, Florida)	PROFESSIONAL SERVICES 2018-Current	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Steve served as the lead engineer for the Tohoqua CDD for this 784-acre mixed use development that consists of 3,220 residential units, 200 hotel rooms, and 443,720 square feet of commercial space. Professional engineering services relating to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, and amenity facilities are provided on a continuing basis for the District's capital improvements. Estimated construction cost of \$72,000,000.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

e. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE 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 Gautham Pillappa, P.E.	13. ROLE IN THIS CONTRACT Geotechnical Consultant	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 3+
15. FIRM NAME AND LOCATION <i>(City and State)</i> Geo-Technology Associates, Inc. Orlando, FL			
16. EDUCATION <i>(Degree and Specialization)</i> Master of Science (Geotechnical)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> TX PE – 108878 FL PE – 82816 GA PE - 049086	

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

Award - Dean Fellowship – UT Arlington

Publication - Puppala, A.J., G.S.Pillappa, L.R.Hoyos, D.Vasudev and D.Devulapalli. Comprehensive Field Studies to Address the Performance of Stabilized Expansive Clays. In Transportation Research Record: Journal of the Transportation Research Board, No. 1989, Vol. 2, Transportation Research Board of the National Academies, Washington, D.C., 2007 pp. 3-12.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Kelly Park, Apopka, Orange County, FL	2022	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm This project included the design for various single and multifamily buildings within the Kelly Park subdivision. Gautham was the Project Manager overseeing the geotechnical exploration for the project (including drilling, clearing, coordination, foundation design and reporting). Project cost was in the order of \$40,000.		
b.	Storey Park, Orlando FL	2016/2017	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This project included the design for single family subdivisions within Tract G and Parcel L . Gautham was the Project Manager overseeing the geotechnical exploration for the project (including drilling, clearing, coordination, foundation design and reporting). Project cost was in the order of \$25,000.		
c.	Tapestry, Orlando FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This project included the design for single family subdivisions within Parcel 2, Parcel 8. Gautham was the Project Manager overseeing the geotechnical exploration for the project (including drilling, clearing, coordination, foundation design and reporting). Project cost was in the order of \$25,000.		
d.	Grande Pines, Orlando, Orange County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This project included the master design for stormwater. Gautham was the Project Manager overseeing the geotechnical exploration for the entire project (including drilling, clearing, coordination, foundation design and reporting). Project cost was in the order of \$35,000.		
e.	Hills of Minneola, Lake County, FL	2020/2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This project included the master design for stormwater and dividing the raw land into parcels for sale. Gautham was the Project Manager overseeing the geotechnical exploration for the initial portion of the project (including drilling, clearing, coordination, foundation design and reporting). Project cost was in the order of \$50,000.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Daniel Gough	13. ROLE IN THIS CONTRACT Environmental Consultant	14. YEARS EXPERIENCE	
		a. TOTAL 20	b. WITH CURRENT FIRM 18
15. FIRM NAME AND LOCATION <i>(City and State)</i> Environmental Consultant			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Environmental Science, Biological Sciences (Minor in Planning) - 2001		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Pesticide/Herbicide Certification #CM18674 Inspector’s Course and Certification – Inspector #6220 Clean Lakes Initiative Certified Training – #051105-062	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Areas of specialization include Wetland Delineations, Dredge/Fill and Environmental Resource Permitting, Water Quality Monitoring and Mitigation services.			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
a.	The Sanctuary – (Seminole County, Florida)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Provided environmental assistance to engineers and KB Homes, including environmental site assessments, habitat characterization, reports, and documentation.		
b.	Sereona – (Orange County, Florida)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Provided environmental assistance to engineers and DR Horton including habitat and water quality reporting and documentation, endangered species assessment, and wetland mitigation.		
c.	Storey Grove– (Orange County, Florida)	PROFESSIONAL SERVICES 2012-2022	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Provided environmental assistance to engineers and Lennar Homes, including conservation area determination, and conservation area impact.		
d.	Kelly Park Community Development District, (Orange County, Florida)	PROFESSIONAL SERVICES 2021-Current	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Provided environmental assistance to engineers and client, including conservation areas and threatened and endangered species		
e.		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Kelly Park Community Development District, Orlando, Fl		22. YEAR COMPLETED PROFESSIONAL SERVICES 2022-Current CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Galvin-Harris Land Services, LLC	b. POINT OF CONTACT NAME Seth Bennett	c. POINT OF CONTACT TELEPHONE NUMBER 321-360-6647
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

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

This project required coordination with St. John's River Water Management District, City of Apopka, and Orange County, and had an estimated construction cost over \$17,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic Consulting
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

21. TITLE AND LOCATION <i>(City and State)</i> Cobblestone, Pasco County FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER M/I Homes	b. POINT OF CONTACT NAME Mark Roscoe	c. POINT OF CONTACT TELEPHONE NUMBER 813-393-5790
-------------------------------	---	--

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

Poulos & Bennett prepared construction plans and permitting documents for this 256-acre subdivision consisting of 587 single family lots with associated roadways, drainage systems, utilities, amenities, and two lift stations. Once permits were secured, Poulos & Bennett provided construction administration and construction management by liaising between the regulatory municipalities, the contractor, and the owner. This project was ultimately completed in three separate phases, requiring extensive coordination with regulatory agencies and close coordination with the contractor to ensure compliance with the approved plans.

This project was permitted through Pasco County, Southwest Florida Water Management District, Paso Utility, FEMA and FDOT.

This project has estimated construction costs of \$18,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Poulos and Bennett, LLC	2602 E. Livingston Street Orlando, FL 32803	Civil Engineer
	Bio-Tech Consulting, Inc.	3025 E South St. Orlando, FL 32803	Environmental Consultant

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 3
---	---

21. TITLE AND LOCATION <i>(City and State)</i> Cedar Crossings Community Development District, Polk County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Home Orlando	b. POINT OF CONTACT NAME Steve McConn	c. POINT OF CONTACT TELEPHONE NUMBER 407-587-3509
-------------------------------------	--	--

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

Poulos & Bennett provided professional services for Cedar Crossings, a 79-acre residential subdivision that consists of 300 detached single family residential units, associated roadways, drainage systems and utilities. Poulos & Bennett reviewed the construction plans, developed by another engineer, and provided construction administration and construction management services during the construction of the subdivision. The project was constructed and closed out in two separate phases, requiring close coordination with regulatory agencies, the contractor and the owner.

Poulos & Bennett was retained to update the drainage plan to accommodate field conditions not available during construction. This project will be completed in two separate phases, with sub phasing occurring as necessary to accommodate housing sale needs.

Upon completion of the first phase, the completed phase was turned over to the Cedar Crossings CDD for ownership and maintenance. Poulos & Bennett acts as the District Engineer and have provided Engineer's Reports in support of bond offerings, reviewed maintenance proposals from vendors and have consulted with the CDD on engineering issues. This project required coordination and permitting with: Southwest Florida Water Management District, Polk County, and Haines City Lake County Utilities.

This project has an estimated construction cost of \$17,600,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Storey Park Community Development District, Orlando, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2013-Current CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lennar Homes	b. POINT OF CONTACT NAME Brock Nicholas	c. POINT OF CONTACT TELEPHONE NUMBER 407-287-2547
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

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

This project has estimated CDD construction cost of \$35,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Poulos and Bennett, LLC	2602 E. Livingston Street Orlando, FL 32083	Civil Engineer
	Geo-Technology Associates, Inc.	4617 Parkbreeze Court Orlando, FL 32808	Geotechnical Engineering
	Traffic Mobility Consultants	3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	Traffic and Transportation Consultants
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED
Tapestry Community Development District, Kissimmee, FL		PROFESSIONAL SERVICES 2013-2017 CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Mattamy Homes	b. POINT OF CONTACT NAME David Hulme	c. POINT OF CONTACT TELEPHONE NUMBER 407-215-6282
--	--	---

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

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

This project has estimated construction cost of \$19,500,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos and Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic and Transportation Consultants
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 6
---	---

21. TITLE AND LOCATION <i>(City and State)</i> Paradiso Grande, Orlando FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing
---	---	--

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Park Square Homes	b. POINT OF CONTACT NAME Randy Jones	c. POINT OF CONTACT TELEPHONE NUMBER 407 529-3048
---------------------------------------	---	--

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

Poulos & Bennett prepared construction plans and permitting documents for this 106-acre build-to-rent vacation home development in the Tourist District of Orlando, Florida. The project consists of a combination of detached home sites and townhome buildings, totaling 385 units, and associated roadways, drainage systems, utilities, amenities, and lift stations. Design services included the preparation of a Master Drainage Plan, a Master Utility Plan, and development of a water use/sanitary flow model to address a void in Orange County Utilities' (OCU) policies regarding sewer flows for vacation home developments; a model that is proposed to be incorporated into OCU's policies for future developments.

Once permits were secured, Poulos & Bennett provided construction administration and construction management services by liaising between the regulatory agencies, the contractor, and the owner. This project was ultimately completed in five separate phases, requiring extensive coordination with regulatory agencies and close coordination with the contractor to ensure compliance with the approved plans.

The project included permitting through Orange County, South Florida Water Management District, FEMA, and the Florida Department of Environmental Protection.

As phases were completed, each completed phase was turned over to the Grand Pines CDD for ownership and maintenance. Poulos & Bennett acts as the District Engineer and have provided Engineer's Reports in support of bond offerings, reviewed maintenance proposals from vendors and have consulted with the CDD on engineering issues.

This project has an estimated construction cost of \$17,500,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic and Transportation Consultants
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 7
---	---

21. TITLE AND LOCATION <i>(City and State)</i> Cypress Bluff, Groveland, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Home	b. POINT OF CONTACT NAME Steve McConn	c. POINT OF CONTACT TELEPHONE NUMBER 407 587-3509
-----------------------------	--	--

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

Poulos & Bennett provided professional services for Cypress Bluff, a 162-acre residential subdivision that consists of 386 detached single-family units. Poulos & Bennett reviewed the construction plans, developed by another engineer, and provided construction administration and construction management services during the construction of the subdivision. The project was constructed and closed out in three separate phases and included residential lots, associated roadways, drainage systems and utilities.

This project was permitted through the City of Groveland, Lake County, the St. Johns River Water Management District and the Florida Department of Environmental Protection.

Upon completion of each phase, the completed phase was turned over to the Cypress Bluff CDD for ownership and maintenance. Poulos & Bennett acts as the District Engineer and have provided Engineer's Reports in support of bond offerings, reviewed maintenance proposals from vendors and have consulted with the CDD on engineering issues.

This project has an estimated construction cost of \$24,600,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting Inc	(2) FIRM LOCATION <i>(City and State)</i> 3025 E South St. Orlando, FL 32803	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic and Transportation Consultants
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Four Seasons at Orlando, Osceola County, FL	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER K Hovnanian at Mystic Dunes, LLC	b. POINT OF CONTACT NAME Charles Dennis	c. POINT OF CONTACT TELEPHONE NUMBER 321-263-2686
--	--	--

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

Poulos & Bennett provided professional services for the Four Seasons at Orlando, a 127-acre residential development that consists of 469 residential units. Poulos & Bennett prepared construction plans and provided permitting services for the 22-acre Four Seasons of Orlando - Tract C project, which consists of 105 detached single family residential units and associated infrastructure; 31-acre Four Seasons of Orlando - Tract D project, which consists of 136 detached single family residential units and associated infrastructure; the 32-acre Four Seasons of Orlando - Amenity Center project, which consists of a 6.5-acre amenity/recreation tract, 1,200 linear feet of divided boulevard, and nine (9) detached single family residential units; and the 7.5-acre Four Seasons of Orlando - Spine Road project, which consists of 3,450 linear feet of divided boulevard and offsite roadway improvements.

Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities.

These projects required coordination with both Toho Water Authority and Osceola County.

This project had estimated construction cost over \$10,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> 2602 E. Livingston Street Orlando, FL 32803	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 3025 E South St. Orlando, FL 32803	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic and Transportation Consultants
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 9
---	---

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Hills of Minneola Community Development District, Lake County, FL	PROFESSIONAL SERVICES 2020-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Sunterra	Dan Edwards	813-484-7665

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

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

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

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

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

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Q. Grady Minor and Associates, LLC	(2) FIRM LOCATION <i>(City and State)</i> 3800 Via Del Rey Bonita Springs, FL 34134	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Geo-Technology Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 4617 Parkbreeze Court Orlando, FL 32808	(3) ROLE Geotechnical Engineering
c.	(1) FIRM NAME Traffic Mobility Consultants	(2) FIRM LOCATION <i>(City and State)</i> 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	(3) ROLE Traffic and Transportation Consultants
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Villages of Pasadena, Pasco County, FL	PROFESSIONAL SERVICES 2020-Current	CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Galvin-Harris Land Services, LLC	Seth Bennett	321-360-6647

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

Villages of Pasadena is a 553.13-acre residential development located in Pasco County, Florida serving 2,688 single family units with the associated roadways, drainage systems, utilities, parks, and lift stations. Poulos & Bennett was retained to provide engineering design services to prepare construction plans, permit the project through regulatory agencies, develop a Master Drainage Plan, develop a Master Utility Plan, perform design related studies, provide surveying services, and permitting related to utility transmission lines and Roadways. Upon permit issuance, Poulos & Bennett provided construction administration and construction management services by liaising between the regulatory municipalities, the contractor, and the owner.

This project was permitted through Pasco County, Southwest Florida Water Management District, Florida Department of Environmental Protection, and FDOT.

This project has an estimated construction cost of \$26,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Poulos & Bennett, LLC	2602 E. Livingston Street Orlando, FL 32803	Civil Engineer
	Traffic Mobility Consultants	3101 Maguire Boulevard, Suite 265 Orlando, FL 32803	Traffic and Transportation Consultants

H. ADDITIONAL INFORMATION

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

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL



The Poulos & Bennett team has the experience and workload capacity to begin immediately carrying out the Engineering Services necessary for the continued success of the PTC CDD. Our highly responsive staff of 74 team members, including 30 engineers, six planners, nine CAD designers, nine development services personnel, four permit coordinators, and eight highly valuable support staff, are all ready to service the CDD. Our firm's size and proximity will allow us to become an extension of the PTC CDD staff, working in a seamless relationship and readily available as needed.

Furthermore, Poulos & Bennett was founded on three main pillars: exceptional service to our clients and stakeholders, quality control of our deliverables, and high-level technical expertise. Our personnel take pride in serving our clients through the execution of these principles and are committed to an exceptionally high standard of client service through building long-term relationships, using a proactive approach and taking ownership of our projects.

CONSULTANT'S PAST PERFORMANCE

Poulos & Bennett has served and continues to serve as CDD engineers for multiple projects in Central Florida. Our team has extensive proven expertise in all facets of the water distribution system, sanitary sewer facilities, reuse water system, stormwater system, electrical service systems, conservation mitigation, on-site public roadway improvements, and other public improvements that will be undertaken within the PTC CDD. We also understand the need to represent and address the concerns and needs of various stakeholders, especially PTC CDD staff, and have developed a solid reputation for our proactive approach and responsiveness. Poulos & Bennett team members have been serving clients in Pasco County since 1989. We have extensive experience and strong relationships with the staff, and we are proud of our reputation as being consummate professionals in our interactions, skilled civil engineers and planners in our practice, and committed advocates for our clients.

GEOGRAPHIC LOCATION

Poulos & Bennett is located at 2602 East Livingston Street, Orlando, Florida 32803, and our office is at 7563 Phillips Hwy, Suite 303, Jacksonville, Florida 32256.

WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

A key to the successful execution of a complex project is understanding the regulatory process, developing a strategic, comprehensive project schedule, and managing tasks to meet that schedule. When approaching projects, Poulos & Bennett is a schedule-focused company that develops comprehensive project schedules outlining the regulatory process, milestones, and critical path to achieve the desired outcome. These schedules help provide an overall "road map" that will actively guide the design, development, and permitting of the overall engineering services for PTC CDD. This approach supports the project management system from start to finish. A well-managed and maintained project schedule enables the design and permitting to proceed more effectively and efficiently. Poulos & Bennett prides itself on developing, implementing, and managing complex comprehensive project schedules to the direct benefit of our clients. Doing much of our work in the private sector has required us to be extremely sensitive to costs and budgets, and to especially understand the need for clear schedules to which we strongly adhere. To enhance our firm's services, we have established a Development Services group, one of whose primary functions is to provide cost estimates for our clients. We do this continuously from very early planning level estimates in the Due Diligence stages of project development and programming to the final bid and award stages of project implementation. We bring our recognized skills in project management to the PTC CDD to manage timelines, work deliverables, key stakeholder communication, and project budgets.

CERTIFIED MINORITY BUSINESS ENTERPRISE

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

RECENT, CURRENT AND PROJECTED WORKLOADS

As previously stated, the Poulos & Bennett team has the experience, and workload capacity to begin immediately carrying out the engineering services necessary for the success of the PTC CDD. Our highly experienced local staff is poised and ready to take ownership of the PTC CDD and possesses a long-term interest in the success of this new district. See below a current project matrix of our designated PTC CDD Principal-In-Charge and Project Manager.

Project Lead	RECENT, CURRENT, AND PROJECTED WORKLOADS
R. Lance Bennett, P.E. Principal-In-Charge	Cypress Bluff CDD, Kelly Park CDD, TPC CDD
Alexandro Sorondo, P.E. Program Manager	Cypress Bluff CDD, Liberty Station, Cedar Crossing CDD, TPC CDD
Marc Stehli, P.E., LEED AP Project Manager	Minneola Ridge, Kelly Park CDD, Winslow, TPC CDD

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT Poulos & Bennett, LLC currently serves as the civil engineer for several districts and has completed projects in Pasco County.

TEAMMATES:



For the PTC CDD, Poulos & Bennett will conduct detailed design surveys, as-built surveys, and route corridor surveys for utilities, providing precise and comprehensive data that will ensure accuracy throughout the project's design and construction phases.



Bio-Tech Consulting will provide comprehensive environmental consulting services, including wetland delineations, protected species assessments, and permitting support. Our team will ensure compliance with federal, state, and local environmental regulations, working closely with regulatory agencies to facilitate permitting and approvals. By conducting thorough environmental assessments and mitigation planning, we help minimize project delays while ensuring responsible land development that aligns with environmental conservation goals.



Geo-Technology Associates, Inc. (GTA) will oversee all environmental permitting, ensuring full compliance with regulations while streamlining the approval process. Their expertise will safeguard sensitive ecosystems and mitigate potential environmental impacts throughout the project's construction and operational phases.



Traffic & Mobility Consultants (TMC) will analyze traffic patterns and design roadway networks to ensure safe and efficient traffic flow within the district. TMC will conduct traffic studies by collecting data on vehicle volumes which will help determine the proposed

improvements or changes to existing roadway networks. Their services will ensure that the district developments will comply with all applicable transportation regulations and standards. By addressing existing and future transportation needs within the District, TMC will help design a roadway network that is both functional and accessible for the public.

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

31. SIGNATURE

Lance Bennett

32. DATE

March 7, 2025

33. NAME AND TITLE

Lance Bennett, P.E., Principal-in-Charge

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME Poulos & Bennett, LLC			3. YEAR ESTABLISHED 2011	4. UNIQUE ENTITY IDENTIFIER XFE1JKEAC4E5
2b. STREET 2602 E Livingston Street			5. OWNERSHIP	
2c. CITY Orlando		2d. STATE Florida	2e. ZIP CODE 32803	
6a. POINT OF CONTACT NAME AND TITLE Lance Bennet, P.E. – Principal-In-Charge			a. TYPE Limited Liability Corporation	
6b. TELEPHONE NUMBER 407-487-2594			6c. EMAIL ADDRESS lbennett@poulosandbennett.com	
			b. SMALL BUSINESS STATUS N/A	
			7. NAME OF FIRM (If Block 2a is a Branch Office) N/A	

8a. FORMER FIRM NAME(S) (If any) PoulosBrown, LLC		8b. YEAR ESTABLISHED 2009	8c. UNIQUE ENTITY IDENTIFIER 944868202 (DUNS)
---	--	-------------------------------------	---

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administration	17		C05	Childcare/Development Facilities	1
08	CADD Technician	9		C06	Churches; Chapels	1
12	Civil Engineer	30		C10	Commercial Building; Shopping Centers	3
16	Construction Manager	9		C15	Construction Management	5
47	Planner: Urban/Regional	1		E02	Educational Facilities; Classrooms	1
29	Geographic Information System Specialist	1		E12	Environmental Remediation	1
38	Land Survey	7		G04	Geographic Information; Development Analysis	1
				H07	Highways; Streets; Parking Lots	4
				H09	Hospital & Medical Facilities	2
				H10	Hotels; Motels	2
				H11	Housing (Residential, Multi, Apartments)	7
				P05	Planning (Community, Regional, Area Wide, & State)	2
				P12	Power Generation, Transmission	3
				R04	Recreation Facilities (Park, Etc.)	1
				S04	Sewage Collection, Treatment, and Disposal	1
				S10	Surveying; Platting; Mapping; Flood Plain Studies	1
				S13	Stormwater Handling and Facilities	1
				W03	Water Supply; Treatment and Distribution	1
				Z01	Zoning; Land Studies	1
	Other Employees	0				
	Total	74				

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE March 7, 2025
c. NAME AND TITLE Lance Bennett, P.E. – Principal-In-Charge	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME Bio-Tech Consulting			3. YEAR ESTABLISHED 2003	4. DUNS NUMBER 098851533
2b. STREET 3025 East South Street			5. OWNERSHIP	
2c. CITY Orlando			2d. STATE FL	2e. ZIP CODE 32803
6a. POINT OF CONTACT NAME AND TITLE John Miklos, President			a. TYPE LLC	
6b. TELEPHONE NUMBER (407) 894-5969			6c. E-MAIL ADDRESS john@bio-techconsulting.com	
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER
7. NAME OF FIRM (If block 2a is a branch office)				

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	5		C14	Conservation and Resource Management	6
07	Biologist	19		E01	Ecological & Archeological Investigations	5
08	CADD Technician	1		E10	Environmental and Resource Mapping	3
24	Environmental Scientist	16		E11	Environmental Planning	7
29	GIS Specialist	2		G04	Geographic Information Systems Services: development, analysis, data collection	3
48	Project Manager	21				
	Other Employees	8				
Total		72				

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 1/1/2025
c. NAME AND TITLE John Miklos, President	

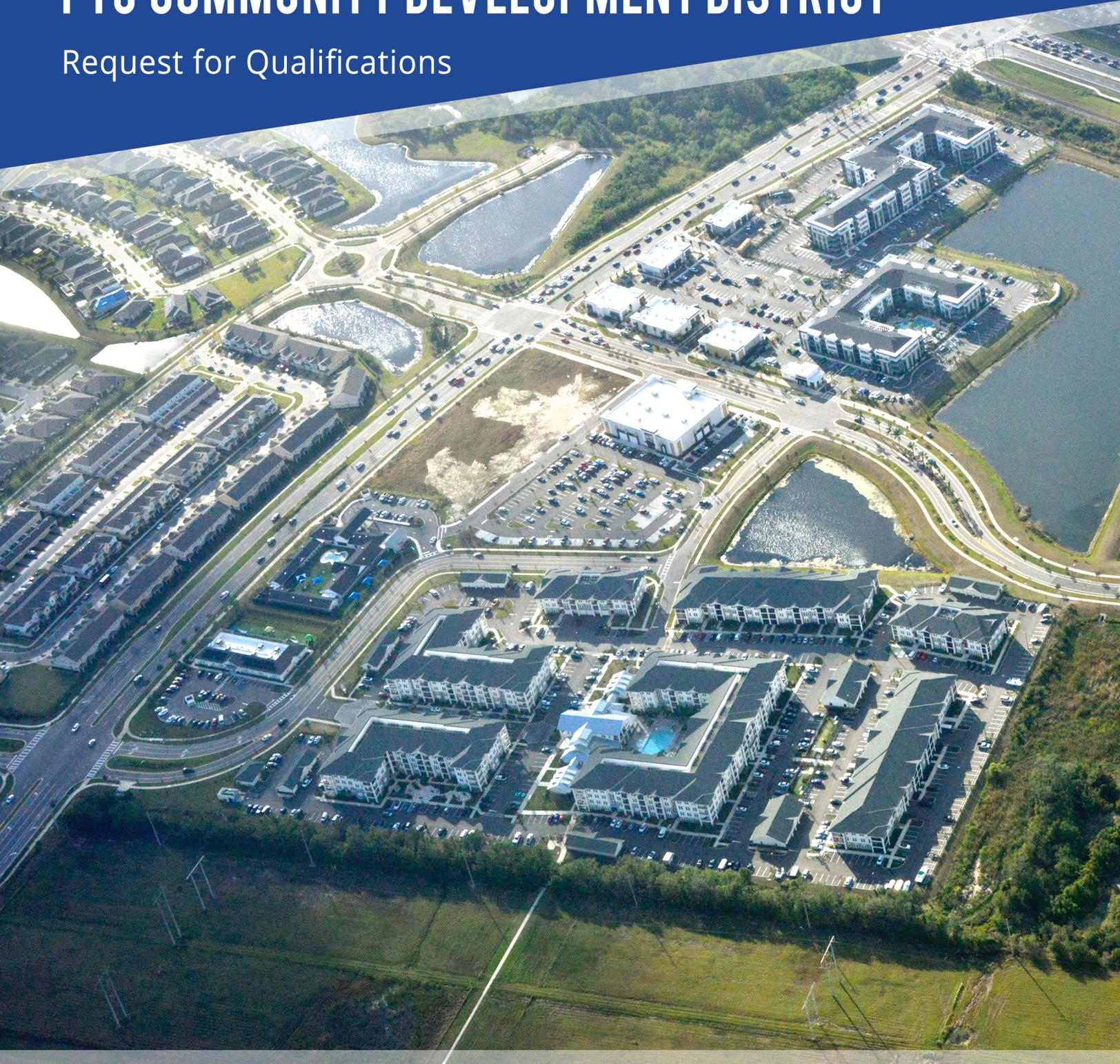
PTC

COMMUNITY DEVELOPMENT DISTRICT

6C111

PTC COMMUNITY DEVELOPMENT DISTRICT

Request for Qualifications



Tampa Office (Headquarters)
5904-A Hampton Oaks Parkway
Tampa, FL 3610
Ph: (813) 253-15311

Orlando Office
6675 Westwood Blvd. Ste 350
Orlando, FL 32821
Ph: (321) 559-8521

Emerald Coast Office
2211 S. Highway 77. Ste 206
Lynn Haven, FL 32444
Ph: (850) 387-1510

HEIDT DESIGN QUALIFICATIONS

FIRM'S OVERVIEW:

Heidt Design is a multi-disciplinary firm with offices in Tampa, Orlando and NW Florida's Emerald Coast. Heidt Design has a history of excellence that spans nearly 80 years and projects that have shaped communities throughout the southeastern United States. We are industry-leading professionals with unmatched creativity and technical expertise.

Heidt Design has earned an excellent reputation by continuing to provide comprehensive consulting services designed to meet the industry's ever-evolving needs. Our firm includes the most knowledgeable engineers, landscape architects, planners, ecologists, and construction inspection professionals. Heidt Design has built a reputation for leadership by meeting the complex and ever-changing needs of our clients. Heidt Design delivers innovation, functional efficiency, stunning visual appeal, and financial stewardship.

The engineers at Heidt Design are experienced in designing everything from residential communities to commercial, office, and mixed-use town-centers, as well as the roadways and utilities to serve them. We consider our specialty to be bringing all these elements together in the design of mixed-use master-planned communities. This devotion to core services has afforded us with unmatched expertise in delivering timely results on projects of great complexity.

All of this is done to give our clients an exceptional customer experience that comes from listening, attention to detail, and execution.

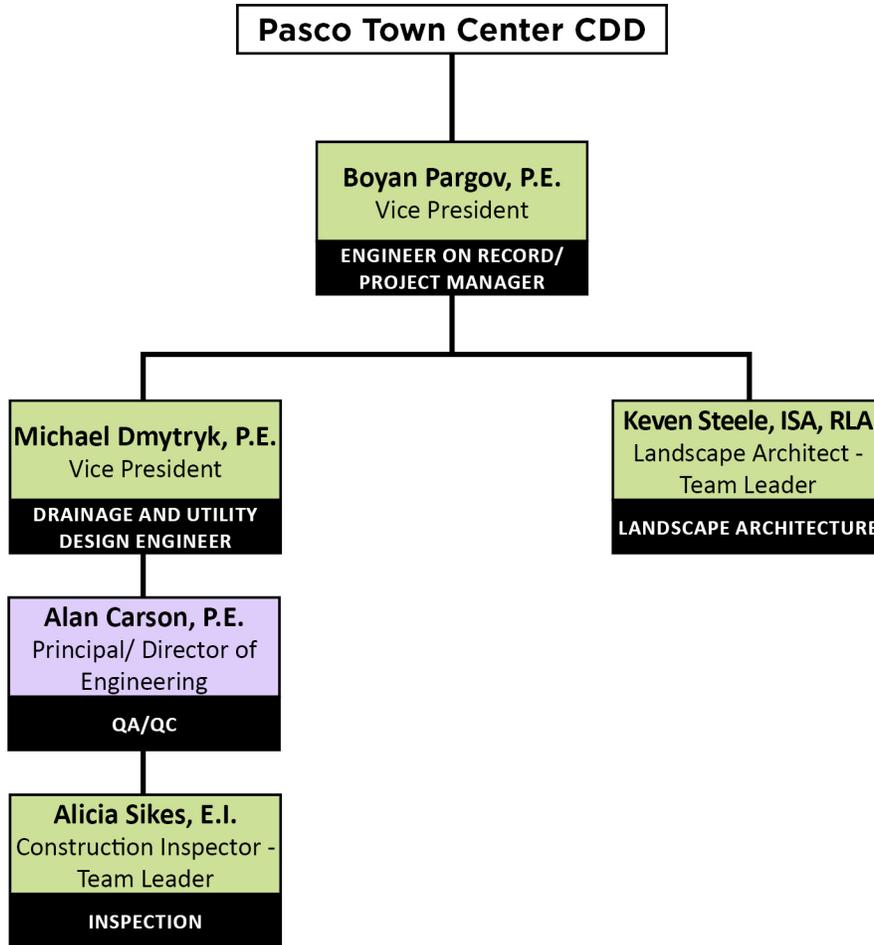
No matter the scale or complexity of your project, Heidt Design's land development engineering services ensures a fully-integrated approach to better position your project for success.



SERVICES INCLUDE:

- Due Diligence & Feasibility Studies
- Community Planning
- Regional Hydrologic Drainage Studies
- Master Stormwater Management Planning and Design
- Master Utility Planning and Design
- Development Infrastructure Design
- Landscape Architecture
- Regulatory Permitting
- Construction Inspection and Certification

ORGANIZATIONAL CHART



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i>	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
5. NAME OF FIRM		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS

C. PROPOSED TEAM

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

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

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

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

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

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm			
b.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm			
c.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm			
d.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm			
e.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm			

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

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER WS-TSR, LLC	b. POINT OF CONTACT NAME Reed Berlinksy	c. POINT OF CONTACT TELEPHONE NUMBER 321-805-4830
---------------------------------	--	--

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

Starkey Ranch is a +/-2,500 acre master-planned community in Pasco County adjacent to the Jay B. Starkey Wilderness Park for which Heidt Design is providing engineering, planning and environmental services. Stormwater and floodplain modeling and design, landscape & hardscape design, wetland mitigation & habitat creation design, permitting, and construction phase observation services are being done by Heidt Design directly. Heidt Design is also responsible for the architectural building design, permitting and construction administrative services, which are being performed by subconsultants under the direction of Heidt Design. Geotechnical investigative services are also being performed by a subconsultant under Heidt Design's direction.

Neighborhoods are centered on parks and interconnected trails with a community K-8 school, an expansive district park for athletic activities and recreation, a business park and town center.

Heidt Design participated in the CDD creation and bond validation efforts. Also participated in the on-going functions of the community by serving as District Engineer.

Heidt Design was also involved in the design, permitting & construction inspections of the District Park. The Starkey Ranch District Park and co-located K-8 school site is a 161.62 acre area located within the Starkey Ranch development. The District Park was created through a public-public-public-private partnership with Pasco County, the School Board, Pasco Parks & Recreation and Wheelock Communities. It will be the first park, library, school and theatre combined complex in the state of Florida. When completed, the joint-use complex will contain: a kindergarten through 8th grade combined elementary & middle school; a 20,000 sq. ft. public library; a 6,000 sq. ft. community & school theater facility; a gymnasium; 6 baseball/softball fields; 10 multi-purpose fields for football, soccer and lacrosse; playgrounds for neighborhood park use; tennis courts; basketball courts; a track; more than a mile of trails that connect to the Starkey Ranch community trail system; picnic pavilions; and press boxes/concession stands with restrooms.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Heidt Design, LLC	Tampa, FL	Engineering, Environmental, Landscape Architecture, Certification, & Inspection
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Connerton West CDD	b. POINT OF CONTACT NAME Greg Cox, Rizzetta	c. POINT OF CONTACT TELEPHONE NUMBER 813-533-2950
---	---	---

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

Connerton is West Florida's only New Town - a planned, family-friendly and environmentally conscious community spread across 4,800 acres in Pasco County. Upon completion, the community will accommodate approximately 8,700 homes and more than 3 million square feet of commercial space for office, retail, government, medical and industrial uses.

Key Heidt Design personnel have been in a leadership role in all aspects of the planning, design, permitting and construction of this community. From its inception, Heidt has managed the Development of Regional Impact, various NOPC modifications and land planning phases. Heidt has also handled the design, permitting, platting and construction phase services for all of the residential, towncenter, amenity, commercial and office uses developed to date.

Residents of Connerton enjoy aquatic playgrounds, a fitness center, an outdoor amphitheatre and extensive trail systems designed to connect everyone to the natural environment without knowing that a multi-disciplined team of professionals navigated a complex regulatory process to achieve the developer's goals. Expansion and redesign of some of these facilities were directed by the CDD while Heidt served as the District Engineer.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Heidt Design, LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Civil Engineering, Landscape Architecture, CDD Engineer, Ecological Services
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Department of Business & Professional Regulation

[HOME](#) [CONTACT US](#) [MY ACCOUNT](#)

ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

11:57:31 AM 3/4/2025

Licensee Information

Name:	HEIDT DESIGN, LLC (Primary Name)
Main Address:	5904 HAMPTON OAKS PARKWAY SUITE A TAMPA Florida 33610
County:	HILLSBOROUGH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	28782
Status:	Current
Licensure Date:	09/04/2009
Expires:	

Special Qualifications

Qualification Effective

--

Alternate Names

--

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455,275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary




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

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

PARGOV, BOYAN V.
3347 COONTIE COURT
TRINITY FL 34655

LICENSE NUMBER: PE67706
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary




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

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

DMYTRYK, MICHAEL W
3632 S HESPERIDES STREET
TAMPA FL 33629

LICENSE NUMBER: PE76689
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary




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

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

CARSON, ALAN J
5904 HAMPTON OAKS PARKWAY
SUITE A
TAMPA FL 33610

LICENSE NUMBER: PE59280
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor
Melanie S. Griffin, 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

STEELE, KEVEN JOHN
5914 118TH TERRACE EAST
PARRISH FL 34219

LICENSE NUMBER: LA6667179
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/07/2023



Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

PTC

COMMUNITY DEVELOPMENT DISTRICT

6D

PTC Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
<i>weight factor</i>	25	25	20	15	5	5	5	100
	NAME OF RESPONDENT							
1	NV5, Inc.							
2	Poulos & Bennett, LLC							

 Board Member's Signature

 Date

PTC

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the PTC Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments

pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: _____

LOCATION: 30435 Commerce Drive, Unit 105
San Antonio, Florida 33576

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MARCH 2025.

ATTEST:

PTC COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026

Exhibit A: Proposed Budget for Fiscal Year 2026

**PTC
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023A	5
Amortization Schedule - Series 2023A	6 - 7
Debt Service Fund Budget - Series 2023B	8
Amortization Schedule - Series 202B	9 - 10

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 318,756
Allowable discounts (4%)	-				(12,750)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	306,006
Assessment levy: off-roll	-	-	-	-	68,782
Landowner contribution	316,903	38,656	243,112	281,768	-
Total revenues	<u>316,903</u>	<u>38,656</u>	<u>243,112</u>	<u>281,768</u>	<u>374,788</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,077	5,382	6,459	6,459
Management/admin/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,846	18,154	25,000	25,000
Engineering	2,000	2,810	-	2,810	2,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	7,500	3,125	4,375	7,500	7,500
Trustee - 1st series	5,500	-	5,500	5,500	5,500
DSF accounting - 1st series	5,500	2,292	3,208	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	72	428	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,700	88	1,612	1,700	1,700
Annual special district fee	175	-	175	175	175
Insurance	5,800	5,408	392	5,800	5,800
Contingencies/bank charges	500	338	162	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	6,375
Total professional & administrative	<u>115,749</u>	<u>42,347</u>	<u>74,212</u>	<u>116,559</u>	<u>122,124</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed Budget FY 2026
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	
Field operations (shared)				
Management	4,500	-	4,500	4,500
Landscape maint.				
Maintenance contract	100,000	10,982	89,018	100,000
Plant replacement	2,500	-	2,500	2,500
Annuals	2,000	-	2,000	2,000
Mulch	4,000	-	4,000	4,000
Irrigation repairs	1,500	-	1,500	1,500
Aquatic maintenance				
Maintenance contract	36,000	3,400	32,600	36,000
Lake/pond bank maintenance	2,500	-	2,500	6,000
Wetland mitigation buffer maintenance	5,000	-	5,000	5,000
Utility				
Reclaimed domestic irrigation	7,800	-	7,800	7,800
Electric service	4,200	212	3,988	4,200
Street lights- collector roads	12,434	-	12,434	12,434
Sidewalk repairs & maintenance	500	-	500	1,500
Street sign repair & replacement	1,200	-	1,200	1,200
Telephone fax & internet	1,020	-	1,020	1,020
Wildlife management services	2,500	-	2,500	2,500
Dog waste station supplies & service	2,250	-	2,250	2,250
Power washing	1,250	-	1,250	1,250
Miscellaneous	10,000	-	10,000	25,000
Total field operations	<u>201,154</u>	<u>14,594</u>	<u>186,560</u>	<u>201,154</u>
Total expenditures	<u>316,903</u>	<u>56,941</u>	<u>260,772</u>	<u>374,778</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(18,285)	(17,660)	(35,945)
Fund balance - beginning (unaudited)	-	35,945	17,660	-
Unassigned	-	17,660	-	10
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 17,660</u>	<u>\$ -</u>	<u>\$ 10</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/admin/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	7,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee - 1st series	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
DSF accounting - 1st series	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	6,375

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations (shared)

Management	4,500
Inspection & reporting	
Landscape maint.	
Maintenance contract	140,000
4 cuts for 8 months + 2 cuts for 4 months = 40 cuts \$2500 each	
Plant replacement	2,500
Annuals	2,000
Mulch	4,000
Irrigation repairs	1,500
Aquatic maintenance	28,000
10 times @ \$300 each month	
Lake/pond bank maintenance	6,000
Erosion repairs	
Wetland mitigation buffer maintenance	5,000
\$800 monthly	
Reclaimed domestic irrigation	7,800
Electric service	4,200
1 light signage, 1 irrigation	
Street lights- collector roads	12,434
30 @ \$28.85 + 17 @ 24.35 plus 10%	
Sidewalk repairs & maintenance	1,500
Street sign repair & replacement	1,200
Telephone fax & internet	1,020
Wildlife management services	2,500
Dog waste station supplies & service	2,250
Power washing	1,250
Miscellaneous	25,000
Total expenditures	<u><u>\$ 374,778</u></u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2026**

	Fiscal Year 2024				Proposed Budget FY 2025
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 2,608,006
Allowable discounts (4%)	-				(104,320)
Net assessment levy - on-roll	-	-	-	-	2,503,686
Assessment levy: off-roll	194,842	-	194,842	194,842	-
Interest	-	41,016	-	41,016	-
Unrealized gain/loss	-	47,470	-	47,470	-
Total revenues	<u>194,842</u>	<u>88,486</u>	<u>194,842</u>	<u>235,858</u>	<u>2,503,686</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	360,000
Principal prepayment	-	60,000	-	60,000	-
Interest	2,101,450	1,050,725	1,048,775	2,099,500	2,097,550
Tax collector	-	-	-	-	52,160
Total debt service	<u>2,101,450</u>	<u>1,110,725</u>	<u>1,048,775</u>	<u>2,159,500</u>	<u>2,509,710</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,906,608)	(1,022,239)	(853,933)	(1,923,642)	(6,024)
Fund balance:					
Beginning fund balance (unaudited)	<u>6,422,860</u>	<u>5,672,406</u>	<u>4,650,167</u>	<u>5,672,406</u>	<u>3,748,764</u>
Ending fund balance (projected)	<u>\$ 4,516,252</u>	<u>\$ 4,650,167</u>	<u>\$ 3,796,234</u>	<u>\$ 3,748,764</u>	<u>\$ 3,742,740</u>
Use of fund balance:					
Debt service reserve account balance (required)					(2,452,188)
Interest expense - November 1, 2026					(1,037,075)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 253,477</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
08/10/23						
11/01/23			472,826.25	472,826.25	32,330,000.00	CAPI
05/01/24		6.500%	1,050,725.00	1,050,725.00	32,330,000.00	CAPI
11/01/24	60,000.00		1,050,725.00	1,110,725.00	32,270,000.00	CAPI
05/01/25		6.500%	1,048,775.00	1,048,775.00	32,270,000.00	CAPI
11/01/25			1,048,775.00	1,048,775.00	32,270,000.00	CAPI
05/01/26	360,000.00	6.500%	1,048,775.00	1,408,775.00	31,910,000.00	
11/01/26			1,037,075.00	1,037,075.00	31,910,000.00	
05/01/27	385,000.00	6.500%	1,037,075.00	1,422,075.00	31,525,000.00	
11/01/27			1,024,562.50	1,024,562.50	31,525,000.00	
05/01/28	410,000.00	6.500%	1,024,562.50	1,434,562.50	31,115,000.00	
11/01/28			1,011,237.50	1,011,237.50	31,115,000.00	
05/01/29	440,000.00	6.500%	1,011,237.50	1,451,237.50	30,675,000.00	
11/01/29			996,937.50	996,937.50	30,675,000.00	
05/01/30	465,000.00	6.500%	996,937.50	1,461,937.50	30,210,000.00	
11/01/30			981,825.00	981,825.00	30,210,000.00	
05/01/31	500,000.00	6.500%	981,825.00	1,481,825.00	29,710,000.00	
11/01/31			965,575.00	965,575.00	29,710,000.00	
05/01/32	530,000.00	6.500%	965,575.00	1,495,575.00	29,180,000.00	
11/01/32			948,350.00	948,350.00	29,180,000.00	
05/01/33	565,000.00	6.500%	948,350.00	1,513,350.00	28,615,000.00	
11/01/33	-		929,987.50	929,987.50	28,615,000.00	
05/01/34	605,000.00	6.500%	929,987.50	1,534,987.50	28,010,000.00	
11/01/34	-		910,325.00	910,325.00	28,010,000.00	
05/01/35	645,000.00	6.500%	910,325.00	1,555,325.00	27,365,000.00	
11/01/35	-		889,362.50	889,362.50	27,365,000.00	
05/01/36	690,000.00	6.500%	889,362.50	1,579,362.50	26,675,000.00	
11/01/36	-		866,937.50	866,937.50	26,675,000.00	
05/01/37	735,000.00	6.500%	866,937.50	1,601,937.50	25,940,000.00	
11/01/37	-		843,050.00	843,050.00	25,940,000.00	
05/01/38	785,000.00	6.500%	843,050.00	1,628,050.00	25,155,000.00	
11/01/38	-		817,537.50	817,537.50	25,155,000.00	
05/01/39	835,000.00	6.500%	817,537.50	1,652,537.50	24,320,000.00	
11/01/39	-		790,400.00	790,400.00	24,320,000.00	
05/01/40	890,000.00	6.500%	790,400.00	1,680,400.00	23,430,000.00	
11/01/40	-		761,475.00	761,475.00	23,430,000.00	
05/01/41	955,000.00	6.500%	761,475.00	1,716,475.00	22,475,000.00	
11/01/41	-		730,437.50	730,437.50	22,475,000.00	
05/01/42	1,015,000.00	6.500%	730,437.50	1,745,437.50	21,460,000.00	
11/01/42	-		697,450.00	697,450.00	21,460,000.00	
05/01/43	1,085,000.00	6.500%	697,450.00	1,782,450.00	20,375,000.00	
11/01/43	-		662,187.50	662,187.50	20,375,000.00	
05/01/44	1,160,000.00	6.500%	662,187.50	1,822,187.50	19,215,000.00	
11/01/44	-		624,487.50	624,487.50	19,215,000.00	
05/01/45	1,235,000.00	6.500%	624,487.50	1,859,487.50	17,980,000.00	
11/01/45	-		584,350.00	584,350.00	17,980,000.00	
05/01/46	1,320,000.00	6.500%	584,350.00	1,904,350.00	16,660,000.00	
11/01/46	-		541,450.00	541,450.00	16,660,000.00	
05/01/47	1,405,000.00	6.500%	541,450.00	1,946,450.00	15,255,000.00	
11/01/47	-		495,787.50	495,787.50	15,255,000.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/48	1,500,000.00	6.500%	495,787.50	1,995,787.50	13,755,000.00
11/01/48	-		447,037.50	447,037.50	13,755,000.00
05/01/49	1,600,000.00	6.500%	447,037.50	2,047,037.50	12,155,000.00
11/01/49	-		395,037.50	395,037.50	12,155,000.00
05/01/50	1,710,000.00	6.500%	395,037.50	2,105,037.50	10,445,000.00
11/01/50	-		339,462.50	339,462.50	10,445,000.00
05/01/51	1,825,000.00	6.500%	339,462.50	2,164,462.50	8,620,000.00
11/01/51	-		280,150.00	280,150.00	8,620,000.00
05/01/52	1,950,000.00	6.500%	280,150.00	2,230,150.00	6,670,000.00
11/01/52	-		216,775.00	216,775.00	6,670,000.00
05/01/53	2,080,000.00	6.500%	216,775.00	2,296,775.00	4,590,000.00
11/01/53	-		149,175.00	149,175.00	4,590,000.00
05/01/54	2,220,000.00	6.500%	149,175.00	2,369,175.00	2,370,000.00
11/01/54	-		77,025.00	77,025.00	2,370,000.00
05/01/55	2,370,000.00	6.500%	77,025.00	2,447,025.00	-
11/01/55	-		-	-	-
Total	32,330,000.00		44,227,950.00	76,557,950.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023B
FISCAL YEAR 2026**

	Fiscal Year 2024				Proposed Budget FY 2025
	Proposed Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 1,273,602
Allowable discounts (4%)	-				(50,944)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	1,222,658
Assessment levy: off-roll	262,926	-	262,926	262,926	1,676,867
Developer contribution	-	-	-	-	-
Interest	-	85,361	-	85,361	-
Unrealized gain/loss	-	71,811	-	71,811	-
Total revenues	<u>262,926</u>	<u>157,172</u>	<u>262,926</u>	<u>420,098</u>	<u>2,899,525</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	2,225,000	-	2,225,000	-
Interest	3,013,125	1,506,563	1,437,031	2,943,594	2,874,063
Tax collector	-	-	-	-	25,472
Total debt service	<u>3,013,125</u>	<u>3,731,563</u>	<u>1,437,031</u>	<u>5,168,594</u>	<u>2,899,535</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,750,199)	(3,574,391)	(1,174,105)	(4,748,496)	(10)
Fund balance:					
Beginning fund balance (unaudited)	9,656,384	10,651,883	7,077,492	10,651,883	5,903,387
Ending fund balance (projected)	<u>\$ 6,906,185</u>	<u>\$ 7,077,492</u>	<u>\$ 5,903,387</u>	<u>\$ 5,903,387</u>	<u>\$ 5,903,377</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,771,094)
Interest expense - November 1, 2026					(1,437,031)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 695,252</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023B AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
08/10/23						
11/01/23			677,953.13	677,953.13	48,210,000.00	CAPI
05/01/24		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	CAPI
11/01/24	2,225,000.00		1,506,562.50	3,731,562.50	45,985,000.00	CAPI
05/01/25		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	CAPI
11/01/25			1,437,031.25	1,437,031.25	45,985,000.00	CAPI
05/01/26		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/26			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/27		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/27			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/28		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/28			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/29		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/29			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/30		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/30			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/31		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/31			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/32		6.250%	1,437,031.25	1,437,031.25	45,985,000.00	
11/01/32			1,437,031.25	1,437,031.25	45,985,000.00	
05/01/33	925,000.00	6.250%	1,437,031.25	2,362,031.25	45,060,000.00	
11/01/33			1,408,125.00	1,408,125.00	45,060,000.00	
05/01/34	985,000.00	6.250%	1,408,125.00	2,393,125.00	44,075,000.00	
11/01/34			1,377,343.75	1,377,343.75	44,075,000.00	
05/01/35	1,045,000.00	6.250%	1,377,343.75	2,422,343.75	43,030,000.00	
11/01/35			1,344,687.50	1,344,687.50	43,030,000.00	
05/01/36	1,115,000.00	6.250%	1,344,687.50	2,459,687.50	41,915,000.00	
11/01/36			1,309,843.75	1,309,843.75	41,915,000.00	
05/01/37	1,185,000.00	6.250%	1,309,843.75	2,494,843.75	40,730,000.00	
11/01/37			1,272,812.50	1,272,812.50	40,730,000.00	
05/01/38	1,265,000.00	6.250%	1,272,812.50	2,537,812.50	39,465,000.00	
11/01/38			1,233,281.25	1,233,281.25	39,465,000.00	
05/01/39	1,345,000.00	6.250%	1,233,281.25	2,578,281.25	38,120,000.00	
11/01/39			1,191,250.00	1,191,250.00	38,120,000.00	
05/01/40	1,430,000.00	6.250%	1,191,250.00	2,621,250.00	36,690,000.00	
11/01/40			1,146,562.50	1,146,562.50	36,690,000.00	
05/01/41	1,525,000.00	6.250%	1,146,562.50	2,671,562.50	35,165,000.00	
11/01/41			1,098,906.25	1,098,906.25	35,165,000.00	
05/01/42	1,620,000.00	6.250%	1,098,906.25	2,718,906.25	33,545,000.00	
11/01/42			1,048,281.25	1,048,281.25	33,545,000.00	
05/01/43	1,725,000.00	6.250%	1,048,281.25	2,773,281.25	31,820,000.00	
11/01/43			994,375.00	994,375.00	31,820,000.00	
05/01/44	1,835,000.00	6.250%	994,375.00	2,829,375.00	29,985,000.00	
11/01/44			937,031.25	937,031.25	29,985,000.00	
05/01/45	1,955,000.00	6.250%	937,031.25	2,892,031.25	28,030,000.00	
11/01/45			875,937.50	875,937.50	28,030,000.00	
05/01/46	2,080,000.00	6.250%	875,937.50	2,955,937.50	25,950,000.00	
11/01/46			810,937.50	810,937.50	25,950,000.00	
05/01/47	2,215,000.00	6.250%	810,937.50	3,025,937.50	23,735,000.00	
11/01/47			741,718.75	741,718.75	23,735,000.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023B AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/48	2,360,000.00	6.250%	741,718.75	3,101,718.75	21,375,000.00
11/01/48			667,968.75	667,968.75	21,375,000.00
05/01/49	2,510,000.00	6.250%	667,968.75	3,177,968.75	18,865,000.00
11/01/49			589,531.25	589,531.25	18,865,000.00
05/01/50	2,675,000.00	6.250%	589,531.25	3,264,531.25	16,190,000.00
11/01/50			505,937.50	505,937.50	16,190,000.00
05/01/51	2,845,000.00	6.250%	505,937.50	3,350,937.50	13,345,000.00
11/01/51			417,031.25	417,031.25	13,345,000.00
05/01/52	3,030,000.00	6.250%	417,031.25	3,447,031.25	10,315,000.00
11/01/52			322,343.75	322,343.75	10,315,000.00
05/01/53	3,225,000.00	6.250%	322,343.75	3,547,343.75	7,090,000.00
11/01/53			221,562.50	221,562.50	7,090,000.00
05/01/54	3,435,000.00	6.250%	221,562.50	3,656,562.50	3,655,000.00
11/01/54			114,218.75	114,218.75	3,655,000.00
05/01/55	3,655,000.00	6.250%	114,218.75	3,769,218.75	-
11/01/55			-	-	-
Total	48,210,000.00		65,195,468.75	113,405,468.75	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

Phase 1 - On-Roll Assessments

Number of Units	Unit Type	Assessment Unit	Projected Fiscal Year 2026			FY 25 Assessment
			GF	DSF	Total	
150	Townhomes	Res Unit	\$ 130.33	\$ 1,414.15	\$ 1,544.48	\$ 109.58
600	Multifamily	Res Unit	130.33	962.46	1,092.79	77.95
343,000	Retail	1,000 Sq Ft	117.30	1,627.74	1,745.04	127.95
100,000	Office	1,000 Sq Ft	117.30	1,265.52	1,382.82	99.81
120	Hotel	Hotel Room	65.16	719.37	784.53	58.26
1,991,745	Industrial	1,000 Sq Ft	65.16	998.05	1,063.21	78.00
482,553	Industrial-Reduced	1,000 Sq Ft	65.16	690.00	755.16	51.65

Phase 2 - Off-Roll Assessments

Number of Units	Unit Type	Assessment Unit	Projected Fiscal Year 2026			FY 25 Assessment
			GF	DSF	Total	
560	Townhomes	Res Unit	\$ 19.21	\$ 329.35	\$ 348.56	\$ 30.13
650	Multifamily	Res Unit	19.21	504.73	523.94	46.17
0	Retail	1,000 Sq Ft	17.29	-	17.29	-
0	Office	1,000 Sq Ft	17.29	-	17.29	-
0	Hotel	Hotel Room	9.61	-	9.61	-
2,099,850	Industrial	1,000 Sq Ft	9.61	288.19	297.80	26.36

Phase 3 - Off-Roll Assessments

Number of Units	Unit Type	Assessment Unit	Projected Fiscal Year 2026			FY 25 Assessment
			GF	DSF	Total	
730	Townhomes	Res Unit	\$ 19.21	\$ 329.35	\$ 348.56	\$ 30.13
350	Multifamily	Res Unit	19.21	504.73	523.94	46.17
100,000	Retail	1,000 Sq Ft	17.29	530.11	547.40	48.50
100,000	Office	1,000 Sq Ft	17.29	439.62	456.91	40.22
120	Hotel	Hotel Room	9.61	376.22	385.83	34.42
0	Industrial	1,000 Sq Ft	9.61	-	9.61	-

PTC

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-05

A RESOLUTION OF THE PTC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the PTC Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 28th day of March, 2025.

Attest:

PTC COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PTC COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>30435 Commerce Dr., Unit 105, San Antonio, Florida 33576</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2025	Regular Meeting	__:__ AM/PM
November __, 2025*	Regular Meeting	__:__ AM/PM
December __, 2025*	Regular Meeting	__:__ AM/PM
January 23, 2026	Regular Meeting	__:__ AM/PM
February 27, 2026	Regular Meeting	__:__ AM/PM
March 27, 2026	Regular Meeting	__:__ AM/PM
April 24, 2026	Regular Meeting	__:__ AM/PM
May 22, 2026	Regular Meeting	__:__ AM/PM
June 26, 2026	Regular Meeting	__:__ AM/PM
July 24, 2026	Regular Meeting	__:__ AM/PM
August 28, 2026	Regular Meeting	__:__ AM/PM
September 25, 2026	Regular Meeting	__:__ AM/PM
<p align="center"><i>All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.</i></p>		

***Exception**

*The November meeting date is one day following the Thanksgiving Day holiday.
The December meeting date is one day following the Christmas Day holiday.*

PTC

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC
COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE
AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30,
2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 25th, 2023, pursuant to Resolution 2023-14, the Board of Supervisors (hereinafter referred to as the “Board”) of the PTC Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2023/2024 budget.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 28th day of March, 2025.

ATTEST:

PTC COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**PTC
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 30, 2024**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE SEPTEMBER 30, 2024**

	FY'24 Actual	FY'24 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY'24 Amended Budget
REVENUES					
Landowner contribution	\$ 151,070	110,599	(40,471)	40,471	\$ 151,070
Total revenues	<u>151,070</u>	<u>110,599</u>	<u>(40,471)</u>	<u>40,471</u>	<u>151,070</u>
EXPENDITURES					
Professional & administrative					
Supervisors	3,660	6,459	2,799	(2,799)	3,660
Management/admin/recording	48,000	48,000	-	-	48,000
Legal	20,583	25,000	4,417	(4,417)	20,583
Engineering	-	2,000	2,000	(2,000)	-
Audit	3,775	5,000	1,225	(1,225)	3,775
Arbitrage rebate calculation	-	500	500	(500)	-
Dissemination agent	2,167	1,000	(1,167)	1,167	2,167
Trustee - 1st series	8,493	5,500	(2,993)	2,993	8,493
DSF accounting - 1st series	5,500	5,500	-	-	5,500
Telephone	200	200	-	-	200
Postage	340	500	160	(160)	340
Printing & binding	500	500	-	-	500
Legal advertising	9,997	1,700	(8,297)	8,297	9,997
Annual special district fee	175	175	-	-	175
Insurance	5,200	5,500	300	(300)	5,200
Meeting room rental	1,428	1,650	222	(222)	1,428
Contingencies/bank charges	590	500	(90)	1,090	1,590
Website					
Hosting & maintenance	705	705	-	-	705
ADA compliance	-	210	210	(210)	-
Property appraiser and tax collector	150	-	(150)	150	150
Total professional & administrative	<u>111,463</u>	<u>110,599</u>	<u>(\$864)</u>	<u>1,864</u>	<u>112,463</u>
Field operations (shared)					
Electricity	113	-	113	113	113
Total field operations	<u>113</u>	<u>-</u>	<u>113</u>	<u>113</u>	<u>113</u>
Total expenditures	<u>111,576</u>	<u>110,599</u>	<u>(751)</u>	<u>1,977</u>	<u>112,576</u>
Excess/(deficiency) of revenues over/(under) expenditures	39,494	-	(39,720)	38,494	38,494
Fund balance - beginning (unaudited)	(3,549)	-	3,549	(3,549)	(3,549)
Fund balance - ending (projected)	<u>\$ 35,945</u>	<u>\$ -</u>	<u>\$ (36,171)</u>	<u>\$ 34,945</u>	<u>\$ 34,945</u>

PTC

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES; RATIFYING NOTICE OF THE REQUEST FOR QUALIFICATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the PTC Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “Act”), being situated in Pasco County, Florida; and

WHEREAS, pursuant to the provisions of Sections 190.033 and 287.055, *Florida Statutes*, the District’s Board of Supervisors (“Board”) may contract for the services of consultants to perform planning, engineering, architectural or other professional services; and

WHEREAS, the Board desires to authorize a request for qualifications process (“RFQ”) to select a District Engineer; and

WHEREAS, the Board desires to ratify the actions of District Staff in noticing the RFQ and hereby finds such actions were in the District’s best interests in order to ensure timely delivery of District construction services and projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board hereby approves the distribution and issuance of the RFQ for District Engineering Services and approves the RFQ Project Manual attached hereto as **Exhibit A**, including the notice and evaluation criteria. District Staff is hereby directed to provide any responses to the Board for consideration.

SECTION 2. The District’s Board hereby ratifies the actions of District Staff in advertising the RFQ and finds such actions were in the District’s best interests and are hereby ratified and confirmed.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of March 2025.

ATTEST:

PTC COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: RFQ

Exhibit A

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR PTC COMMUNITY DEVELOPMENT DISTRICT

The PTC Community Development District ("**District**"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("**CCNA**"). **All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on March 7, 2025**, to the District Manager, Kristen Suit, at suitk@whhassociates.com, with a copy to gillyardd@whhassociates.com ("**District Manager's Office**"). Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at suitk@whhassociates.com with a copy to District Counsel, Jennifer Kilinski, at jennifer@cddlawyers.com.

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

Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33481, suitk@whhassociates.com, and gillyardd@whhassociates.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Kristen Suit
District Manager

PTC COMMUNITY DEVELOPMENT DISTRICT

**DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS
COMPETITIVE SELECTION CRITERIA**

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

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

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

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AI

Work Authorization 3

PTC Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 3**
PTC Community Development District

Dear Chairperson, Board of Supervisors:

GeoPoint Surveying, Inc. (“**Surveyor**”) is pleased to submit this work authorization to provide professional surveying services for the PTC Community Development District (the “**District**”). We will provide these services pursuant to our current agreement dated June 2024 (“**Surveying Agreement**”) as follows:

I. Scope of Work

The District will engage Surveyor to conduct Misc Staking & Survey Services for the SR 52 and McKendree Road Project and other Misc. Survey Services as requested by PTC CDD as more fully described in the Proposal attached hereto as “**Exhibit A.**”

II. Fees

The District will compensate Surveyor in an hourly fee, not to exceed amount of **Four Thousand Dollars and 00/100 Cents (\$4,000.00)** inclusive of all effort, expenses, and costs to complete the work described herein.

This proposal, together with the Surveying Agreement, represents the entire understanding between the District and Surveyor with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

PTC Community Development District

GeoPoint Surveying, Inc.

By: 
Authorized Representative

By: Adrienne Doerfler
Authorized Representative

Digitally signed by Adrienne Doerfler
DN: cn=Adrienne Doerfler, o=GeoPoint Surveying,
Inc., ou=email-Adrienne@geoPointSurvey.com,
c=US
Date: 2024.11.07 12:52:10 -05'00'

Date: 11/12/2024

Date: 11-7-2024



PROPOSAL/AUTHORIZATION FOR WORK

To: PTC CDD C/O CH II Management, LLC.
30435 Commerce Drive, Suite 105
San Antonio, FL 33576

Date: November 6, 2024

Attn: Douglas South

Re: Pasco Town Center - McKendree Road

We hereby propose to do the following work:

Task	Description:	Fee Type	Amount
1	Miscellaneous and Additional Staking Services	Hourly Not to Exceed	\$4,000

NOTE: GeoPoint will perform Miscellaneous Staking & Additional Surveying Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum work order for the remaining balance.

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work." This proposal is valid for 30 days from today, November 6th, 2024.

Sincerely,

GeoPoint Surveying, Inc.

Accepted By:

By: 
Robert A. Osteen
Construction Project Manager
Field Supervisor

By: 
(Authorized Signature)

Date: 11/12/2024

THATCHER BROWN - VICE CHAIR
(Print Name & Title)

Please return one signed copy to: proposals@geopointsurvey.com

File Name: J:\Pasco Town Center \ Contracts \ PTC CDD C/O CH II Management, LLC. \ Pasco Town Center
McKendree Road – Miscellaneous & Additional Staking Services REV ad.RAO 11.06.2024

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"
Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



Attachment "B"
Hourly Rates Schedule
(Effective January 2022)

Personnel Hourly Rates:

Surveying & Mapping

Project Manager, P.S.M. -----	\$ 190 / hour
Project Surveyor, S.I.T. -----	\$ 150 / hour
Project Surveyor -----	\$ 140 / hour
Chief of Field Crews -----	\$ 135 / hour
Sr. Survey Technician -----	\$ 130 / hour
Survey Technician -----	\$ 100 / hour
Sr. Survey Crew Chief -----	\$ 110 / hour
Survey Crew Chief -----	\$ 95 / hour
Survey Jr. Crew Chief -----	\$ 75 / hour
Survey Instrument Operator -----	\$ 65 / hour
Survey Crew Member -----	\$ 55 / hour

Remote Sensing

Project Lead Analyst -----	\$ 185 / hour
Sr. Remote Sensing Analyst -----	\$ 150 / hour
Remote Sensing Analyst -----	\$ 110 / hour

Subsurface Utility Exploration

S.U.E. Project Manager -----	\$ 180 / hour
S.U.E. Manager -----	\$ 150 / hour
S.U.E. Technician (Office) -----	\$ 120 / hour
Sr. S.U.E. Designator -----	\$ 95 / hour
S.U.E. Designator -----	\$ 85 / hour
Jr. S.U.E. Designator -----	\$ 75 / hour
S.U.E. Crew Member -----	\$ 70 / hour

Equipment Hourly Rates:

Remote Sensing

UAS – LiDAR & Photogrammetry -----	\$ 300 / hour
Mobile LiDAR -----	\$ 275 / hour
Terrestrial LiDAR -----	\$ 250 / hour
USV – Hydrographic Echo Sounder -----	\$ 200 / hour

Subsurface Utility Exploration

Vacuum Excavation Truck -----	\$ 150 / hour
Pipe/Conduit Video Camera -----	\$ 100 / hour

Expenses – Including Consultants: ----- Cost Plus 15%

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS AII

Work Authorization 4

PTC Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 4 – (Misc Staking WA # 3)**
PTC Community Development District

Dear Chairperson, Board of Supervisors:

GeoPoint Surveying, Inc. (“Surveyor”) is pleased to submit this work authorization to provide professional surveying services for the PTC Community Development District (the “District”). We will provide these services pursuant to our current agreement dated June 2024 (“Surveying Agreement”) as follows:

I. Scope of Work

The District will engage Surveyor to conduct Misc Staking & Survey Services for the SR 52 and McKendree Road Project and other Misc. Survey Services as requested by PTC CDD as more fully described in the Proposal attached hereto as “Exhibit A.”

II. Fees

The District will compensate Surveyor in an hourly fee, not to exceed amount of **Four Thousand Dollars and 00/100 Cents (\$4,000.00)** inclusive of all effort, expenses, and costs to complete the work described herein.

This proposal, together with the Surveying Agreement, represents the entire understanding between the District and Surveyor with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

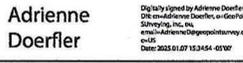
APPROVED AND ACCEPTED

Sincerely,

PTC Community Development District

GeoPoint Surveying, Inc.

By: 
Authorized Representative

Adrienne Doerfler
By: 
Authorized Representative

Digitally signed by Adrienne Doerfler
DN: cn=Adrienne Doerfler, o=GeoPoint Surveying, Inc., ou
email=Adrienne@geopointsurvey.com, c=US
Date: 2025.01.07 15:24:54 -0500

MICHAEL WOLF, CHAIRPERSON

Date: 1/8/2025

Date: 1-7-2025

EXHIBIT A - Consultants Proposal to Follow



PROPOSAL/AUTHORIZATION FOR WORK

To: PTC CDD C/O CH II Management, LLC. Date: January 7, 2025
30435 Commerce Drive, Suite 105
San Antonio, FL 33576
PTC CDD WA # 4 (for Misc Survey & Staking WA # 3)

Attn: Douglas South

Re: Pasco Town Center - McKendree Road

We hereby propose to do the following work:

Task	Description:	Fee Type	Amount
1	Miscellaneous and Additional Staking Services	Hourly Not to Exceed	\$4,000

NOTE: GeoPoint will perform Miscellaneous Staking & Additional Surveying Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum work order for the remaining balance.

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work." This proposal is valid for 30 days from today, January 7th, 2025.

Sincerely,

GeoPoint Surveying, Inc.

Accepted By:

By: 
(Authorized Signature)

By: _____
(Authorized Signature)

Robert A. Osteen
Construction Project Manager
(Print Name and Title)

Date: _____
(Print Name and Title)

Please return one signed copy to: proposals@geopointsurvey.com

File Name: J:\Pasco Town Center \ Contracts \ PTC CDD C/O CH II Management, LLC. \ Pasco Town Center
McKendree Road – Miscellaneous & Additional Staking Services ad.RAO 01.07.2025

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"
Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



Attachment "B"
Hourly Rates Schedule
(Effective January 2025)
Personnel Hourly Rates

<u>Surveying & Mapping Services</u>	<u>Regular</u>	<u>Overtime</u>
Principal Project Manager -----	\$295.00	\$368.00
Project Manager, P.S.M. -----	\$220.00	\$275.00
Project Manager, S.I.T. -----	\$200.00	\$250.00
Project Manager -----	\$190.00	\$237.00
Project Surveyor, P.S.M. -----	\$200.00	\$250.00
Project Surveyor, S.I.T. -----	\$170.00	\$212.00
Project Surveyor -----	\$160.00	\$200.00
Project Coordinator -----	\$85.00	\$106.00
CAD Technician Level 3 -----	\$150.00	\$187.00
CAD Technician Level 2 -----	\$125.00	\$156.00
CAD Technician Level 1 -----	\$100.00	\$125.00
Chief of Field Crews -----	\$150.00	\$187.00
Field Crew Chief Level 3 -----	\$140.00	\$175.00
Field Crew Chief Level 2 -----	\$120.00	\$150.00
Field Crew Chief Level 1 -----	\$100.00	\$125.00
Instrument Operator Level 2 -----	\$85.00	\$106.00
Instrument Operator Level 1 -----	\$75.00	\$93.00
Field Crew Member -----	\$65.00	\$81.00
 <u>Geospatial Services</u>		
Geospatial Project Manager, P.S.M. -----	\$200.00	\$250.00
Geospatial Project Manager, S.I.T. -----	\$190.00	\$237.00
Geospatial Project Manager -----	\$180.00	\$225.00
GIS Project Manager -----	\$240.00	\$300.00
Geospatial Analyst Level 3 -----	\$160.00	\$200.00
Geospatial Analyst Level 2 -----	\$130.00	\$162.00
Geospatial Analyst Level 1 -----	\$100.00	\$125.00
GIS Specialist Level 3 -----	\$170.00	\$212.00
GIS Specialist Level 2 -----	\$150.00	\$187.00
GIS Specialist Level 1 -----	\$130.00	\$162.00
 <u>Geospatial Equipment</u>		
UAS Drone - LiDAR / Photogrammetry -----	\$400.00	per Hour
Mobile LiDAR Mapping Scanner & Truck -----	\$300.00	per Hour
Terrestrial LiDAR Mapping Scanner -----	\$250.00	per Hour
 USV Hydrographic Echo Sounder -----	 \$250.00	 per Hour

Subsurface Location Services

		<u>Regular</u>	<u>Overtime</u>
Subsurface Location Project Manager			
Special Projects Project Manager	-----	\$195.00	\$243.00
Subsurface Manager	-----	\$185.00	\$231.00
811 Utility Location Manager	-----	\$155.00	\$193.00
811 Board Liaison	-----	\$165.00	\$206.00
Subsurface CAD Technician Level 2	-----	\$110.00	\$137.00
Subsurface CAD Technician Level 1	-----	\$130.00	\$162.00
Subsurface Chief Designator Level 3	-----	\$120.00	\$150.00
Subsurface Chief Designator Level 2	-----	\$140.00	\$175.00
Subsurface Chief Designator Level 1	-----	\$120.00	\$150.00
Subsurface Crew Member Level 2	-----	\$100.00	\$125.00
Subsurface Crew Member Level 1	-----	\$75.00	\$93.00
811 Utility Designator Level 3	-----	\$75.00	\$93.00
811 Utility Designator Level 2	-----	\$120.00	\$150.00
811 Utility Designator Level 1	-----	\$110.00	\$137.00
	-----	\$100.00	\$125.00

Subsurface Location Equipment

Vacuum Excavation Truck & Materials			
Pipe/Conduit Video Camera Equipment	-----	\$175.00	per Hour
GPR 3D Scanner - GS9000	-----	\$100.00	per Hour
Asphalt Cold Patch / Concrete Restoration	-----	\$120.00	per Hour
	-----	\$150.00	Each

PTC

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS AIII**

Work Authorization 5

PTC Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 5 - SR 52 Signalization SW Corner
Strain Pole FDOT Easement Legal Description & Sketch
PTC Community Development District**

Dear Chairperson, Board of Supervisors:

GeoPoint Surveying, Inc. (“**Surveyor**”) is pleased to submit this work authorization to provide professional surveying services for the PTC Community Development District (the “**District**”). We will provide these services pursuant to our current agreement dated June 2024 (“**Surveying Agreement**”) as follows:

I. Scope of Work

The District will engage Surveyor to conduct Legal Description & Sketch Services for the SR 52 and McKendree Road Project and other Misc. Survey Services as requested by PTC CDD as more fully described in the Proposal attached hereto as “**Exhibit A.**”

II. Fees

The District will compensate Surveyor in a lump sum fee, not to exceed amount of **Eight Hundred Dollars and 00/100 Cents (\$ 800.00)** inclusive of all effort, expenses, and costs to complete the work described herein.

This proposal, together with the Surveying Agreement, represents the entire understanding between the District and Surveyor with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

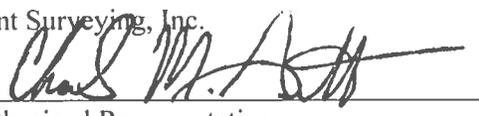
PTC Community Development District

By: 
Authorized Representative

Date: 3/5/2025

Sincerely,

GeoPoint Surveying, Inc.

By: 
Authorized Representative

Date: 3/5/2025

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BI

CHANGE ORDER NO.: 3

Owner: PTC CDD **Owner's Project No.:** N/A
Engineer: Clearview Land Design, P.L. **Engineer's Project No.:** N/A
Contractor: Phillips and Jordan, Incorporated **Contractor's Project No.:** N/A
Project/Contract Name: Pasco Town Center Mass Grading and Phase 1A Project

Agreement between Owner and Contractor for Construction Contract (Stipulated Price), dated on or about April 27, 2023 ("Agreement")

Effective Date of Change Order:

Date Issued: August 29, 2024 August 29, 2024

The Agreement is modified only to the extent below and as follows upon execution of this Change Order:

Description:

The Agreement is modified to revise the scope of work and modify the plans for the Pasco Town Center Mass Grading and Phase 1A Project, with any change orders or additional work to be determined according to the unit prices set forth at Composite Exhibit A. In summary:

PCO #	AMOUNT	DESCRIPTION
PCO # 9	\$ 491,941.47	Add Wetland Topo Discrepancy Fill (P&J COR #9)
PCO # 22	\$ 50,313.16	Ph 1B Utility Alignment Changes (P&J COR #22)
PCO # 23	\$ 7,733.36	Add 12" Reclaimed Main Gate Valve (P&J COR #23)
PCO # 24	\$ 5,352.19	Relocate 12" Reclaimed Main Gate Valve (P&J COR #24)
PCO # 25	\$ 11,568.86	Modify Sanitary Manholes A1 & A2 (P&J COR #25)
PCO # 27	\$ 1,480,767.00	Add Landscape, Irrig & Meander Sidewalk (P&J COR #27)

Attachments set forth in Composite Exhibit A:

- PTC Wetland Topo Verification (P&J COR #9)**
- Tradeway Blvd Utility Station Offsets (P&J COR #22)**
- Additional Reclaim Water Main Gate Valve (P&J COR #23)**
- Relocate Reclaim Water Main Gate Valve (P&J COR #24)**
- Sanitary Sewer Manhole A1 & A2 Alteration (P&J COR #25)**
- PTC Landscape 1A, Irrig 1A, Landscape 1B, Sidewalk & Grading (P&J COR #27)**

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 29,970,974.16		Substantial Completion:	324 days
		Ready for final payment:	366 days
[Increase] from previously approved Change Orders No. 1 to No. 2:		[Increase] [Decrease] from previously approved Change Orders No.1 to No. 2:	
\$ 683,676.44		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 30,654,650.60		Substantial Completion:	324 days
		Ready for final payment:	366 days
Increase this Change Order:		[Increase] this Change Order:	
\$ 2,047,676.04		Substantial Completion:	93 days
		Ready for final payment:	93 days
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 32,702,326.64		Substantial Completion:	417 days
		Ready for final payment:	459 days

*****After substantial completion of Original Contract, CO # 1 & CO # 2 scope of work – Contractor’s retainage percentage will be reduced from 5% to 1% for completion of the scope associated with CO # 3.

Recommended by Engineer	Accepted by Contractor
By: 	 
Title: VP/MANAGER	Senior V.P.
Date: 9/5/24	9/4/24
Authorized by Owner	Approved by Funding Agency (if applicable)
By: 	
Title: Vice Chair	
Date: 9/6/2024	

Composite Exhibit A



PTC CDD C/O
 Mr. Doug South
 CH II Management, LLC
 400 Crown Oak Centre Drive
 Longwood, FL 32750

July 2, 2024

**RE: Pasco Town Center
 Request for Change Order-Wetland Topo Verification - COR # 9**

Dear Doug,

Please find below the additional cost associated with the inaccurate topographic information provided within the wetland boundaries. We brought this to your attention and subsequently we met with Jeff Porter and Sean Ells at our office on October 25, 2023 to discuss the potential implications of this shortfall. The topographic information provided during the project procurement process, excluded the areas within the wetlands. With the site being short of fill material, this meant that the additional material required to make up this shortfall would need to be imported. At the time of meeting, we hadn't fully investigated all the wetland elevations and estimated roughly an additional 75,000 CY neat was needed to balance the site. During the meeting we discussed ways to mitigate the cost of importing the fill material. We had mentioned that after we completed the pond excavation, we could search for additional suitable excavation within the ponds to lessen the cost.

We are very pleased that we were able to find sufficient fill material by over-excavating the pond bottoms and side slopes to overcome the topo elevation discrepancy. We completed our survey and found that there was approximately 73,644 cubic yards. Since no import fill material was required, a savings of approx. \$1M was realized. Below is the additional cost associated with over-excavating and burying the muck material.

PASCO TOWN CENTER - WETLAND TOPO VERIFICATION					
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL	
OVER-EXCAVATION - POND 500A	19,456	CY	\$ 4.00	\$ 77,824.00	
OVER-EXCAVATION - POND SLOPES	54,188	CY	\$ 4.00	\$ 216,752.00	
BURY MUCK - POND SLOPES & 500A BACKFILL	54,188	CY	\$ 3.50	\$ 189,658.00	
CAP BURIED MUCK IN POND SLOPE - 1' FILL	1,315	CY	\$ 4.00	\$ 5,260.00	
P&P BOND	1	LS	\$ 2,447.47	\$ 2,447.47	
TOTAL				\$ 491,941.47	

Phillips & Jordan, Inc.

Request for Change Order Wetland Topo Verification

Please issue Phillips and Jordan a change order for \$491,941.47.

In closing, we hope the effort that Phillips & Jordan has provided in mitigating costs can be appreciated in our continued partnership.

If you have any questions or comments, please feel free to give me a call.

Respectfully,

PHILLIPS & JORDAN, INC.



Zach Garner
Project Manager



May 29th, 2024

PTC CDD C/O
 Mr. Doug South
CH II Management, LLC
 400 Crown Oak Centre Drive
 Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #22 titled, "CHANGE ORDER REQUEST #22 - TRADEWAY BLVD UTILITY STATION OFFSETS". The below change order notes the addition of work due to changing the design for the force main and reclaim water main and water main to be installed along Tradeway blvd at Pasco Town Center. The new design has added a number of 22.5 degree bends which are priced separately below. We have also included an overlay to show the design change. This work will add approximately 10 working days to our utility schedule and will affect the overall substantial completion date for Tradeway Blvd. Phillips & Jordan requests an additional 10 working days to complete this added scope as to not impact our overall project completion date.

PASCO TOWN CENTER - TRADEWAY BLVD UTILITY STATION OFFSETS				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
6" FORCE MAIN 22.5 DEG BEND	24	EA	\$ 848.05	\$ 20,353.20
12" RECLAIM MAIN 22.5 DEG BEND	24	EA	\$ 952.32	\$ 22,855.68
12" WATER MAIN 22.5 DEGREE BEND	4	EA	\$ 952.32	\$ 3,809.28
LAYOUT & STAKING	1	LS	\$ 3,295.00	\$ 3,295.00
TOTAL				\$ 50,313.16

Please issue Phillips and Jordan a change order for \$50,313.16.
 If you have any questions or comments, please feel free to give me a call.

PHILLIPS & JORDAN, INC.

Zach Garner
Digitally signed by Zach Garner
 DN: cn=Zach Garner, o=Phillips & Jordan, email=zgarner@pjw.com
 Date: 2024.05.29 17:56:42 -04'00'
 Zach Garner, Project Manager



May 15th, 2024

PTC CDD C/O
 Mr. Doug South
 CH II Management, LLC
 400 Crown Oak Centre Drive
 Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #23 titled, "CHANGE ORDER REQUEST #23 – ADDITIONAL RECLAIM WATER MAIN GATE VALVE". The below change order notes the addition of work due to direction received from Clearview Land Design and Pasco County Utilities for installing and additional reclaim water main gate valve after the 8" reclaim assembly near station 15 on Tradeway Blvd. To install this gate valve, we must purchase an additional 12" reclaim water main gate valve, dewater the existing pressurized system, install a sleeve, and install the valve. The below cost details a lump sum breakdown of installing this gate valve.

PASCO TOWN CENTER - PHASE 1A ADDITIONAL RECLAIM WATER MAIN GATE VALVE				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
12" GATE VALVE	1	EA	\$7,733.36	\$7,733.36
TOTAL				\$7,733.36

Please issue Phillips and Jordan a change order for \$7,733.36.

If you have any questions or comments, please feel free to give me a call.

Sincerely,
 PHILLIPS & JORDAN, INC.

Zach Garner
 Project Manager



May 15th, 2024

PTC CDD C/O
 Mr. Doug South
 CH II Management, LLC
 400 Crown Oak Centre Drive
 Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #24 titled, "CHANGE ORDER REQUEST #24 – RELOCATE RECLAIM WATER MAIN GATE VALVE". The below change order notes the addition of work due to the original design calling out the location of a 12" gate valve to be installed inside the curb line along Setter Palm road which now needs to be moved inside the turn lane away from the curb. To install this gate valve, we must remove the existing gate valve, dewater the existing pressurized system, install a sleeve, and install the valve in the correct location. The below cost details a lump sum breakdown of installing this gate valve.

PASCO TOWN CENTER - PHASE 1A RELOCATE 12" GATE VALVE IN ROADWAY				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
RELOCATE 12" GATE VALVE	1	EA	\$5,352.19	\$5,352.19
TOTAL				\$5,352.19

Please issue Phillips and Jordan a change order for \$5,352.19.

If you have any questions or comments, please feel free to give me a call.

Sincerely,
 PHILLIPS & JORDAN, INC.

Zach Garner
 Project Manager



May 15th, 2024

PTC CDD C/O
Mr. Doug South
CH II Management, LLC
400 Crown Oak Centre Drive
Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #25 titled, "CHANGE ORDER REQUEST #25 - SANITARY SEWER MANHOLE A1 & A2 ALTERATION". The below change order notes the addition of work due to changing the final elevations for sanitary sewer manholes A1 & A2 for Pasco Town Center Phase 1A. Manhole A1 was raised .56', which based on the existing structure would need an additional 1' riser to be added to the manhole. This riser was also needed because we cannot use brick or precast concrete rings to raise the structure more than 12". Structure A2 was lowered 1.91', which required the existing 8' riser to be swapped with a 6' riser. The cost for this additional material and labor is detailed below.

PASCO TOWN CENTER - PHASE 1A MANHOLE A1 & A2 ALTERATIONS				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
RAISE MH A1	1	LS	\$3,005.88	\$3,005.88
LOWER MH A2	1	LS	\$8,562.98	\$8,562.98
TOTAL				\$11,568.86

Please issue Phillips and Jordan a change order for \$11,568.86.

If you have any questions or comments, please feel free to give me a call.

Sincerely,
PHILLIPS & JORDAN, INC.


Zach Garner
Project Manager



August 21, 2024

Mr. Doug South
CH II Management, LLC
400 Crown Oak Centre Drive
Longwood, FL 32750

**RE: PASCO TOWN CENTER – LANDSCAPING PHASE 1A, IRRIGATION PHASE 1A,
LANDSCAPING PHASE 1B, SIDEWALK, AND GRADING COR #27**

Gentlemen:

We are pleased to offer our Proposal for the above referenced project for your consideration. Phillips & Jordan, Inc. proposes to furnish all necessary labor, materials, tools and equipment required for the items of work shown in the Bid Summary.

Our proposal is based on the information contained in the bid documents by Catalyst Design Group as defined by the following:

<u>DRAWINGS:</u>		
<u>SHEET NO.</u>	<u>DESCRIPTION</u>	<u>DATE</u>
L000	COVER SHEET	6/28/2024
L100	LANDSCAPE SHEET INDEX	6/26/2024
L101	LANDSCAPE PLAN	6/26/2024
L102	LANDSCAPE PLAN	6/26/2024
L103	LANDSCAPE PLAN	6/26/2024
L104	LANDSCAPE PLAN	6/26/2024
L105	LANDSCAPE PLAN	6/26/2024
L106	LANDSCAPE PLAN	6/26/2024
L107	LANDSCAPE PLAN	6/26/2024
L108	LANDSCAPE PLAN	6/26/2024
L109	LANDSCAPE PLAN	6/26/2024
L110	LANDSCAPE PLAN	6/26/2024
L111	LANDSCAPE PLAN	6/26/2024
L112	PLANT SCHEDULE AND NOTES	6/26/2024
L113	LANDSCAPE DETAILS	6/26/2024
L114	LANDSCAPE SPECIFICATIONS	6/26/2024
L115	LANDSCAPE SPECIFICATIONS	6/26/2024
IR100	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR101	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR102	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR103	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR104	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024

30115 SR 52, Suite 300, San Antonio, FL 33576 • office 813.783.1132 • fax 813.783.3140 • pandj.com

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies
and American Society of Civil Engineers. All rights reserved.

IR105	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR106	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR107	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR108	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR109	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR110	IRRIGATION PLAN (EXCEPT TREE IRR. AND SLEEVING)	6/26/2024
IR111	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR112	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR113	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR114	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR115	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR116	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR117	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR118	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR119	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR120	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR121	TREE IRRIGATION AND SLEEVE PLAN	6/26/2024
IR122	IRRIGATION DETAILS	6/26/2024
IR123	IRRIGATION DETAILS	6/26/2024
IR124	IRRIGATION DETAILS	6/26/2024
IR125	IRRIGATION DETAILS	6/26/2024
IR126	IRRIGATION DETAILS	6/26/2024
IR127	IRRIGATION DETAILS	6/26/2024
IR128	IRRIGATION SPECIFICATIONS	6/26/2024

SCOPE OF WORK

We have included in this proposal a detailed Bid Summary to define our scope of work and to help you in evaluating our proposal. Only the items listed in the Bid Summary are to be considered as included in our scope of work. No cost allowance has been made for any items of work not contained in the Bid Summary, and are specifically excluded from this proposal.

PROPOSAL

This is a firm, fixed price, lump sum Proposal for the Items of Work shown in the Bid Summary. The quantities shown in the Bid Summary are those generated by Phillips & Jordan, Inc., and are intended for comparison purposes with others offering similar proposals.

LUMP SUM PROPOSAL: \$1,480,767.00

BID SUMMARY

<u>DESCRIPTION</u>	<u>QUANTITIES</u>	<u>U.O.M</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
GENERAL CONDITIONS	3.00	MO	\$40,000.00	\$120,000.00
LAYOUT/ STAKING	1.00	LS	\$15,000.00	\$15,000.00
SITE PREP-STRIP GRASS/GRADE	763.00	CY	\$30.00	\$22,890.00
IMPORT TOPSOIL-MATERIAL ONLY	108.00	CY	\$22.00	\$2,376.00
IMPORT FILL-ROUND-ABOUT	907.00	CY	\$24.00	\$21,768.00

30115 SR 52, Suite 300, San Antonio, FL 33576 • office 813.783.1132 • fax 813.715.1820 • pandj.com

LANDSCAPING & IRRIGATION (PHIA LS, PHIA IRR, PHIB LS)	1.00	LS	\$1,241,417.00	\$1,241,417.00
4" CONCRETE SIDEWALKS (FIBER REINFORCED)	1,844.00	SF	\$5.50	\$10,142.00
WATER USAGE	3.00	MO	\$3,800.00	\$11,400.00
8" & 2" SLEEVE DIRECTIONAL DRILL	95.00	LF	\$85.00	\$8,075.00
2" PVC SLEEVES SCH. 40	283.00	LF	\$20.00	\$5,660.00
3" PVC SLEEVES SCH. 40	129.00	LF	\$25.00	\$3,225.00
4" PVC SLEEVE SCH. 40	36.00	LF	\$29.00	\$1,044.00
6" PVC SLEEVE SCH. 40	42.00	LF	\$37.00	\$1,554.00
8" PVC SLEEVES SCH. 40	176.00	LF	\$41.00	\$7,216.00
PAYMENT AND PERFORMANCE BOND	1.00	LS	\$9,000.00	\$9,000.00
GRAND TOTAL				\$1,480,767.00

Insurance, taxes, supervision, overhead and profit margins are included in our Proposal. Bond premiums have been included in this proposal.

SPECIFIC EXCLUSIONS AND/OR CONDITIONS TO OUR PROPOSAL

1. We specifically exclude the following items of work from our proposal: Construction testing, permits/fees.
2. This proposal also excludes all earthwork outside of the site preparation for stripping vegetation behind curbs and inside islands.
3. This proposal excludes all earthwork outside of the roundabout at Setter Palm and Tradeway Blvd and only includes the specific amount of fill noted in the proposal.
4. This proposal is valid for 30 days.
5. This proposal does not include any fees or assessments made by any government or organization because of the work, such as impact fees, inspection fees, permit fees, duties, special taxes, and all other forms of assessments occasioned by the work.
6. This proposal includes Alternate 1 Power Meter
7. This proposal includes a request for a 3 month contract time extension. This 3 month duration will only start after the formal execution of this change order.
8. This proposal is based on a reduction in the original contract value retainage to 1% from 5% once the original contract scope of work is complete. During this added scope, 1% retainage will be held until completion.

In thanking you for this opportunity to offer our services, we remain

Respectfully,
PHILLIPS & JORDAN, INC.



Zach Garner
 Project Manager

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS BII

CHANGE ORDER NO.: 4

Owner: PTC CDD **Owner's Project No.:** N/A
Engineer: Clearview Land Design, P.L. **Engineer's Project No.:** N/A
Contractor: Phillips and Jordan, Incorporated **Contractor's Project No.:** N/A
Project/Contract Name: Pasco Town Center Mass Grading and Phase 1A Project
Agreement between Owner and Contractor for Construction Contract
(Stipulated Price), dated on or about April 27, 2023 ("**Agreement**")
Effective Date of Change Order:
Date Issued: February 5, 2025 February 5, 2025

The Agreement is modified only to the extent below and as follows upon execution of this Change Order:

Description:

The Agreement is modified to revise the scope of work and modify the plans for the Pasco Town Center Mass Grading and Phase 1A Project, with any change orders or additional work to be determined according to the unit prices set forth at Composite Exhibit A. In summary:

PCO #	AMOUNT	DESCRIPTION
PCO # 28	\$ 13,071.81	Add Bank Run Shell Drive to Lift Station (P&J COR #28)
PCO # 32	\$ -(24,961.80)	Add Landscape Credit & Lift Station Power Bore (P&J COR #32)

Attachments set forth in Composite Exhibit A:

Add Bank Run Shell Drive to Lift Station (P&J COR #28)
Add Landscape Credit & Lift Station Power Bore (P&J COR #32)

Change in Contract Price

Change in Contract Times

Original Contract Price: \$ <u>29,970,974.16</u>	Original Contract Times: Substantial Completion: <u>324 days</u> Ready for final payment: <u>366 days</u>
[Increase] from previously approved Change Orders No. 1 to No. 3: \$ <u>2,731,352.48</u>	[Increase] from previously approved Change Orders No.1 to No. 3: Substantial Completion: <u>93 days</u> Ready for final payment: <u>93 days</u>
Contract Price prior to this Change Order: \$ <u>32,702,326.64</u>	Contract Times prior to this Change Order: Substantial Completion: <u>417 days</u> Ready for final payment: <u>459 days</u>
Increase this Change Order: \$ <u>-(11,889.99)</u>	[Increase] this Change Order: Substantial Completion: <u>0 days</u> Ready for final payment: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>32,690,436.65</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>417 days</u> Ready for final payment: <u>459 days</u>

Recommended by Engineer

Accepted by Contractor

By: JORDAN SCHRAEDER
Title: Vice President
Date: 2/26/2025

Art Phelps
Art Phelps, Senior Vice President
2/20/25

Authorized by Owner

Approved by Funding Agency (if applicable)

By: Michael Wolf
Title: Michael Wolf, Chairperson, PTC CDD
Date: 2/27/2025

Composite Exhibit A



October 16th, 2024

PTC CDD C/O
Mr. Doug South
CH II Management, LLC
400 Crown Oak Centre Drive
Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #28 titled, "CHANGE ORDER REQUEST #28 – BANK RUN SHELL". The below change order notes the addition of work due to the need for stabilizing the 12' wide lift station access for Pasco Town Center Phase 1A.

PASCO TOWN CENTER PHASE 1A & MASS GRADE - BANK RUN SHELL				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
6" BANK RUN SHELL	969	SY	\$ 13.49	\$ 13,071.81
TOTAL				\$ 13,071.81

Please issue Phillips and Jordan a change order for \$13,071.81.

If you have any questions or comments, please feel free to give me a call.

PHILLIPS & JORDAN, INC.

Zach Garner, Project Manager



February 4, 2025

PTC CDD C/O
 Mr. Doug South
CH II Management, LLC
 400 Crown Oak Centre Drive
 Longwood, FL 32750

Dear Doug,

Please find the below breakdown with change order request #32 titled, "CHANGE ORDER REQUEST #32 – PTC LANDSCAPING, SOD, SEED & MULCH, AND LS POWER". The below change order notes the deduction of work from the landscaping and addition of sod installation along Tradeway Blvd. Phillips & Jordan is crediting sod behind curb for Phase 1A due to landscaping falling in this portion of the work. There is also an addition of sod within the ROW for Tradeway Blvd and Phase 1A Blvd on Phase 1A and 1B. Power the lift station for Phase 1B will be directionally drilled which affects the total cost of the lift station.

DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT PRICE	TOTAL
ADDITIONAL SOD - TRADEWAY ROW & PHASE 1A ROW	8,075	SY	\$ 3.28	\$ 26,486.00
SOD EOP AND BOC - DEDUCT	-3,565	SY	\$ 3.28	\$ (11,693.20)
SEED & MULCH ROW DEDUCT	-12,328	SY	\$ 0.25	\$ (3,082.00)
LANDSCAPING CREDIT - SCOPE DEDUCT	-1	LS	\$ 49,319.60	\$ (49,319.60)
MOWING ADD - POND SLOPES AND SITE	1	LS	\$ 10,147.00	\$ 10,147.00
LIFT STATION POWER DRILL	1	LS	\$ 2,500.00	\$ 2,500.00
TOTAL				\$ (24,961.80)

Please issue Phillips and Jordan a change order for -\$24,961.80.

If you have any questions or comments, please feel free to give me a call.

PHILLIPS & JORDAN, INC.

Zach Garner, Project Manager

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS C

TO: PTC CDD
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

January 20, 2025

SUBJECT: Construction Materials Testing Services Proposal (2 Tasks)

- Construction Materials Testing – Major Roadway Improvements (*Task 1*)
- Construction Materials Testing – Traffic Signalization (*Task 2*)

**State Road 52 and McKendree Road
Work Authorization No. 11**
Pasco County, Florida

In accordance with your request, we are pleased to submit the following scope of services and estimated costs to provide the FDOT/County required soils and construction materials testing services for the proposed major roadway improvements (*Attachment A – Task 1*), and the proposed traffic signalization (*Attachment B – Task 2*), for the intersection of State Road 52 and McKendree Road. The testing and inspection services (and estimated quantities) outlined herein are based on the project plans (for Roadway Improvements for State Road 52 and McKendree Road, and Signalization Plans for State Road 52 and McKendree Road), received from Lincks and Associates, Inc. latest revisions dated 6/4/24 and 4/9/24, respectively. We understand that approximately 1,300 (+/-) lineal feet of improvements to State Road 52 and the intersection of McKendree Road will be constructed, along with the utility pipeline installations. Also, we understand that four signal mast arm poles will be constructed for the intersection.

Scope of Construction Materials Testing Services

We anticipate that **Task 1**, the soils and construction materials testing services required by FDOT/Pasco County and the project plans, for the subject roadway improvements will include: density testing of the soil backfill associated with storm sewers and storm drain inlets; No. 200 sieve wash testing of the roadway embankment fills within 24 inches of the stabilized subgrade, or base if no stabilized subgrade; density testing of the roadway embankment fills and sidewalk subgrades; density testing, LBR testing, gradation testing and thickness testing of the aggregate base course (assumed); limited observation, density testing and thickness testing of the asphaltic concrete structural and friction courses; and concrete testing for the curbs and sidewalks only. Our estimated total lump sum cost to provide the above soils and construction materials testing services for **Task 1** is included on **Attachment A**.

We anticipate that **Task 2**, the construction materials testing and inspection services required by the FDOT/Pasco County and per the project plans, for the proposed intersection traffic signalization will include: drilled shaft observation, slurry testing, and logging by a CTQP Certified Drilled Shaft Inspector, and concrete testing for the drilled shaft. Our unit rates and estimated total cost to provide the above construction materials testing services for **Task 2** is included on **Attachment B**.

Limitations

The cost estimates herein are based on normal working hours between 7:00 am and 5:00 pm Monday – Friday. Work performed beyond normal working hours, including nights, weekends and holidays will be invoiced at 1.5 times the normal hourly rate. As requested, our proposal is based on minimum testing frequencies set forth

by the FDOT and Pasco County, and the project plans and geotechnical reports. Our costs do include a County required geotechnical submittal package, which includes depicting infrastructure testing locations/results on the project plans. MEI will notify the owner/developer, EOR, and contractor of any issues with testing results as soon as they are available, however only one formal test reports submittal is included, upon project completion, per County requirements. If periodic/incremental test reports submittals are requested, additional costs may be incurred. Full-depth aggregate base is assumed for the turn lane and widening. Two lifts of Type SP and one lift of Type FC asphalt is assumed for the turn lane and widening. Storm structures are assumed to be pre-cast; no cast-in-place structure inspections and/or testing are included herein. No on-site meeting time is included herein. No retesting costs are included herein. For Task 2: A minimum of 3 hours will be invoiced per trip for testing and inspection services; a minimum of 2 hours will be invoiced for sample pick up when no other work is scheduled; and a minimum of 2 hours will be invoiced for last minute cancellations resulting in a site visit. The site contractor's project phasing/scheduling, as well as means and methods, can significantly impact the estimated quantities herein. Any additional services necessary beyond the scope estimated herein for contractor related issues/repairs or retests, or to address agency issues will be billed at the unit rates included herein. For Task 2, actual costs invoiced will be based on actual test quantities and time incurred. This proposal is valid for a period of up to 90 days from the proposal date.

Closing

We appreciate this opportunity to submit this proposal, and we look forward to continuing to work with you on this project. If this proposal and attached Standard General Conditions are acceptable, please sign below. If you have any questions concerning the contents of this proposal, please do not hesitate to contact us.

Sincerely,
MORTENSEN ENGINEERING INC



Kevin D. Mathewson, P.E.
Vice President
Mainfile/Proposals/10455.6.pro
Attachments A and B
Standard General Conditions

Authorized by:

Signature: _____

Name: _____

Title: _____

Date: _____

ATTACHMENT A (TASK 1)
STATE ROAD 52 AND MCKENDREE ROAD
MAJOR ROADWAY IMPROVEMENTS AND UTILITIES
FDOT/COUNTY REQUIRED CONSTRUCTION MATERIALS TESTING SERVICES
ESTIMATED SCOPE OF WORK AND LUMP SUM COST
(from Lincks plans last revised 6/4/24)

Work Item and Description	Quantity	Unit Rate	Total Cost
<u>PIPE AND STRUCTURE BACKFILL TESTING</u>			
Density Tests - Storm Sewer Pipe and Structures	57	\$23.00 /test	\$1,311.00
Modified Proctor Tests	3	85.00 /test	255.00
<u>EMBANKMENT TESTING</u>			
Senior Field Technician (limited subgrade preparation observations) (Days)	2	650.00 /day	1,300.00
Sieve Analysis Tests (Minus No. 200 Sieve Wash)	8	65.00 /test	520.00
Density Tests - Roadway Embankment and Sidewalk Subgrade	13	23.00 /test	299.00
<u>AGGREGATE BASE TESTING</u>			
LBR Tests	8	275.00 /test	2,200.00
Gradation Tests	8	65.00 /test	520.00
Density Tests	16	23.00 /test	368.00
Mobilization of Coring Equipment	1	400.00 LS	400.00
Base Cores (For Thickness)	8	60.00 /core	480.00
<u>ASPHALTIC CONCRETE TESTING (See Note)</u>			
Senior Field Technician (limited observation, testing and sampling) (Hours)*	120	142.50 /hour	17,100.00
Extraction/Gradation Tests (1 per day)	20	275.00 /test	5,500.00
Mobilization of Coring Equipment	1	800.00 LS	800.00
Asphalt Cores (For Thickness)	24	60.00 /core	1,440.00
Bulk Specific Gravity of Asphalt Cores (For Density)	24	30.00 /test	720.00
<u>CONCRETE TESTING (CURBS AND SIDEWALKS ONLY)</u>			
Senior Field Technician (sampling and field testing) (Hours)	12	95.00 /hour	1,140.00
Cylinders/Strength Tests (Sets of 4 Cylinders)	12	85.00 /set	1,020.00
<u>PROFESSIONAL SERVICES</u>			
Project Manager (Hours)	71	110.00 /hour	7,810.00
Senior Project Engineer, PE (Hours)	18	160.00 /hour	2,880.00
TASK 1 - ESTIMATED TOTAL LUMP SUM COST:			\$46,063.00

Note: Assume two lifts of Type SP asphalt and one lift of Type FC asphalt for the turn lane and widening, and one lift of Type SP for the mill/overlay. Mix designs and daily asphalt plan QA/QC testing to be provided by contractor; assume 22 days of asphalt placement for 1,300 lf of roadway widening/turn lanes/overlay.

*Asphalt paving assumed overnight

Estimate 10455.6

ATTACHMENT B (TASK 2)
STATE ROAD 52 AND MCKENDREE ROAD
TRAFFIC SIGNALIZATION
CONSTRUCTION MATERIALS TESTING SERVICES
SCOPE OF WORK, UNIT RATES, AND ESTIMATED TOTAL COST
(from Lincks plans last revised 4/29/24)

Work Item and Description	Quantity	Unit Rate	Total Cost
<u>FIELD SERVICES</u>			
CTQP Certified Drilled Shaft Inspector - Estimated 5 days (Hours)	40	\$102.00 /hour	\$4,080.00
CTQP Certified Drilled Shaft Inspector - Overtime (Hours)	20	153.00 /hour	3,060.00
Senior Field Technician (concrete field tesitng and sampling, deliver to lab) (Hours)	48	95.00 /hour	4,560.00
<u>LABORATORY TESTING</u>			
Compressive Strength of Concrete Cylinders (Sets of 5)	4	115.00 /set	460.00
<u>PROFESSIONAL SERVICES</u>			
Project Manager (Hours)	18	110.00 /hour	1,980.00
Senior Project Engineer, PE (Hours)	5	160.00 /hour	800.00
TASK 2 - ESTIMATED TOTAL COST:			\$14,940.00

Estimate 10455.7

STANDARD GENERAL CONDITIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:

(a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.

(b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.

(c) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.

(d) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.

(e) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.

(f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.

(g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.

(h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.

(i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to the Consultant in accordance with the following provisions:

(a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 30 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. Interest will be added to accounts not paid within 30 days at the maximum rate allowed by law. If the Client fails to make any payment due to the Consultant under this or any other agreement within 60 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings, including filing liens, to secure its right to payment under this Agreement.

(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 90 days of receipt, Consultant may communicate directly with such third party to secure payment.

(c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 30 days of receipt.

(d) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or

on any other project. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code developed in the development of application code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without the Consultant's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, the Consultant shall have the right to immediately terminate this Agreement. In the event of any termination, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination. If the Consultant's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by the Consultant, to the total amount of services which were to have been performed.

(8) **Insurance.** The Consultant carries Workers' Compensation (\$500,000), automobile (\$500,000), general liability (\$1,000,000), umbrella (\$5,000,000) and professional liability (\$1,000,000) insurance limits per claim. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's undertaking herein or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for an additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant. THE CLIENT AGREES THAT PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2013) AN INDIVIDUAL EMPLOYEE OF OR AGENT FOR CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

- (12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.
- (13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation.
- (14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.
- (15) **Construction Phase Services.**
- (a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation and testing, and the Client waives any claims against the Consultant in any way connected thereto.
- (b) If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
- (c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.
- (16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.
- (17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.
- (18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision.

EXHIBIT B
Form of Work Authorization

PTC Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 11**
PTC Community Development District

Dear Chairperson, Board of Supervisors:

Mortensen Engineering, Inc. (“**Engineer**”) is pleased to submit this work authorization to provide geotechnical engineering services for the PTC Community Development District (the “**District**”). We will provide these services pursuant to our current agreement dated January 20, 2023⁵ (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage Engineer to: [description of scope of work; or attach scope exhibit]

II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$64,003. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$ 64,003, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

PTC Community Development District

By: 
Authorized Representative

Date: 1/24/2025

Sincerely,

Mortensen Engineering, Inc.

By: 
Authorized Representative

Date: 1/20/25

PTC

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS D**

**PTC COMMUNITY
DEVELOPMENT DISTRICT**

PHASE 1 PROJECT

**Work Product
Series 2023 Bonds
October 1, 2024**

**AFFIDAVIT REGARDING COSTS PAID
PHASE 1 PROJECT IMPROVEMENTS AND WORK PRODUCT
SERIES 2023 BONDS**

STATE OF INDIANA
COUNTY OF VANDERBURGH

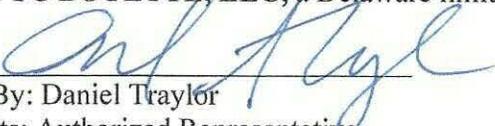
I, Daniel Traylor, of PTC Boyette, LLC (“**Landowner**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Daniel Traylor and I am an Authorized Signatory and Representative of the Landowner. I have authority to make this affidavit on behalf of the Landowner.
3. Landowner is the primary owner of certain lands within the PTC Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Amended and Restated PTC Community Development District Master Engineer’s Report*, dated April 24, 2023, as supplemented by the *2023 Supplemental Engineer’s Report for the PTC Community Development District*, dated May 11, 2023, among other applicable reports related to the future bond series (“**Engineer’s Report**”), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Landowner has engaged one or more professionals to perform services in conjunction with the construction of improvements set forth in the Engineer’s Report and has expended funds to developer certain work product, permits and related documents and environmental opinions as described in the Engineer’s Report. The attached **Exhibit A** accurately identifies the work product completed to date and states the amounts that Landowner has spent on such work product. Notwithstanding anything to the contrary herein, Landowner agrees to timely make payment for any remaining amounts due to contractors or professionals. Evidence of costs paid, including payment applications, invoices, and other documentation are complete and on file with Landowner, and are capable of being produced upon request.
6. Landowner has obtained releases from all professionals relative to all work product produced and listed on **Exhibit A**, such that said work product can be used by, transferred to and relied upon by the District the purposes for which it was intended.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for the purpose of accepting an acquisition of the work product described in **Exhibit A**.

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 2nd day of October 2024.

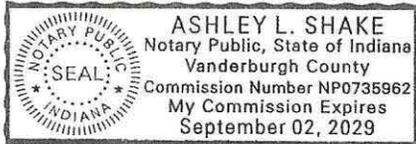
PTC BOYETTE, LLC, a Delaware limited liability company

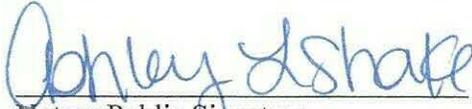

By: Daniel Traylor
Its: Authorized Representative

STATE OF INDIANA
COUNTY OF VANDERBURGH

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this 2nd day of October 2024, by Daniel Traylor, Authorized Representative of PTC Boyette, LLC, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)




Notary Public Signature

Ashley L. Shake
(Name typed, printed or stamped)
Notary Public, State of Indiana
Commission No. 735962
My Commission Expires: 09/02/2029

EXHIBIT A: Description of Work Product

PTC CDD consultant costs based on cost report dated June 2024

Fees

42224 SWFMWD review Fee (McKendree 1st Extension)	\$ 1,245.75	SWFMWD
	\$ 1,245.75	

Legal

629/487288 Castro Joint Development Agreement	\$ 5,590.50	Johnson & Pope
629/487289 PTC Phase 1 Commercial Plat (50%)	\$ 4,705.25	Johnson & Pope
629/489080 Castro Joint Development Agreement	\$ 4,293.52	Johnson & Pope
	\$ 14,589.27	

Enviornmental

2041 McKendree permitting and mitigation	\$ 8,222.50	PACSCON
<i>Subtotal</i>	\$ 8,222.50	

Survey

23-225 Review revised Allen & Co. Boundary Survey (50%)	\$ 497.50	AMerritt
2021064233 Soil Boring Staking along Double Branch Parkway	\$ 1,000.00	Allen
24-132 Research for Easements on East side of McKendree	\$ 2,040.00	AMerritt
24-161 Prepare Easements on East side of McKendree	\$ 5,500.00	AMerritt
<i>Subtotal</i>	\$ 9,037.50	

Planning & Engineering

12378 Master Planning	\$ 6,080.00	Catalyst
24-10432 Landscape Plans, McKendree Perm., Gen. Cons.	\$ 6,683.76	Clearview
12672 Master Planning	\$ 5,875.00	Catalyst
24-10692 McKendree Permitting, General Consulting	\$ 4,113.79	Clearview
24-10906 Expenses, MUP, General Consulting	\$ 2,020.66	Clearview
12909 Landscape Master Planning	\$ 5,002.50	Catalyst
12922 Phase 1 Enhanced LA	\$ 14,832.50	Catalyst
56960 Construction Phase and Additional Services	\$ 5,612.20	Lincks
24-10910 McKendree ROW	\$ 387.50	Clearview
13130 Landscape Master Planning	\$ 6,192.50	Catalyst
13143 Phase 1 Enhanced LA	\$ 3,735.00	Catalyst
24-11192 Double Branch Parkway, McKendree ROW	\$ 15,503.75	Clearview
57385 Additional Services	\$ 110.00	Lincks
24-11476 McKendree, Ph 1 FEMA LOMR, General Consulting	\$ 6,115.08	Clearview
24-11480 DBPWY, McKendree ROW	\$ 12,424.00	Clearview
24-11482 FDOT Assistance	\$ 540.00	Clearview
24-11644 WREC CE Coordination	\$ 937.50	Clearview
<i>Subtotal</i>	\$ 96,165.74	

Total	\$ 129,260.76	
--------------	----------------------	--

**LANDOWNER ACKNOWLEDGMENT OF ACQUISITION-OF WORK PRODUCT AND THE
RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE
COMPLETION OF SAME**

THIS LANDOWNER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 2nd day of October 2024, by Daniel Traylor of **PTC BOYETTE, LLC**, with offices located at 3879 Maple Avenue, Suite 300, Dallas, Texas 74219 (“Landowner”), in favor of the **PTC COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in Pasco County, Florida, with offices located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Landowner has contracted for the development of certain plans, designs, permits and other work product (the “Work Product”) as more generally described in the attached **Exhibit A**.

SECTION 2. CONTRACT RIGHTS. Landowner hereby expressly acknowledges the District’s right to enforce the terms of all agreements under which Work Product was completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Landowner agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from professionals who completed work necessary to produce the Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Landowner agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. CERTIFICATE OF PAYMENT. Landowner hereby acknowledges that it has fully compensated all professionals or others performing work related to completion of the Work Product. Landowner further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product.

SECTION 4. PUBLIC RECORDS. Landowner acknowledges that all documents connected with the Work Product and acquisition thereof may be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to complete the Work Product.

SECTION 5. EFFECTIVE DATE. This Landowner Acquisition and Warranty Acknowledgement shall take effect upon execution.

[Signature Page Follows]

ATTEST

PTC BOYETTE, LLC, a Delaware limited liability company

Annette M. Williams

Annette M. Williams
[print name]

Daniel Traylor
By: Daniel Traylor
Its: Authorized Representative

Ashley L. Shake

Ashley L. Shake
[print name]

STATE OF INDIANA
COUNTY OF VANDERBURGH

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this 2nd day of October 2024, by Daniel Traylor, Authorized Representative of PTC Boyette, LLC who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Ashley L. Shake
Notary Public, State of Indiana
Print Name: Ashley L. Shake
Commission No.: 735962
My Commission Expires: 09/02/2029

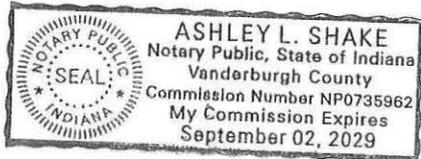


EXHIBIT A: Description of Work Product

PTC CDD consultant costs based on cost report dated June 2024

Fees

42224 SWFMWD review Fee (McKendree 1st Extension)	\$ 1,245.75	SWFMWD
	\$ 1,245.75	

Legal

629/487288 Castro Joint Development Agreement	\$ 5,590.50	Johnson & Pope
629/487289 PTC Phase 1 Commercial Plat (50%)	\$ 4,705.25	Johnson & Pope
629/489080 Castro Joint Development Agreement	\$ 4,293.52	Johnson & Pope
	\$ 14,589.27	

Environmental

2041 McKendree permitting and mitigation	\$ 8,222.50	PACSCON
<i>Subtotal</i>	\$ 8,222.50	

Survey

23-225 Review revised Allen & Co. Boundary Survey (50%)	\$ 497.50	AMerritt
2021064233 Soil Boring Staking along Double Branch Parkway	\$ 1,000.00	Allen
24-132 Research for Easements on East side of McKendree	\$ 2,040.00	AMerritt
24-161 Prepare Easements on East side of McKendree	\$ 5,500.00	AMerritt
<i>Subtotal</i>	\$ 9,037.50	

Planning & Engineering

12378 Master Planning	\$ 6,080.00	Catalyst
24-10432 Landscape Plans, McKendree Perm., Gen. Cons.	\$ 6,683.76	Clearview
12672 Master Planning	\$ 5,875.00	Catalyst
24-10692 McKendree Permitting, General Consulting	\$ 4,113.79	Clearview
24-10906 Expenses, MUP, General Consulting	\$ 2,020.66	Clearview
12909 Landscape Master Planning	\$ 5,002.50	Catalyst
12922 Phase 1 Enhanced LA	\$ 14,832.50	Catalyst
56960 Construction Phase and Additional Services	\$ 5,612.20	Lincks
24-10910 McKendree ROW	\$ 387.50	Clearview
13130 Landscape Master Planning	\$ 6,192.50	Catalyst
13143 Phase 1 Enhanced LA	\$ 3,735.00	Catalyst
24-11192 Double Branch Parkway, McKendree ROW	\$ 15,503.75	Clearview
57385 Additional Services	\$ 110.00	Lincks
24-11476 McKendree, Ph 1 FEMA LOMR, General Consulting	\$ 6,115.08	Clearview
24-11480 DBPWY, McKendree ROW	\$ 12,424.00	Clearview
24-11482 FDOT Assistance	\$ 540.00	Clearview
24-11644 WREC CE Coordination	\$ 937.50	Clearview
<i>Subtotal</i>	\$ 96,165.74	

Total	\$ 129,260.76	
-------	---------------	--

**LANDOWNER BILL OF SALE
OF PHASE 1 PROJECT WORK PRODUCT**

This *Landowner Bill of Sale of Phase 1 Project Work Product* evidencing the conveyance of certain Work Product described herein is made to be effective the 2nd day of October 2024, by **PTC Boyette, LLC** (“**Grantor**”), a Delaware limited liability company, whose address 3879 Maple Avenue, Suite 300, Dallas, Texas 74219, and to the **PTC Community Development District** (“**Grantee**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the successors and assigns of corporations or governmental entities.)

WITNESSETH, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto Grantee, its successors and assigns, the following described property, assets and rights, to-wit:

1. All of the right, title, interest and benefit of Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership related to the improvements that make up the Phase 1 Project, as specified in that certain Master Engineer’s Report as adopted by the District and amended from time to time (together, “**Work Product**”).
2. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Work Product (“**Warranty and Indemnity Rights**”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that Grantor and Grantee may independently exercise such rights);

to have and to hold all of the foregoing unto Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

- a. In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with

Grantor (provided however that the Grantor and Grantee may independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Work Product; (ii) the Work Product is free from any liens or encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Work Product; and (iv) Grantor will warrant and defend the sale of the Work Product hereby made unto Grantee against the lawful claims and demands of all persons whosoever.

c. Grantor represents that, without independent investigation, it has no knowledge of any defects in the Work Product, and hereby assigns, transfers and conveys to Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, Grantor shall provide any warranties required by Pasco County, Florida ("**County**"), but only to the extent that Grantor is unable to transfer and/or assign sufficient warranties from applicable contractors.

d. By execution of this document, Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

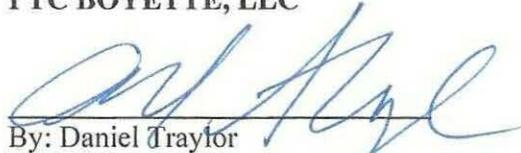
f. This instrument shall be governed by, and construed under, the laws of the State of Florida.

g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

h. As consideration for the sale of the Work Product, and subject to (and without intending to alter) the provisions of that certain *Acquisition Agreement Between the PTC Community Development District and PTC Boyette LLC Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, among other applicable acquisition agreements related to future bond series, Grantee shall make payment for the cost of the Work Product up to the amounts set forth in **Exhibit A** from the proceeds of any applicable current or future series of bonds.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name this 2nd day of October 2024.

PTC BOYETTE, LLC



By: Daniel Traylor
Its: Authorized Representative

STATE OF INDIANA
COUNTY OF VANDERBURGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of October 2024, by Daniel Traylor, Authorized Representative of PTC Boyette, LLC, a Delaware limited liability company, on behalf of the company, (*check one*) who is personally known to me or who has produced a _____ as identification.

EXHIBIT A: Description of Work Product

PTC CDD consultant costs based on cost report dated June 2024

Fees

42224 SWFMWD review Fee (McKendree 1st Extension)	\$ 1,245.75	SWFMWD
	\$ 1,245.75	

Legal

629/487288 Castro Joint Development Agreement	\$ 5,590.50	Johnson & Pope
629/487289 PTC Phase 1 Commercial Plat (50%)	\$ 4,705.25	Johnson & Pope
629/489080 Castro Joint Development Agreement	\$ 4,293.52	Johnson & Pope
	\$ 14,589.27	

Enviornmental

2041 McKendree permitting and mitigation	\$ 8,222.50	PACSCON
<i>Subtotal</i>	\$ 8,222.50	

Survey

23-225 Review revised Allen & Co. Boundary Survey (50%)	\$ 497.50	AMerritt
2021064233 Soil Boring Staking along Double Branch Parkway	\$ 1,000.00	Allen
24-132 Research for Easements on East side of McKendree	\$ 2,040.00	AMerritt
24-161 Prepare Easements on East side of McKendree	\$ 5,500.00	AMerritt
<i>Subtotal</i>	\$ 9,037.50	

Planning & Engineering

12378 Master Planning	\$ 6,080.00	Catalyst
24-10432 Landscape Plans, McKendree Perm., Gen. Cons.	\$ 6,683.76	Clearview
12672 Master Planning	\$ 5,875.00	Catalyst
24-10692 McKendree Permitting, General Consulting	\$ 4,113.79	Clearview
24-10906 Expenses, MUP, General Consulting	\$ 2,020.66	Clearview
12909 Landscape Master Planning	\$ 5,002.50	Catalyst
12922 Phase 1 Enhanced LA	\$ 14,832.50	Catalyst
56960 Construction Phase and Additional Services	\$ 5,612.20	Lincks
24-10910 McKendree ROW	\$ 387.50	Clearview
13130 Landscape Master Planning	\$ 6,192.50	Catalyst
13143 Phase 1 Enhanced LA	\$ 3,735.00	Catalyst
24-11192 Double Branch Parkway, McKendree ROW	\$ 15,503.75	Clearview
57385 Additional Services	\$ 110.00	Lincks
24-11476 McKendree, Ph 1 FEMA LOMR, General Consulting	\$ 6,115.08	Clearview
24-11480 DBPWY, McKendree ROW	\$ 12,424.00	Clearview
24-11482 FDOT Assistance	\$ 540.00	Clearview
24-11644 WREC CE Coordination	\$ 937.50	Clearview
<i>Subtotal</i>	\$ 96,165.74	

Total	\$ 129,260.76	
-------	---------------	--

**DISTRICT ENGINEER'S CERTIFICATE OF
WORK PRODUCT ACQUISITION – PHASE 1 PROJECT
SERIES 2023 BONDS**

October 16, 2024

Board of Supervisors
PTC Community Development District

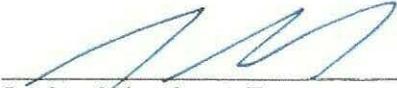
Re: PTC Community Development District (Pasco County, Florida)
Phase 1 Project Acquisition of Work Product – Series 2023 Bonds

Ladies and Gentlemen:

The undersigned, a representative of Clearview Land Design, P.L. (“**Clearview**” or “**District Engineer**”), as District Engineer for the PTC Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acquisition from PTC Boyette, LLC (“**Landowner**”) of certain work product (“**Work Product**”), all as more fully described in **Exhibit A** attached hereto, and in that certain *Landowner Bill of Sale & Assignment of Work Product – Series 2023 Bonds* (“**Bill of Sale**”) dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Work Product is within the scope of the District’s Capital Improvement Plan as set forth in the District’s *Amended and Restated PTC Community Development District Master Engineer’s Report*, dated April 24, 2023, as supplemented by the *2023 Supplemental Engineer’s Report for the PTC Community Development District*, dated May 11, 2023, among other applicable reports related to the future bond series (together, the “**Engineer’s Report**”), and specially benefit property within the District.
3. Clearview further hereby acknowledges that the District is acquiring or has acquired the Work Product developed by Clearview and accordingly, the District has the unrestricted right to rely upon the work product for its intended use, including the right to rely on any and all warranties, defects, and claims related to said work product.
4. The total costs associated with the Work Product are **\$129,260.76** as set forth in the Bill of Sale. Such costs are equal to or less than what the Landowner actually paid to create and/or acquire such Work Product.
5. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product.

FURTHER AFFIANT SAYETH NOT.


Jordan Schrader, P.E.
Clearview Land Design, P.L.
Florida Registration No. 74798
District Engineer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this 16 day of October 2024, by Jordan Schrader, P.E. of Clearview Land Design, P.L. who is personally known to me or who has produced as identification, and did or did not take the oath.



KAYLA WITKOWSKI
Notary Public
State of Florida
Comm# HH431287
Expires 8/8/2027

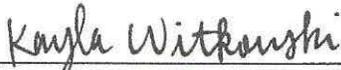

Notary Public, State of Florida
Print Name: Kayla Witkowski
Commission No.: HH431287
My Commission Expires: 8/8/2027

EXHIBIT A: Description of Work Product

PTC CDD consultant costs based on cost report dated June 2024

Fees

42224 SWFMWD review Fee (McKendree 1st Extension)	\$ 1,245.75	SWFMWD
	\$ 1,245.75	

Legal

629/487288 Castro Joint Development Agreement	\$ 5,590.50	Johnson & Pope
629/487289 PTC Phase 1 Commercial Plat (50%)	\$ 4,705.25	Johnson & Pope
629/489080 Castro Joint Development Agreement	\$ 4,293.52	Johnson & Pope
	\$ 14,589.27	

Environmental

2041 McKendree permitting and mitigation	\$ 8,222.50	PACSCON
<i>Subtotal</i>	\$ 8,222.50	

Survey

23-225 Review revised Allen & Co. Boundary Survey (50%)	\$ 497.50	AMerritt
2021064233 Soil Boring Staking along Double Branch Parkway	\$ 1,000.00	Allen
24-132 Research for Easements on East side of McKendree	\$ 2,040.00	AMerritt
24-161 Prepare Easements on East side of McKendree	\$ 5,500.00	AMerritt
<i>Subtotal</i>	\$ 9,037.50	

Planning & Engineering

12378 Master Planning	\$ 6,080.00	Catalyst
24-10432 Landscape Plans, McKendree Perm., Gen. Cons.	\$ 6,683.76	Clearview
12672 Master Planning	\$ 5,875.00	Catalyst
24-10692 McKendree Permitting, General Consulting	\$ 4,113.79	Clearview
24-10906 Expenses, MUP, General Consulting	\$ 2,020.66	Clearview
12909 Landscape Master Planning	\$ 5,002.50	Catalyst
12922 Phase 1 Enhanced LA	\$ 14,832.50	Catalyst
56960 Construction Phase and Additional Services	\$ 5,612.20	Lincks
24-10910 McKendree ROW	\$ 387.50	Clearview
13130 Landscape Master Planning	\$ 6,192.50	Catalyst
13143 Phase 1 Enhanced LA	\$ 3,735.00	Catalyst
24-11192 Double Branch Parkway, McKendree ROW	\$ 15,503.75	Clearview
57385 Additional Services	\$ 110.00	Lincks
24-11476 McKendree, Ph 1 FEMA LOMR, General Consulting	\$ 6,115.08	Clearview
24-11480 DBPWY, McKendree ROW	\$ 12,424.00	Clearview
24-11482 FDOT Assistance	\$ 540.00	Clearview
24-11644 WREC CE Coordination	\$ 937.50	Clearview
<i>Subtotal</i>	\$ 96,165.74	

Total	\$ 129,260.76	
-------	---------------	--

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**PTC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the PTC Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2023 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 6
- (2) Name of Payee pursuant to Acquisition Agreement: PTC Boyette, LLC
- (3) Amount Payable: \$129,260.76
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Soft costs related to the Series 2023 Project
- (5) Fund or Account and subaccount, if any, from which disbursement to be made: acquisition and construction account
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
- or
- this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

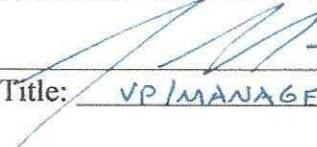
**PTC COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

CLEARVIEW LAND DESIGN, P.L.


Title: JORDAN SCHRADER
VP/MANAGER

PTC

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS E**

Construction Agreement No.: 2023-C-798-00016

THIS CONSTRUCTION AGREEMENT (“Agreement”) is made and entered into by and between the State of Florida, Department of Transportation, (Address) 16411 Spring Hill Drive Brooksville, FL 34604 (hereinafter referred to as the “DEPARTMENT”) and (Name) PTC Community Development District c/o Wrathell, Hunt and Associates, LLC (Address) 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 (hereinafter referred to as the “Construction Coordinator”).

WITNESSETH:

WHEREAS, the DEPARTMENT is authorized and required by Section 334.044, Florida Statutes, to coordinate the planning, development, and operation of the State Highway System; and

WHEREAS, pursuant to Section 20.23(6), Florida Statutes, the DEPARTMENT is authorized to contract with local governmental entities and with the private sector under specific circumstances; and

WHEREAS, Section 339.282, Florida Statutes, provides incentives to private sector entities that finance, construct, and improve public transportation facilities; and

WHEREAS, pursuant to Section 334.175(2), Florida Statutes, the DEPARTMENT is required to review the Project’s design plans for compliance with Department design standards; and

WHEREAS, the Construction Coordinator proposes to construct certain improvements to SR SR 52 Section 120 Subsection 000 from Begin MP 33.362 to End MP 33.403 Local Name _____ located in Pasco County (hereinafter referred to as the “Project”); and

WHEREAS, the parties desire to enter into this Agreement for the Construction Coordinator to make improvements within the DEPARTMENT’S right of way to construct the Project, which will become the property of the DEPARTMENT upon acceptance of the work.

NOW, THEREFORE, based on the premises above, and in consideration of the mutual covenants contained herein, the parties hereby agree that the construction of the Project shall proceed in accordance with the following terms and conditions:

1. The recitals set forth above are specifically incorporated herein by reference and made a part of this Agreement. The Construction Coordinator is authorized, subject to the conditions set forth herein, to enter the DEPARTMENT’S right of way to perform all activities necessary for the construction of **See attached Exhibit A Scope of Services/Special Provisions/Plans**.
2. The Project shall be designed and constructed in accordance with the latest edition of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction (“FDOT Standard Specifications”), FDOT Standard Plans and FHWA Manual on Uniform Traffic Control Devices (“MUTCD”). The following guidelines shall apply as deemed appropriate by the DEPARTMENT: the FDOT Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the FDOT Design Manual, Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (commonly known as the “Florida Greenbook”) and the FDOT Traffic Engineering Manual. The Construction Coordinator will be required to submit any construction plans required by the DEPARTMENT for review and written approval prior to any work being commenced. Should any changes to the plans be required during construction of the Project, the Construction Coordinator shall be required to notify the DEPARTMENT of the changes and receive written approval from the DEPARTMENT prior to the changes being constructed. The Construction Coordinator shall maintain the area of the Project at all times and coordinate any work needs of the DEPARTMENT during construction of the Project.
3. In its sole discretion, the DEPARTMENT may reject designs which do not meet DEPARTMENT standards. The DEPARTMENT may also, in its sole discretion, allocate DEPARTMENT-managed resources, including structures engineers and/or project managers, to projects involving complex design structures and other design structures not commonly used by the DEPARTMENT. In addition, all complex bridges and bridge types not commonly used by the DEPARTMENT constructed via this Agreement will be monitored and inspected by DEPARTMENT personnel.
4. The Construction Coordinator shall provide the DEPARTMENT a minimum of 2 business days’ notice before beginning construction within DEPARTMENT right of way. The Construction Coordinator shall notify the DEPARTMENT should construction be suspended for more than 5 working days.
5. Pursuant to Section 7-13 of the FDOT Standard Specifications, the Construction Coordinator is required to possess a general liability insurance naming the DEPARTMENT as an additional insured and insuring the DEPARTMENT and the Construction Coordinator against any and all claims for injury or damage to persons and property, and for the loss of life or property that may occur (directly or indirectly) by reason of the Construction Coordinator accessing DEPARTMENT right of way and the Construction Coordinator’s performance of the Project. Such amount shall be carried in a minimum amount of not less than One Million and 00/100 Dollars (\$ One Million) for bodily injury or death to any one person or any number of persons in any one occurrence, and not less than Two Million and 00/100 Dollars (\$ 2000000) for property damage, or a combined coverage of not less than Two Million and 00/100 Dollars (\$ 2000000). Additionally, the Construction Coordinator shall supply the DEPARTMENT with a payment and performance bond in the amount of the estimated cost of construction, provided by a surety authorized to do business in the State of Florida, payable to the DEPARTMENT. The bond and insurance shall remain in effect until completion of construction and acceptance by the DEPARTMENT. Prior to commencement of the Project and on such other occasions as the DEPARTMENT may reasonably require, the Construction Coordinator shall provide the DEPARTMENT with certificates documenting that the required insurance coverage is in place and effective. If the Construction Coordinator is a governmental entity, they will be exempt from these requirements.

6. The Construction Coordinator shall be responsible for monitoring construction operations and Temporary Traffic Control (TTC) throughout the course of the Project in accordance with the latest edition of the FDOT Standard Specifications, Section 102, Maintenance of Traffic, and FDOT Standard Plans, 102-600 series. The Construction Coordinator is responsible for the development of a TTC Plan and making any changes to that plan as necessary. Any TTC plan developed by the Construction Coordinator that deviates from the FDOT Standard Plans must be signed and sealed by a professional engineer. TTC plans will require written approval by the DEPARTMENT prior to implementation.
7. The Construction Coordinator shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations are accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.
8. The Construction Coordinator will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.
9. The Construction Coordinator shall take emergency steps to close any public road whenever there is a risk to life, health and safety of the travelling public. The safety of the travelling public is the DEPARTMENT'S first priority. If lane or road closures are required to ensure the life, health, and safety of the travelling public, the Construction Coordinator must notify the District Maintenance Engineer and District Traffic Operations Engineer immediately once the travelling public are not at imminent risk. The DEPARTMENT expects professional engineering judgement be applied in all aspects of locally or privately delivered projects. Defect management and supervision of Project bridge structures components must be proactively managed, monitored, and inspected by DEPARTMENT prequalified structures engineer(s). The District Maintenance Engineer must be notified immediately of defect monitoring that occurs in the Project construction, whether or not the defects are considered an imminent risk to life, health, or safety of the travelling public. When defects, including but not limited to, structural cracks, are initially detected during bridge construction, the engineer of record, construction engineering inspector, design-build firm, or local agency that owns or is responsible for the bridge construction has the authority to immediately close the bridge to construction personnel and close the road underneath. The Construction Coordinator shall also ensure compliance with the DEPARTMENT Construction Project Administration Manual, Section 9.1.8 regarding actions for maintenance of traffic and safety concerns.
10. It is hereby agreed by the parties that this Agreement creates a permissive use only and all improvements resulting from this agreement shall become the property of the DEPARTMENT. Neither the granting of the permission to use the DEPARTMENT right of way nor the placing of facilities upon the DEPARTMENT property shall operate to create or vest any property right to or in the Construction Coordinator, except as may otherwise be provided in separate agreements. The Construction Coordinator shall not acquire any right, title, interest, or estate in DEPARTMENT right of way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Construction Coordinator's use, occupancy, or possession of DEPARTMENT right of way. The parties agree that this Agreement does not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to Chapter 163, Florida Statutes.
11. The Construction Coordinator shall perform all required testing associated with the design and construction of the Project. Testing results shall be made available to the DEPARTMENT upon request. The DEPARTMENT shall have the right to perform its own independent testing during the course of the Project.
12. The Construction Coordinator shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards, and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the DEPARTMENT, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, the Army Corps of Engineers, the United States Coast Guard, and local governmental entities.
13. The Construction Coordinator is responsible for the provision of Construction Engineering Inspection (CEI) services. The DEPARTMENT reserves the right to require the Construction Coordinator to hire a DEPARTMENT pre-qualified consultant firm that includes one individual that has completed the Advanced Maintenance of Traffic Level Training. Notwithstanding any provision of law to the contrary, design services and CEI services may not be performed by the same entity. Administration of the CEI staff shall be under the responsible charge of a State of Florida Licensed Professional Engineer who shall provide the certification that all design and construction for the Project meets the minimum construction standards established by DEPARTMENT. The DEPARTMENT shall have the right to approve the CEI firm. The DEPARTMENT shall have the right, but not the obligation, to perform independent assurance testing during the course of construction of the Project. Subject to the written approval of the DEPARTMENT, a local government agency may choose to satisfy the requirements set forth in this paragraph by either hiring a DEPARTMENT prequalified consultant firm or utilizing local government staff that meet the requirements of this paragraph, or a combination thereof.
14. If the DEPARTMENT determines a condition exists which threatens the public's safety, the DEPARTMENT may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from its right of way at the sole cost, expense, and effort of the Construction Coordinator. The Construction Coordinator shall bear all construction delay costs incurred by the DEPARTMENT.
15. All work and construction shall be completed within 365 days of the date of the last signature affixed to this agreement. If construction is not completed within this time, the DEPARTMENT may make a claim on the bond. The DEPARTMENT may terminate

this Agreement at any time, with or without cause and without DEPARTMENT liability to the Construction Coordinator, by providing sixty (60) days' prior written notice of termination to the Construction Coordinator.

16. The Construction Coordinator shall be responsible for maintaining and restoring all features that might require relocation within the DEPARTMENT right of way.
17. The Construction Coordinator will be responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.
18. Upon completion of construction, the Construction Coordinator will be required to submit to the DEPARTMENT final as-built plans and an engineering certification that construction was completed in accordance with the Plans. Prior to the termination of this Agreement, the Construction Coordinator shall remove its presence, including, but not limited to, all of the Construction Coordinator's property, machinery, and equipment from DEPARTMENT right of way and shall restore those portions of DEPARTMENT right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.
19. If the DEPARTMENT determines that the Project is not completed in accordance with the Provisions of this Agreement, the DEPARTMENT shall deliver written notification of such to the Construction Coordinator. The Construction Coordinator shall have thirty (30) days from the date of receipt of the DEPARTMENT'S written notice, or such other time as the Construction Coordinator and the DEPARTMENT mutually agree to in writing, to complete the Project and provide the DEPARTMENT with written notice of the same (the "Notice of Completion"). If the Construction Coordinator fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the DEPARTMENT, within its discretion may: 1) provide the Construction Coordinator with written authorization granting such additional time as the DEPARTMENT deems appropriate to correct the deficiency(ies); or 2) file a claim against the payment and performance bond with the Surety for correction of the deficiency(ies) and completion of the contract; or 3) correct the deficiency(ies) at the Construction Coordinator's sole cost and expense, without DEPARTMENT liability to the Construction Coordinator for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the DEPARTMENT elects to correct the deficiency(ies), the DEPARTMENT shall provide the Construction Coordinator with an invoice for the costs incurred by the DEPARTMENT and the Construction Coordinator shall pay the invoice within thirty (30) days of the date of the invoice. If no payment is received within thirty (30) days from date of invoice submittal, the DEPARTMENT will file a claim against the bond for all expenses incurred, including services incidental to collecting losses.
20. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the DEPARTMENT'S sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. The DEPARTMENT'S liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.
21. All formal notices, proposed changes and determinations between the parties hereto and those required by this Agreement, including, but not limited to, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States mail, postage prepaid, to the parties at the contact information listed below. Electronic means of communication shall be sufficient if emailed to the parties at the contact information listed below.
22. The Construction Coordinator shall not cause any liens or encumbrances to attach to any portion of DEPARTMENT right of way.
23. This Agreement shall be governed by the laws of the State of Florida in terms of interpretation and performance. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.
24. The Construction Coordinator may not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the DEPARTMENT'S District Secretary or his/her designee. The DEPARTMENT has the sole discretion and authority to grant or deny proposed assignments, with or without cause. Nothing herein shall prevent the Construction Coordinator from delegating its duties hereunder, but such delegation shall not release the Construction Coordinator from its obligation to perform this Agreement.
25. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations, or remedies upon any other person or entity except as expressly provided for herein.
26. This instrument, together with the attached exhibits and documents made part hereof by reference, contain the entire agreement of the parties and no representations or promises have been made except those that are specifically set out in this Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement, and any part hereof, are waived, merged herein and superseded hereby.
27. By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.
28. The failure of either party to insist on one or more occasions on the strict performance or compliance with any term or provision of this Agreement shall not be deemed a waiver or relinquishment in the future of the enforcement thereof, and it shall continue in full force and effect unless waived or relinquished in writing by the party seeking to enforce the same.
29. No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.
30. If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of this Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principal purposes of this Agreement remain enforceable.
31. A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement. Modifications to the Agreement shall be included in Appendix B.

32. The Construction Coordinator agrees to promptly indemnify, defend, save and hold harmless the DEPARTMENT and all of its officers, agents and employees from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, penalties, costs, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by, or arising out of or related to the performance or breach of this Agreement by the Construction Coordinator, including, without limitation, performance of the Project within the DEPARTMENT'S right of way. The term "liabilities" shall specifically include, without limitation, any act, action, neglect or omission by the Construction Coordinator, its officers, agents, employees or representatives in any way pertaining to this Agreement, whether direct or indirect, except that neither the Construction Coordinator nor any of its officers, agents, employees or representatives will be liable under this provision for damages arising out of injury or damages directly caused or resulting from the sole negligence, intentional or wrongful acts of the DEPARTMENT or any of its officers, agents or employees. The Construction Coordinator shall notify the DEPARTMENT in writing immediately upon becoming aware of such liabilities. The Construction Coordinator's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph. The indemnities assumed by the Construction Coordinator shall survive termination of this Agreement. The insurance coverage and limits required in this Agreement may or may not be adequate to protect the DEPARTMENT and such insurance coverage shall not be deemed a limitation on the Construction Coordinator's liability under the indemnities granted to the DEPARTMENT in this Agreement.
33. The Construction Coordinator shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Construction Coordinator during the term of the contract; and
34. The Construction Coordinator shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.
35. The Construction Coordinator shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Construction Coordinator in conjunction with this Agreement. Specifically, if the Construction Coordinator is acting on behalf of a public agency the Construction Coordinator shall:
 - A. Keep and maintain public records that ordinarily and necessarily would be required by the DEPARTMENT in order to perform the services being performed by the Construction Coordinator.
 - B. Provide the public with access to public records on the same terms and conditions that the DEPARTMENT would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
 - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
 - D. Meet all requirements for retaining public records and transfer, at no cost, to the DEPARTMENT all public records in possession of the Construction Coordinator upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DEPARTMENT in a format that is compatible with the information technology systems of the DEPARTMENT. Failure by the Construction Coordinator to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the DEPARTMENT. The Construction Coordinator shall promptly provide the DEPARTMENT with a copy of any request to inspect or copy public records in possession of the Construction Coordinator and shall promptly provide the DEPARTMENT a copy of the Construction Coordinator's response to each such request.

IF THE CONSTRUCTION COORDINATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSTRUCTION COORDINATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

Central Office
850-414-5355
COprcustodian@dot.state.fl.us
Office of the General Counsel
Florida Department of Transportation
605 Suwannee Street, MS 58
Tallahassee, FL 32399-0458

ADDENDUM TO CONSTRUCTION AGREEMENT

THIS ADDENDUM TO CONSTRUCTION AGREEMENT is made and entered into between the State of Florida Department of Transportation (the “DEPARTMENT”) and the PTC Community Development District (the “CDD”) as an Addendum to that certain Construction Agreement (the “Agreement”) executed by the parties of even date herewith. The following paragraphs of the Agreement are revised accordingly:

The third sentence of paragraph 13, “Notwithstanding any provision of law to the contrary, design services and CEI services may not be performed by the same entity.”; is hereby deleted.

Paragraph 20 is revised with added language as follows: “Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the DEPARTMENT’S or the Construction Coordinator’s sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. The DEPARTMENT’S and the Construction Coordinator’s liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.

The following sentence is added to paragraph 32: “The Construction Coordinator’s indemnification, defense, and hold harmless obligations under this Section shall apply only up to, and without waiving, the monetary limitations of liability and sovereign immunity protections set forth in Section 768.28, Florida Statutes.”

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS F

POND MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into effective this 1st day of January 2025 (“**Effective Date**”), by and between:

PTC COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

STEADFAST ENVIRONMENTAL, LLC, a Florida limited liability company, whose mailing address is 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purposes, among others, of planning, constructing, installing, acquiring, financing, managing and operating public improvements and community facilities, including stormwater management improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide pond maintenance services, as more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein (“**Services**”), for the ponds identified at **Exhibit B** (“**Ponds**”) attached hereto and incorporated herein by reference; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement and the District is amenable to the same; and

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

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

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

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that Contractor provide professional pond maintenance services within professionally accepted standards. Upon all Parties signing this Agreement, Contractor shall provide the District with the Services to the Ponds identified in **Exhibit B**, attached hereto. Contractor shall inspect the Ponds a minimum of two (2) times per month for the term of this Agreement.

- B. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C. Contractor shall provide the Services as described in **Exhibit A** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E. At no time shall Contractor use any products, compounds, or materials that contain copper in any form in any of the water bodies within the Ponds unless such products, compounds, or materials are specifically approved for usage in water bodies by both the U.S. Environmental Protection Agency and the State of Florida. Usage of such products, compounds, or materials must also be in compliance with applicable Southwest Florida Water Management District (“**SWFWMD**”) rules and any and all SWFWMD permits issued to the District.

3. ACCEPTANCE OF THE SITE. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Ponds prior to the time of the execution of this Agreement, and that Contractor agrees to be responsible for the care, health, and maintenance of the existing Ponds, regardless of the current condition of the Ponds and at no additional charge to the District unless specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing Ponds were not in good condition or otherwise differ materially from conditions ordinarily encountered.

4. MANNER OF CONTRACTOR’S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District through its designee, which shall be the District Manager or his or her designee (“**Designee**”).

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.
- B. Contractor agrees that the District shall not be liable for the payment of any

work or services not included herein unless the District, through its Designee, authorizes Contractor, in writing, to perform such work.

C. The District's Designee shall act as the District representative with respect to the Services to be performed under this Agreement. The Designee shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's Services provided that no direction shall obviate Contractor's obligations as an expert in the field to provide the Services in conformance with aquatic management best practices.

(1) The District hereby designates the District Manager to act as its Designee. He or she shall have the authority to appoint other designees to act on behalf of the District.

(2) Upon request by the District's Designee, Contractor agrees to meet with the District's Designee to walk the Ponds to discuss conditions, schedules, and items of concern regarding this Agreement.

(3) Contractor shall provide to the District's Designee a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION.

A. As compensation for Services described in this Agreement, the District agrees to pay Contractor **One Thousand, Seven Hundred Dollars (\$1,700)** per month, for a total annual amount not to exceed **Twenty Thousand, Four Hundred Dollars (\$20,400)**, as set forth in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Any additional compensation for additional duties shall be paid only upon the written authorization of the District's Designee in accordance with the detailed and/or specification pricing provided in Contractor's proposal to the District.

B. If the District should desire additional work or services, or to add additional ponds to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services and such additional work or services shall be fully performed by Contractor after prior approval of a required Additional Services Order ("ASO"). Contractor agrees that the District shall

not be liable for the payment of any additional work or services unless the District first authorizes Contractor to perform such additional work or services through an authorized and fully executed ASO. Contractor shall be compensated for such agreed additional work or services based upon a payment amount derived from the prices set forth in Contractor's proposal pricing, attached hereto as part of **Exhibit A**. Nothing herein shall be construed to require the District to use Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

- C. The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, Contractor shall invoice the District for all Services performed in the prior month and any other sums due to Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. Payment shall be in accordance with Florida's Local Government Prompt Payment Act, as set forth in Sections 218.70 *et seq.* of the *Florida Statutes*, and unpaid invoices shall accrue interest as set forth therein. Each monthly invoice will include such supporting information as the District may reasonably require Contractor to provide.

6. TERM. This Agreement is effective as of the Effective Date and shall continue through September 30, 2025 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for four (4) additional one-year terms with the same terms as set forth herein, in the District's sole discretion.

7. SUBCONTRACTORS. Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

8. INSURANCE.

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

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 per occurrence and \$1,000,000 aggregate covering all work performed under this Agreement, including but not limited to, bodily injury and property damage liability, and covering at least the following hazard: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to this Agreement or any Services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B.** Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 9 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 9 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

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

11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited

waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

13. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

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

16. TERMINATION. The District agrees that Contractor may terminate this Agreement with or without cause by providing sixty (60) days' written notice. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

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

by Contractor.

18. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

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

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

21. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

22. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent the Exhibits attached hereto and this Agreement conflict, this Agreement shall control.

23. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

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

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

A. If to the District: PTC Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Steadfast Environmental, LLC
30435 Commerce Drive, Unit 102
San Antonio, Florida 33576
Attn: _____

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

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

27. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

28. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is

Wrathell, Hunt and Associates, LLC (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

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

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

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

32. E-VERIFY. Contractor shall comply with and perform all applicable provisions of

Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

33. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

34. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

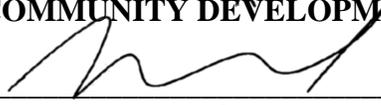
35. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

36. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

[signatures on following page]

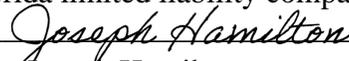
IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

**PTC
COMMUNITY DEVELOPMENT DISTRICT**



By: Michael Wolf
Chairperson/~~Vice Chairperson~~

STEADFAST ENVIRONMENTAL, LLC,
a Florida limited liability company



By: Joseph Hamilton
Its: Co-Owner / Manager

- Exhibit A:** Scope of Services
- Exhibit B:** Pond Map

**Exhibit A
Scope of Services**



Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

December 4th 2024

CH II Management Services, LLC

30435 Commerce Drive Suite 105 San Antonio, FL 33576

Attn: Doug South,

We greatly appreciate the opportunity to bid on this project for you. Attached is the agreement for waterway services at Cheval West CDD.

Program to consist of areas FP Ponds & 100, 300,400,500,800,900,1000 as indicated on attached map. Area to be serviced measures 20,080 LF & 55.3 AC.

Occurrence: 2 event per month

Annual Cost: \$20,400.00

(\$1,700.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/WMD events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.

Exhibit B Pond Map



Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Service Area



PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS G

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into effective this 1st day of January 2025 (“**Effective Date**”), by and between:

PTC COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

STEADFAST CONTRACTORS ALLIANCE, LLC, a Florida limited liability company, whose mailing address is 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purposes, among others, of planning, constructing, installing, acquiring, financing, managing and operating public improvements and community facilities, including landscaping improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, Contractor desires to provide such services and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“**Services**”), for the areas identified at **Exhibit B** (“**Property**”) attached hereto and incorporated herein by reference; and

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

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

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.
- 2. DESCRIPTION OF WORK AND SERVICES.**
 - A.** The District desires that Contractor provide landscape and irrigation maintenance services within professionally accepted standards. Upon all Parties signing this Agreement, Contractor shall provide the District with the Services identified in **Exhibit A** for the Property identified at **Exhibit B**.

- B. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C. Contractor shall provide the Services as shown in **Exhibit A** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

3. SCOPE OF SERVICES. Contractor will provide landscape and irrigation maintenance services for the Property as further described in **Exhibit A** attached hereto. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, including but not limited to University of Florida IFAS Extension guidelines and FDOT and local line of site requirements. The performance of all Services shall further conform to any written instructions issued by the District through its designee, which shall be the District Manager or his or her designee ("**Designee**").

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.
- B. Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 of this Agreement unless the District, through its Designee, authorizes Contractor, in writing, to perform such work.
- C. The District's Designee shall act as the District representative with respect to the Services to be performed under this Agreement. The Designee shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's Services provided that no direction shall obviate Contractor's obligations as an expert in the field to provide the Services in conformance with landscaping best practices.

- (1) The District hereby designates the District Manager to act as its Designee. He or she shall have the authority to appoint other designees to act on behalf of the District.
- (2) Upon request by the District's Designee, Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- (3) Contractor shall provide the District's Designee a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.

D. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays unless otherwise authorized in writing.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION.

A. As compensation for the Services, the District agrees to pay Contractor twelve (12) monthly payments of **Ten Thousand, Nine Hundred Eighty-Two Dollars and Zero Cents (\$10,982.00)**, for an annual total amount not to exceed **One Hundred Thirty-One Thousand, Seven Hundred Eighty-Four Dollars and Zero Cents (\$131,784.00)**, as set forth in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services.

B. If the District should desire additional work or services, or to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services and such additional work or services shall be fully performed by Contractor after prior approval of a required Additional Services Order ("**ASO**"). Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes Contractor to perform such additional work or services through an authorized and fully executed ASO. Contractor shall be compensated for such agreed additional work or services based upon a payment amount derived from the prices set forth in Contractor's proposal pricing, attached hereto as part of **Exhibit A**. Nothing herein shall be construed to require the District to use Contractor for any such additional work or services, and the District reserves

the right to retain a different contractor to perform any additional work or services.

- C. The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- D. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Services, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Services, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Services.

- E. Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, Contractor shall invoice the District for all Services performed in the prior month and any other sums due to Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. Payment shall be in accordance with Florida's Local Government Prompt Payment Act, as set forth in Sections 218.70 *et seq.* of the *Florida Statutes*, and unpaid invoices shall accrue interest as set forth therein. Each monthly invoice will include such supporting information as the District may reasonably require Contractor to provide.

6. TERM. This Agreement is effective as of the Effective Date and shall continue through September 30, 2025 (“**Initial Term**”), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for four (4) additional one-year terms with the same terms as set forth herein, in the District’s sole discretion. However, if the Services set forth herein exceed \$195,000, then the scope of services shall be required to be publicly bid as soon as practical thereafter.

7. SUBCONTRACTORS. Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

8. EFFECTIVE DATE. This Agreement shall be binding and effective as of the Effective Date and shall remain in effect as set forth in Section 6 of this Agreement, unless terminated in accordance with the provisions of this Agreement.

9. INSURANCE.

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

- (1)** Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering Contractor’s legal liability for bodily injuries, with limits of not less than \$2,000,000 per occurrence and \$2,000,000.00 aggregate covering all work performed under this Agreement, including but not limited to, bodily injury and property damage liability, and covering at least the following hazard: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors’ operation.
- (3)** Employer’s Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.

- C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

10. INDEMNIFICATION.

- A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor’s performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 10 are independent of, and will not be limited by, any

insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 10 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

11. ENVIRONMENTAL ACTIVITIES. Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns and correcting any other harm resulting from the Services to be performed by Contractor.

12. ACCEPTANCE OF THE SITE. By executing this Agreement, Contractor agrees that Contractor was able to inspect the site prior to the time of submission of the proposal, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or otherwise differs materially from conditions ordinarily encountered.

13. WARRANTY AND COVENANT. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for and other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

14. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

16. TAX-EXEMPT DIRECT PURCHASES. The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. Contractor shall follow required procedures as directed by the District.

17. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

18. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

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

21. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

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

23. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

24. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of

the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

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

27. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

28. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

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

30. NOTICES. Any notice, demand, request or communication required or permitted hereunder (“**Notice**”) shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: PTC Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Steadfast Contractors Alliance, LLC
30435 Commerce Drive, Unit 102
San Antonio, Florida 33576
Attn: Chris Wallen - Owner

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

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

32. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 4300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

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

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

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

37. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

38. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor

shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

39. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

40. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

41. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

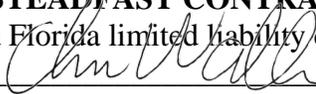
IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

**PTC
COMMUNITY DEVELOPMENT DISTRICT**



By: Michael Wolf
Chairperson/~~Vice Chairperson~~

STEADFAST CONTRACTORS ALLIANCE, LLC,
a Florida limited liability company



By: Chris Wallen
Its: Owner

- Exhibit A:** Scope of Services and Compensation
- Exhibit B:** Maintenance Map

**Exhibit A
Scope of Services and Compensation**



Landscape Maintenance Contract

**Steadfast
Maintenance Division**
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

PTC CDD
C/O CHII Management, LLC
Double Branch is located at the Southeast corner of I-75
and SR-52 San Antonio FL

December 4, 2024

PTC CDD
C/O CHII Management, LLC
30435 Commerce Dr Suite
105 San Antonio FL 33576
Attn: Doug South

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Program
Includes All Phase 1 Pond Banks & Enhanced Landscape Areas

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$9,307.00	\$111,684.00
Irrigation Inspections	\$900.00	\$10,800.00
Fertilization Plan	\$775.00	\$9,300.00
Total Contract	\$10,982.00	\$131,784.00

Additional Service(s) available upon request

Service	Estimate #'s of Units	Price per Units Installed
Mulch	TBD	\$80.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10")	TBD	\$ TBD
Top Choice (annual fire ant program)	TBD	\$ TBD

**Estimated price for additional services subject to change due to fluctuations in the cost of goods*



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

Landscape Maintenance Program

- **Mowing**

Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- **Turf Trimming**

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- **Edging**

All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
- **Pruning**

All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:

 - Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
 - Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
 - The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - Ground covers and vines maintain a neat, uniform appearance.
- **Turf Pest Control and Fertilization**

Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on a as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
- **Irrigation**

Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
- **Weeding**

Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
- **Clean-Up**

All non-turfing areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Exhibit B Maintenance Map



Landscape Maintenance Contract

Steadfast
Maintenance Division
 30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702
 maint@steadfastalliance.com

Service Location - 1

Double Branch is located at the Southeast corner of I-75 and SR-52 San Antonio FL



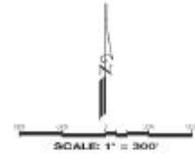
L100	TITLE LANDSCAPE MAINTENANCE	PROJECT PASCO TOWN CENTER PHASE 1A ENHANCED LANDSCAPE PLAN	LOCATION PASCO COUNTY, FLORIDA		
------	--------------------------------	--	-----------------------------------	--	--



Landscape Maintenance Contract

Steadfast
 Maintenance Division
 30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702
 maint@steadfastalliance.com

Pond Exhibi



PASCO TOWN CENTER
 PHASE 1 PONDS
 PREPARED BY
Clearview
 LAND DESIGN, P.L.L.C.
 10000 South 14th Street, Suite 100, Tampa, Florida 33610
 (813) 922-2222 • FAX (813) 922-2222
 www.clearviewland.com

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Chris Wallen, as Owner, on behalf of Steadfast Contractors Alliance, LLC, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

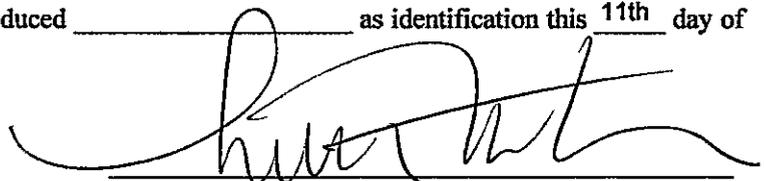
FURTHER AFFIANT SAYETH NAUGHT.

STEADFAST CONTRACTORS ALLIANCE, LLC

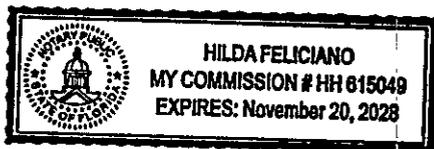
By: 
 Name: Chris Wallen
 Title: Owner
 Date: 12/11/2024

STATE OF FLORIDA
COUNTY OF Pasco

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Hilda Feliciano, as Admin Branch Manager, of Steadfast Contractors Alliance, LLC, who is personally known to me or who produced _____ as identification this 11th day of December 2024.


 Notary Public

(Notary Seal)



PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS H

CHANGE ORDER NO.: 1

Owner:	PTC CDD	Owner's Project No.:	N/A
Engineer:	Clearview Land Design, P.L.	Engineer's Project No.:	N/A
Contractor:	Ripa & Associates, LLC	Contractor's Project No.:	N/A
Project/Contract Name:	McKendree Road First Extension Agreement between Owner and Contractor for Construction Contract (Stipulated Price), dated on or about June 21, 2024 ("Agreement")		
		Effective Date of Change Order:	
Date Issued:	January 14, 2025	January 14, 2025	

The Agreement is modified only to the extent below and as follows upon execution of this Change Order:

Description:

The Agreement is modified to revise the scope of work and modify the plans for the Pasco Town Center McKendree Road First Extension Project, with any change orders or additional work to be determined according to the unit prices set forth at Composite Exhibit A. In summary:

PCO #	AMOUNT	DESCRIPTION
PCO # 1	\$ 24,211.24	Clearview Bid Set Plan Changes McKendree Rd
PCO # 1	\$ 49,457.55	Links Bid Set Plan Changes SR 52 Intersection/Signalization

Attachments set forth in Composite Exhibit A:

- Ripa COR # 1 – Bid Set Plan Changes Roadway & Signalization Pages 1-5
- Clearview Land Design EOR Approval Pages 1 of 1
- Lincks & Associates Intersection/Signalization EOR Approval Pages 1-4

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>11,580,002.00</u>	Original Contract Times: Substantial Completion: <u>352/400 SR52 days</u> Ready for final payment: <u>382/429 SR52 days</u>
[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0: \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. 2: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>11,580,002.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>352/400 SR52 days</u> Ready for final payment: <u>382/429 SR 52 days</u>
Increase this Change Order: \$ <u>73,668.79</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0 days</u> Ready for final payment: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>11,653,670.79</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>352/400 SR52 days</u> Ready for final payment: <u>382/429 SR52 days</u>

Recommended by Engineer

By: _____
 Title: VP
 Date: 1/14/25

Authorized by Owner

By: _____
 Title: CDD Chair
 Date: 1/15/2025

Accepted by Contractor

President & CEO
01/14/2025

Approved by Funding Agency (if applicable)

N/A

Composite Exhibit A



To: CH II Management, LLC	Contact: Doug South
Address: 30435 Commerce Drive, Suite 105 San Antonio, FL 33576	Phone: 910-508-0482
	Fax:
Project Name: PTC - McKendree Road / SR 52 Improvements - CO#001 Plan Rev	Bid Number: 23-332
Project Location: SR 52 / McKendree Road, San Antonio, FL	Bid Date: 8/16/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100 - GENERAL CONDITIONS MCKENDREE RD					
001	SILT FENCE	1,100.00	LF	\$1.95	\$2,145.00
Total Price for above 100 - GENERAL CONDITIONS MCKENDREE RD Items:					\$2,145.00
101 - DEMO / EARTHWORK MCKENDREE RD					
002	SODDED SWALE ALONG MCKENDREE RD	965.00	LF	\$19.36	\$18,682.40
003	CONSTRUCT SWALE 442	590.00	LF	\$19.36	\$11,422.40
Total Price for above 101 - DEMO / EARTHWORK MCKENDREE RD Items:					\$30,104.80
102 - BASE / PAVING MCKENDREE RD					
004	SIGNAGE & STRIPING	1.00	LS	\$2,800.00	\$2,800.00
Total Price for above 102 - BASE / PAVING MCKENDREE RD Items:					\$2,800.00
103 - STORM DRAINAGE MCKENDREE RD					
005	24" HP STORM	-210.00	LF	\$120.00	(\$25,200.00)
006	24" MES	-6.00	EACH	\$3,600.00	(\$21,600.00)
007	30" HP STORM	146.00	LF	\$190.00	\$27,740.00
008	30" MES	2.00	EACH	\$4,110.72	\$8,221.44
Total Price for above 103 - STORM DRAINAGE MCKENDREE RD Items:					(\$10,838.56)
108 - SIGNALIZATION IMPROVEMENTS					
009	SIGNALIZATION 100% Plans	1.00	LS	\$1,140,457.55	\$1,140,457.55
010	SIGNALIZATION	-1.00	LS	\$1,091,000.00	(\$1,091,000.00)
Total Price for above 108 - SIGNALIZATION IMPROVEMENTS Items:					\$49,457.55

Total Bid Price: \$73,668.79

McKendree Road

100 - GENERAL CONDITIONS MCKENDREE RD	\$2,145.00
101 - DEMO / EARTHWORK MCKENDREE RD	\$30,104.80
102 - BASE / PAVING MCKENDREE RD	\$2,800.00
103 - STORM DRAINAGE MCKENDREE RD	(\$10,838.56)
Total Price for above McKendree Road Items:	\$24,211.24

Signalization

108 - SIGNALIZATION IMPROVEMENTS	\$49,457.55
Total Price for above Signalization Items:	\$49,457.55

Notes:

- THIS PROPOSAL IS BASED ON CLEARVIEW CONSTRUCTION PLANS DATED 5/9/24, AND LINCKS & ASSOCIATES SIGNALIZATION PLANS DATED 4/29/24.



To: CH II Management, LLC	Contact: Doug South
Address: 30435 Commerce Drive, Suite 105 San Antonio, FL 33576	Phone: 910-508-0482
	Fax:
Project Name: PTC - McKendree Road / SR 52 Improvements - CO#001 Plan Rev	Bid Number: 23-332
Project Location: SR 52 / McKendree Road, San Antonio, FL	Bid Date: 8/16/2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Ryan Craft 813-623-6777 rcraft@ripaconstruction.com</p>
--	--



24-2221 McKendree Rd & SR52 Improvements
 COR#01 – 100% Signalization Plans vs 60% Narrative

Pay Item #

630-2-12 100% Plans added 265lf - increase in cost ✓

649-1-16 60% Plans – No Structural Drawing for the Steel Strain Poles /100% Plans - Rec on 5/24/24
 no structural drawing / 100% plans rec on 6/17/24 has structural drawing showing single point
 attachment, which requires two-point attachment – Increase in cost. *Never has been single-point.
 Always Type PS-IX poles.*

650-1-19 100% Plans - Not in the 60% plans – Increase in cost ✓

684-1-1 60% Plans - Network Switch. Changed in the 100% plans – Increase in cost *Plans always called
 for 1 switch, but true
 about increase cost.*

700-3-201 100% Plans - Not in the 60% plans – Increase in cost ✓

715-1-12 100% Plans – Added 789lf - Not in 60% plans – Increase in cost ✓

715-1-60 100% plans - Added 350lf – Not in 60% plans – Increase in cost ✓

715-68-000 100% Plans - Added 1 – Not in 60% plans – Increase in cost ✓

715-61-252 60% Plans Called for 35' Pole / 100% Plans – Changed to 715-61-452 and Calls For 45'
 Pole – increase in cost. ✓

*715-61-252 - 2 EA
 715-61-452 + 2 EA*



Roadway Plans call for an additional three light pole relocations.

9/23/24

SR 52 @ McKendree Rd.

(Plan Q'ty. Comparison)

Diff. between 60% (11/15/23) vs 100% (4/29/24)

630-2-11	+ 4 LF
630-2-12	+ 265 LF
633-1-121	- 11 LF
633-1-124	- 2,235 LF
633-2-31	- 146 EA
635-2-11	+ 1 EA
650-1-14	- 2 AS
650-1-19	+ 2 AS
700-3-201	+ 5 EA
715-1-12	+ 519 LF
715-1-60	+ 350 LF
715-5-32	- 1 EA
715-61-252	- 2 EA
715-61-452	+ 2 EA
715-68-000	+ 1 EA
715-69-000	- 1 EA

NOTE: RIPA made a comparison based on these two sets of plans.

SR 52 @ McKendree Rd.
(Plan Qty. Comparison)

9/23/24

Diff. between 60% (11/15/23) & Final (7/11/24)
(Signed/Sealed)

630-2-11	+ 4 LF
630-2-12	+ 515 LF
633-1-121	- 11 LF
633-1-124	- 2,235 LF
633-2-31	- 146 EA
635-2-11	+ 2 EA
639-2-1	+ 250 LF
650-1-14	- 2 AS
650-1-19	+ 2 AS
700-3-201	+ 5 EA
715-1-12	+ 789 LF
715-1-60	+ 350 LF
715-5-32	- 1 EA
715-61-252	- 2 EA
715-61-452	+ 2 EA
715-68-000	+ 1 EA
715-69-000	- 1 EA

South, Douglas

From: Nick Perillo <Nick.Perillo@clearviewland.com>
Sent: Tuesday, September 24, 2024 9:11 AM
To: South, Douglas; Robert Fulp
Cc: Jordan Schrader; Steven Henry; Ells, Sean; Brown, Thatcher; Jesse Meetze
Subject: RE: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Doug,

This CO looks good to me. I double checked LF of swale and silt fence. They are accurate.

Nick Perillo, E.I.
Design Engineer
Clearview Land Design, P.L.L.C.
3010 W. Azele Street, Suite 150
Tampa, FL 33609
Office: 813-223-3919



From: South, Douglas <dsouth@columnarinvestments.com>
Sent: Wednesday, September 18, 2024 9:55 AM
To: Robert Fulp <rfulp@lincks.com>; Nick Perillo <Nick.Perillo@clearviewland.com>
Cc: Jordan Schrader <JordanS@clearviewland.com>; Steven Henry <shenry@lincks.com>; Ells, Sean <sells@columnarinvestments.com>; Brown, Thatcher <tbrown@columnarinvestments.com>; Jesse Meetze <jesse.meetze@clearviewland.com>
Subject: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

Rob & Nick (Lincks & CLD),

Please review the attached COR # 1 from Ripa for changes from bid set plans to current plans. The COR has items associated with CLD McKendree Rd changes and Lincks Signalization changes. Attachment 2 describes the Signalization changes. Please send me an e-mail approval or comments from each EOR.

Doug South
VP Operations - FL

CH II Management, LLC
30435 Commerce Drive
Suite 105
San Antonio, FL 33576
910.508.0482
dsouth@columnarinvestments.com

South, Douglas

From: Robert Fulp <rfulp@lincks.com>
Sent: Saturday, November 23, 2024 1:16 PM
To: South, Douglas
Cc: Steven Henry; Ryan Craft; Zachary Hillier; Robert Fulp
Subject: RE: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Doug...I'm so sorry for the late response. After reviewing the Change Order and speaking with both Ryan Craft and Danny Bundy (Statewide), it appears that the CO is okay. ROB

Robert W. Fulp, PE
Senior Project Manager
Lincks & Associates, LLC
5023 W. Laurel Street
Tampa, FL 33607
(813) 559-9593 Direct
(813) 289-0039 Office
(813) 361-4558 Cell

From: Robert Fulp <rfulp@lincks.com>
Sent: Monday, November 11, 2024 4:34 PM
To: South, Douglas <dsouth@columnarinvestments.com>
Cc: Steven Henry <shenry@lincks.com>; Ryan Craft <rcraft@ripaconstruction.com>; Zachary Hillier <zhillier@ripaconstruction.com>; Robert Fulp <rfulp@lincks.com>
Subject: RE: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

Doug....I'm reviewing the information and will get back to you at some point tomorrow. ROB

Robert W. Fulp, PE
Senior Project Manager
Lincks & Associates, LLC
5023 W. Laurel Street
Tampa, FL 33607
(813) 559-9593 Direct
(813) 289-0039 Office
(813) 361-4558 Cell

From: South, Douglas <dsouth@columnarinvestments.com>
Sent: Monday, November 11, 2024 4:01 PM
To: Robert Fulp <rfulp@lincks.com>
Cc: Steven Henry <shenry@lincks.com>; Ryan Craft <rcraft@ripaconstruction.com>; Zachary Hillier <zhillier@ripaconstruction.com>
Subject: FW: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

Rob,

Please see attached revised signalization change descriptions and CO price for EOR approval. Please e-mail all a written approval or comments.

Ryan – we got the FDOT construction agreement over the weekend, so I think we are very close. Still working on ROW use permit/placard. Feels like a 12/2 hard start.

Doug South
VP Operations - FL

CH II Management, LLC
30435 Commerce Drive
Suite 105
San Antonio, FL 33576
910.508.0482
dsouth@columnarinvestments.com

From: Ryan Craft <rcraft@ripaconstruction.com>
Sent: Monday, November 11, 2024 3:42 PM
To: South, Douglas <dsouth@columnarinvestments.com>
Cc: Zachary Hillier <zhillier@ripaconstruction.com>
Subject: RE: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Doug,

I apologize for the delay, see attached updated COR#01 based upon the approved plan set. Please review / approve.

Thanks,

Ryan Craft
Project Manager



RIPA & Associates 1409 Tech Boulevard . Suite 1 . Tampa, FL 33619
Cell (813) 678-7002 . Fax (813) 663-6772
Email: rcraft@ripaconstruction.com . Web Site: www.ripaconstruction.com

From: South, Douglas <dsouth@columnarinvestments.com>
Sent: Monday, September 23, 2024 5:07 PM
To: Ryan Craft <rcraft@ripaconstruction.com>
Cc: Zachary Hillier <zhillier@ripaconstruction.com>
Subject: FW: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

Ryan,
Please see below and attached comments from EOR that has to approve the Signalization CO due to CDD funds. Statewide needs to review the 7/11/24 stamped plans for additional changes, incorporate the comments and maybe provide a more detailed CO request for Rob Fulp to sign off on.

Doug South
VP Operations - FL

CH II Management, LLC
30435 Commerce Drive
Suite 105
San Antonio, FL 33576
910.508.0482
dsouth@columnarinvestments.com

From: Robert Fulp <rfulp@lincks.com>
Sent: Monday, September 23, 2024 1:10 PM
To: South, Douglas <dsouth@columnarinvestments.com>; Nick Perillo <Nick.Perillo@clearviewland.com>
Cc: Jordan Schrader <jordans@clearviewland.com>; Steven Henry <shenry@lincks.com>; Eils, Sean <sells@columnarinvestments.com>; Brown, Thatcher <tbrown@columnarinvestments.com>; Jesse Meetze <jesse.meetze@clearviewland.com>; Robert Fulp <rfulp@lincks.com>
Subject: RE: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Doug.....attached is my plan quantity comparison. The first thing that I noticed was that the comparison was made between the 60% plans (dated 11/15/23) and the 100% plans (dated 4/29/24). The comparison should have been made between the 60% plans and the Final signed/sealed plans (dated 7/11/24). Based on the attached information prepared by me, there are some additions and deductions that should be made that were not considered in the RIPA narrative. I would have Statewide Safety review the plan quantities again to account for all changes.

Sincerely,
ROB

Robert W. Fulp, PE
Senior Project Manager
Lincks & Associates, LLC
5023 W. Laurel Street
Tampa, FL 33607
(813) 559-9593 Direct
(813) 289-0039 Office
(813) 361-4558 Cell

From: South, Douglas <dsouth@columnarinvestments.com>
Sent: Wednesday, September 18, 2024 9:55 AM
To: Robert Fulp <rfulp@lincks.com>; Nick Perillo <Nick.Perillo@clearviewland.com>
Cc: Jordan Schrader <jordans@clearviewland.com>; Steven Henry <shenry@lincks.com>; Eils, Sean <sells@columnarinvestments.com>; Brown, Thatcher <tbrown@columnarinvestments.com>; Jesse Meetze <jesse.meetze@clearviewland.com>
Subject: McKendree Rd / SR 52 COR # 1 Bid Set Plan Changes

Rob & Nick (Lincks & CLD),

PTC

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS I**

**CONTRIBUTION IN AID
OF CONSTRUCTION AGREEMENT**

THIS CONTRIBUTION IN AID OF CONSTRUCTION AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this “Agreement”), effective as of the 3rd day of October, 2024 (the “Effective Date”), by and between **WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.**, a Florida not for profit corporation, with a principal place of business at P.O. Box 278, Dade City, Florida 33526-0278 (“WREC”), and PTC Community Development District, whose address is P.O. Box 810036, Boca Raton, FL 33481 (“Developer”).

RECITALS:

A. Developer is in possession of the real property (“Property”) located at the address described in the specifications schedule attached Exhibit A (the “Specifications Schedule”).

B. Developer intends to make commercial improvements to the Property and desires for WREC to install, upgrade or relocate certain electrical facilities on the Property that are more particularly described on the Specifications Schedule (“Services”).

C. WREC has agreed to provide the Services, subject to the terms and conditions set forth this Agreement.

In consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

2. DEVELOPER CONTRIBUTIONS. Prior to WREC providing the Services, Developer shall pay certain fees to WREC for the Services as a contribution in aid of construction (“CIAC Fee”) in accordance with the Specifications Schedule.

3. INSTALLATION OF THE SERVICES. Following Developer’s remittance of the CIAC Fee to WREC, WREC will install the Services on the Property in accordance with the design plan created by WREC and approved by Developer (the “Design Plan”).

4. CHANGES.

(a) Changes to Design Plan. In the event Developer requires changes to the approved Design Plan, whether prior to WREC providing the Services or during the provision of the Services, WREC may, in WREC’s sole and absolute discretion, impose a minimum redesign fee ranging from \$5,000.00 to \$10,000.00, depending on the size of the Property and the Design Plan changes required.

(b) Developer Delays. The CIAC Fee and applicable Credit set forth on the

Specifications Schedule shall be valid for a period of six (6) months from the Effective Date. Any delay(s) attributed to Developer that delays WREC's commencement of the installation of the Services by more than six (6) months from the Effective Date shall be subject to an increased CIAC fee, which shall be due and payable to WREC prior to WREC's commencement of the installation of the Services.

5. ASSIGNMENT. No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

6. SUCCESSORS. This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

7. SURVIVAL. The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession, or termination of this Agreement.

8. GOVERNING LAW. The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

9. SEVERABILITY. In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

10. HEADINGS. The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

11. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

12. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER.

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

13. ENTIRETY OF AGREEMENT. This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement

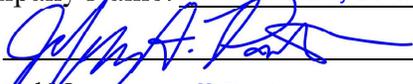
between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

DEVELOPER:

**WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Company Name: PTC Community Development District

By: 

Printed Name: Jeff Porter

Title: Vice Chairman

Michael Gulvin

By: Signer ID: SGM6FHZ411...

Name: Michael Gulvin

Title: Engineering Supervisor

EXHIBIT A
Specifications Schedule

Property Location: Mckendree Road and SR 52 (San Antonio, Florida 33525)

Services provided by WREC: No

**CIAC Fee for the Services: \$620,070.00 - \$23,371.87 For credit on existing work order
(Please See Invoice)
= \$ 596,698.13**

Total CIAC Fee: \$ 596,698.13

PTC

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS J

Integra Realty Resources
Southwest Florida

Appraisal of Real Property

PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4

Vacant Land

Southeast Quadrant I-75 & SR75

San Antonio, Pasco County, Florida 33576

Prepared For:

PTC Community Development District c/o Jeff Porter

Date of the Report:

September 13, 2024

Report Format:

Appraisal Report

IRR - Southwest Florida

File Number: 152-2024-0237

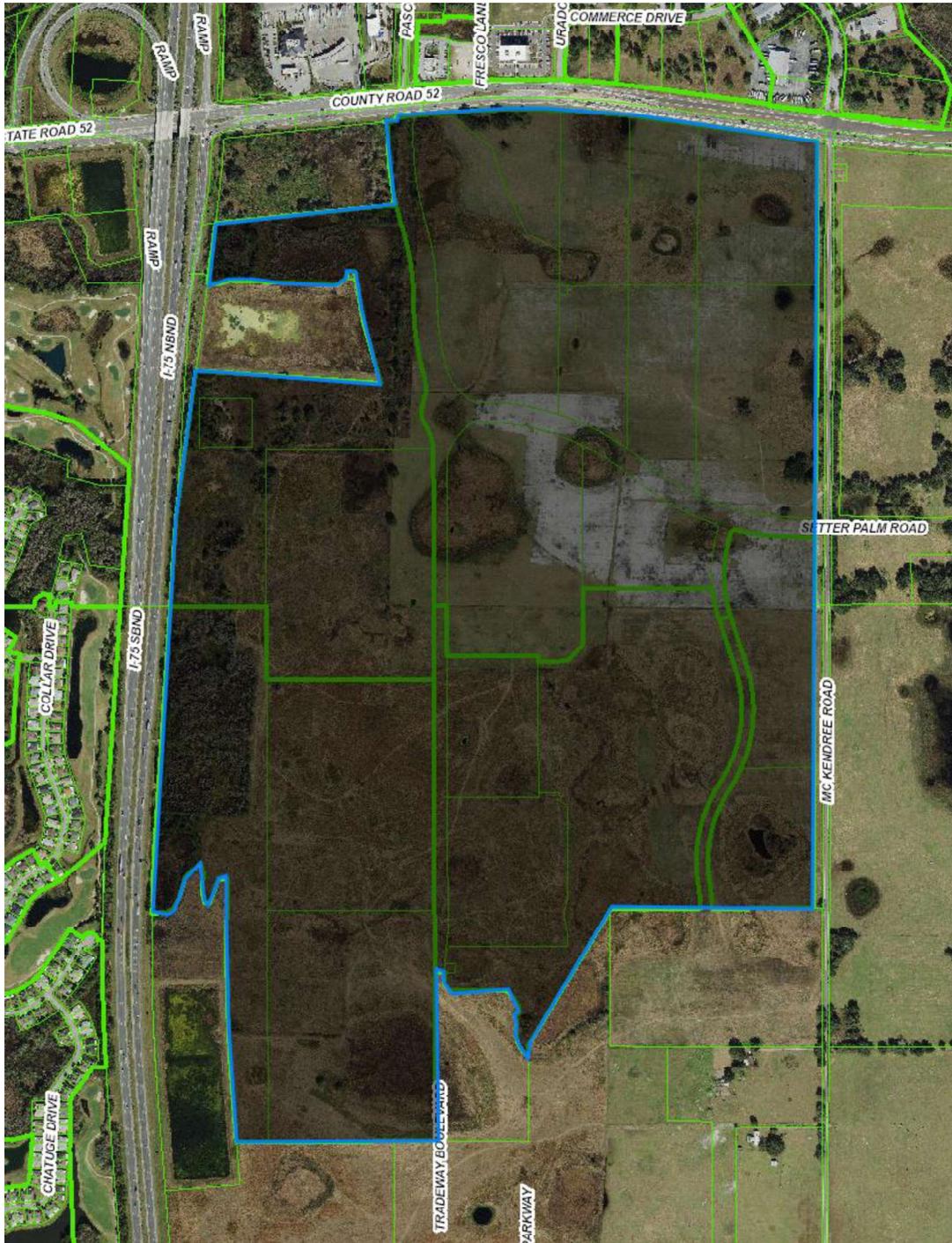


Subject Photographs



PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4
Southeast Quadrant I-75 & SR75
San Antonio, Florida

Aerial Photograph



Integra Realty Resources

Miami/Caribbean

Orlando

Southwest Florida

www.irr.com

In Miami/Caribbean

Dadeland Centre

9155 South Dadeland Blvd.

Suite 1208

Miami, FL 33156

(305) 670-0001

In Orlando

The Magnolia Building

326 N. Magnolia Ave.

Orlando, FL 32801

(407) 843-3377

In Naples/Sarasota

Horseshoe Professional Park

2770 Horseshoe Drive S.

Suite 3

Naples, FL 34104

(239)-643-6888



September 13, 2024

PTC Community Development District
c/o Jeff Porter
Board Chair
Columnar Investments
283 Cranes Roost Blvd
Longwood, FL 32701

SUBJECT: Market Value Appraisal
PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4
Southeast Quadrant I-75 & SR75
San Antonio, Pasco County, Florida 33576
IRR - Southwest Florida File No. 152-2024-0237

Dear Mr. Porter:

Integra Realty Resources – Southwest Florida is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is, pertaining to the fee simple interest in the property

The client for the assignment is PTC Community Development District c/o Columnar Investments. The intended user of this report is the client. The intended use of the report is for property acquisition purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject consists of various uplands and wetlands tracts within the PTC Community Development District Phase I. The PTC Community Development District Phase I. is a parcel of vacant land containing an area of 434.09 acres or 18,908,830 square feet. The property is zoned MPUD, Pasco Towne Center MPUD. Phase I of the PTC Community Development District is planned for 600 multifamily units, 150 townhome units, 343,000 SF of retail use, 100,000 SF of office use, 120 hotel rooms, and 2,474,298 SF of industrial use plus common areas infrastructure and amenities.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusions			
Parcel	Interest Appraised	Date of Value	Value Conclusion
Tract W1 Uplands	Fee Simple	August 22, 2024	\$10,215,000
Tract W2 Uplands	Fee Simple	August 22, 2024	\$2,739,000
Tract W3 Uplands	Fee Simple	August 22, 2024	\$2,826,000
Tract W4 Uplands	Fee Simple	August 22, 2024	\$633,000
Tract W1 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$14,000
Tract W2 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$126,000
Tract W3 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$22,000
Tract W4 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$28,000
Total			\$16,603,000
Rounded			\$16,603,000

Note that all values reports are for vacant unimproved lands and do not account for any infrastructure improvements which may be in place as of the date of value.

All upland areas are interchangeable with the same highest and best use, and accordingly are valued the same, even if the end use is as a roadway, lake, buffer area, etc. Conservation/wetlands areas, by contrast, are not interchangeable with uplands and accordingly are valued differently than uplands and use their own sales comparison data.



This valuation method, as applied herein, is an industry standard method that is often used in valuing properties like the appraised lands.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Southwest Florida



Carlton Lloyd, MAI
Florida State Certified General RE Appraiser
#RZ2618
Telephone: 239.687.5801
Email: clloyd@irr.com



Table of Contents

Quality Assurance	2	Summary of Land Values	70
Executive Summary	3	Reconciliation and Conclusion of Value	71
Identification of the Appraisal Problem	4	Exposure Time	72
Subject Description	4	Marketing Period	72
Sale History	4	Certification	73
Pending Transactions	5	Assumptions and Limiting Conditions	74
Appraisal Purpose	5	Addenda	
Value Type Definitions	5	A. Appraiser Qualifications	
Appraisal Premise Definitions	6	B. IRR Quality Assurance Survey	
Property Rights Definitions	6	C. Property Information	
Client and Intended User(s)	6	D. Comparable Data	
Intended Use	6	Land Sales – Uplands Parcels	
Applicable Requirements	6	Land Sales – Preserve/Conservation Parcels	
Report Format	7	E. Engagement Letter	
Prior Services	7		
Appraiser Competency	7		
Scope of Work	8		
Economic Analysis	10		
Pasco County Area Analysis	10		
Surrounding Area Analysis	18		
Surrounding Area Map	23		
Residential Market Area Analysis	24		
Property Analysis	37		
Real Estate Taxes	45		
Highest and Best Use	46		
Valuation	48		
Valuation Methodology	48		
Sales Comparison Approach	49		
Uplands	49		
Wetlands conservation areas	60		



Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

An internal quality assurance assessment was conducted by an IRR Certified Reviewer prior to delivery of this appraisal report. This assessment should not be construed as an appraisal review as defined by USPAP.

Executive Summary

Property Name Address	PTC Community Development District Phase 1 Tracts W1, Southeast Quadrant I-75 & SR75 San Antonio, Pasco County, Florida 33576
Property Type	Land
Owner of Record	Double Branch Dev Inc.
Tax ID	Multiple Tax IDs-Pasco Town Center Phase I
Land Area	434.09 acres; 18,908,830 SF
Zoning Designation	MPUD, Pasco Towne Center MPUD
Highest and Best Use	Mixed use
Exposure Time; Marketing Period	12 months; 12 months
Effective Date of the Appraisal	August 22, 2024
Date of the Report	September 13, 2024
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	7
Range of Sale Dates	Jul 23 to May 24
Range of Prices per Acre (Unadjusted)	\$107,018 - \$188,594

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Columnar Investments may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Value Conclusions

Parcel	Interest Appraised	Date of Value	Value Conclusion
Tract W1 Uplands	Fee Simple	August 22, 2024	\$10,215,000
Tract W2 Uplands	Fee Simple	August 22, 2024	\$2,739,000
Tract W3 Uplands	Fee Simple	August 22, 2024	\$2,826,000
Tract W4 Uplands	Fee Simple	August 22, 2024	\$633,000
Tract W1 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$14,000
Tract W2 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$126,000
Tract W3 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$22,000
Tract W4 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$28,000
Total			\$16,603,000
Rounded			\$16,603,000

Note that all values reported are for vacant unimproved lands and do not account for any infrastructure improvements which may be in place as of the date of value.

All upland areas are interchangeable with the same highest and best use, and accordingly are valued the same, even if the end use is as a roadway, lake, buffer area, etc. Conservation/wetlands areas, by contrast, are not interchangeable with uplands and accordingly are valued differently than uplands

and use their own sales comparison data. This valuation method, as applied herein, is an industry standard method that is often used in valuing properties like the appraised lands.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Identification of the Appraisal Problem

Subject Description

The subject consists of various uplands and wetlands tracts within the PTC Community Development District Phase I. The PTC Community Development District Phase I. is a parcel of vacant land containing an area of 434.09 acres or 18,908,830 square feet. The property is zoned MPUD, Pasco Towne Center MPUD. Phase I of the PTC Community Development District is planned for 600 multifamily units, 150 townhome units, 343,000 SF of retail use, 100,000 SF of office use, 120 hotel rooms, and 2,474,298 SF of industrial use plus common areas infrastructure and amenities. A legal description of the property is provided in the addenda.

Property Identification

Property Name	PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4
Address	Southeast Quadrant I-75 & SR75 San Antonio, Florida 33576
Tax ID	Multiple Tax IDs-Pasco Town Center Phase I
Owner of Record	Double Branch Dev Inc.
Census Tract Number	0321.03

Sale History

The current owner of record is Double Branch Dev Inc.. The most recent closed sale of the subject is summarized as follows:

Sale Date	June 14, 2023
Seller	PTC Boyette, LLC
Buyer	Double Branch Dev Inc.
Sale Price	\$66,439,900
Recording Instrument Number	2023108825
Comments	Sale of full Pasco Towne Center parent tract of 413.798 acres

Our market value conclusion of \$16,603,000 differs significantly from the sale price as this relates to the purchase of the parent tract. On August 1, 2024 Double Branch Dev, Inc sold parcels C1B and C1C of the parent tract to DB Log 1A Property Owner LLC for \$13,000,000.

Based on a review of available information, no other sale or transfer of ownership has taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

Based on discussions with the appropriate contacts, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion(s) of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, August 22, 2024

The date of the report is September 13, 2024. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.²

Appraisal Premise Definitions

The definitions of the appraisal premises applicable to this assignment are specified as follows.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.³

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.⁴

Client and Intended User(s)

The client and intended user is PTC Community Development District. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for property acquisition purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

⁴ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

The financial data of the subject, including tax and assessment records was analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Contacts

In addition to public records and other sources cited in this appraisal, information pertaining to the subject was obtained from the following party: Jeff Porter.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Carlton Lloyd, MAI	On-site	August 22, 2024

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

In developing an opinion of value for the subject, only the sales comparison approach is used. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Significant Appraisal Assistance

It is acknowledged that Kyle Hayton State Registered Trainee Appraiser #RI25314 supervised by Carlton Lloyd, MAI, made a significant professional contribution to this appraisal, consisting of participating in the property inspection, conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report. Mr. Hayton's time on this job is tracked at 15 hours. I Carlton Lloyd, MAI, the supervisory appraiser of a registered appraiser trainee, who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

Economic Analysis

Pasco County Area Analysis

Pasco County is located in eastern Florida approximately 35 miles north of Tampa. It is 747 square miles in size and has a population density of 837 persons per square mile.

Population

Pasco County has an estimated 2024 population of 624,987, which represents an average annual 2.7% increase over the 2020 census of 561,891. Pasco County added an average of 15,774 residents per year over the 2020-2024 period, and its annual growth rate exceeded the State of Florida rate of 1.3%.

Looking forward, Pasco County's population is projected to increase at a 1.8% annual rate from 2024-2029, equivalent to the addition of an average of 11,827 residents per year. Pasco County's growth rate is expected to exceed that of Florida, which is projected to be 1.0%.

	Population Trends				
	Population			Compound Ann. % Chng	
	2020 Census	2024 Estimate	2029 Projection	2020 - 2024	2024 - 2029
Pasco County, FL	561,891	624,987	684,120	2.7%	1.8%
Florida	21,538,187	22,724,182	23,916,544	1.3%	1.0%

Source: Claritas

Employment

Total employment in Pasco County was estimated at 136,041 jobs as of June 2023. Between year-end 2013 and 2023, employment rose by 32,847 jobs, equivalent to a 31.8% increase over the entire period. There were gains in employment in eight out of the past ten years. Pasco County's rate of employment growth over the last decade surpassed that of Florida, which experienced an increase in employment of 23.3% or 1,806,127 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Pasco County unemployment rate has been generally higher than that of Florida, with an average unemployment rate of 5.1% in comparison to a 4.9% rate for Florida. A higher unemployment rate is a negative indicator.

Recent data shows that the Pasco County unemployment rate is 3.9% in comparison to a 3.2% rate for Florida, a negative sign for Pasco County.



Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Pasco County	% Change	Florida	% Change	Pasco County	Florida
2013	103,194		7,741,539		8.0%	7.5%
2014	108,119	4.8%	8,012,496	3.5%	6.9%	6.5%
2015	113,017	4.5%	8,314,343	3.8%	5.9%	5.5%
2016	117,109	3.6%	8,542,086	2.7%	5.2%	4.9%
2017	119,299	1.9%	8,718,087	2.1%	4.5%	4.3%
2018	123,097	3.2%	8,907,904	2.2%	4.0%	3.6%
2019	125,322	1.8%	9,094,742	2.1%	3.6%	3.2%
2020	123,679	-1.3%	8,664,195	-4.7%	7.6%	8.2%
2021	132,159	6.9%	9,251,180	6.8%	4.5%	4.7%
2022	139,961	5.9%	9,627,996	4.1%	3.1%	2.9%
2023*	136,041	-2.8%	9,547,666	-0.8%	3.2%	2.8%
Overall Change 2013-2023	32,847	31.8%	1,806,127	23.3%		
Avg Unemp. Rate 2013-2023					5.1%	4.9%
Unemployment Rate - March 2024					3.9%	3.2%

*Total employment data is as of June 2023.

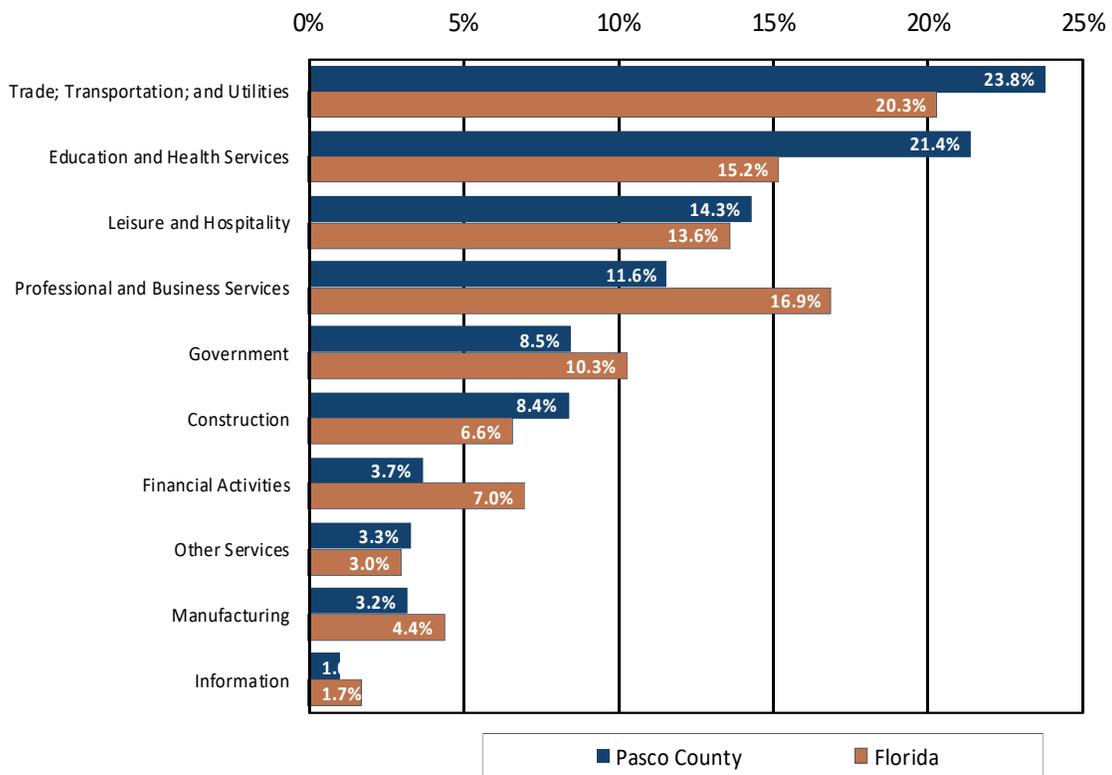
Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Pasco County job market is depicted in the following chart, along with that of Florida. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Pasco County jobs in each category.



Employment Sectors - 2023



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

Pasco County has greater concentrations than Florida in the following employment sectors:

1. Trade; Transportation; and Utilities, representing 23.8% of Pasco County payroll employment compared to 20.3% for Florida as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Education and Health Services, representing 21.4% of Pasco County payroll employment compared to 15.2% for Florida as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Leisure and Hospitality, representing 14.3% of Pasco County payroll employment compared to 13.6% for Florida as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
4. Construction, representing 8.4% of Pasco County payroll employment compared to 6.6% for Florida as a whole. This sector includes construction of buildings, roads, and utility systems.

Pasco County is underrepresented in the following sectors:



1. Professional and Business Services, representing 11.6% of Pasco County payroll employment compared to 16.9% for Florida as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
2. Government, representing 8.5% of Pasco County payroll employment compared to 10.3% for Florida as a whole. This sector includes employment in local, state, and federal government agencies.
3. Financial Activities, representing 3.7% of Pasco County payroll employment compared to 7.0% for Florida as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.
4. Manufacturing, representing 3.2% of Pasco County payroll employment compared to 4.4% for Florida as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

Major Employers

Major employers in Pasco County are shown in the following table.

Major Employers - Pasco County, FL	
Name	Number of Employees
1 Pasco County School District	11,818
2 Pasco County Government	3,175
3 HCA Healthcare	3,084
4 State of Florida	1,708
5 AdventHealth Wesley Chapel	1,410
6 Pasco County Sheriff	1,343
7 Saint Leo University	1,272
8 Federal Government	899
9 Florida Medical Clinic	654
10 Gulfside Healthcare Services	410

Source: <https://pascoedc.com/largest-employers>

Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area, and annual changes in Gross Domestic Product (GDP) are a gauge of economic growth.

Economic growth, as measured by annual changes in GDP, has been considerably higher in Pasco County than Florida overall during the past five years. Pasco County has grown at a 5.0% average annual rate while Florida has grown at a 3.7% rate. However, Pasco County has recently underperformed Florida. GDP for Pasco County rose by 3.9% in 2022 while Florida's GDP rose by 4.6%.

Pasco County has a per capita GDP of \$26,387, which is 52% less than Florida's GDP of \$54,772. This means that Pasco County industries and employers are adding relatively less value to the economy than their counterparts in Florida.

Gross Domestic Product

Year	(\$,000s)	% Change	(\$,000s)	% Change
	Pasco County		Florida	
2017	12,596,629	-	1,014,866,900	-
2018	13,038,305	3.5%	1,050,433,800	3.5%
2019	13,722,020	5.2%	1,079,271,000	2.7%
2020	13,964,893	1.8%	1,068,377,500	-1.0%
2021	15,458,249	10.7%	1,164,778,200	9.0%
2022	16,064,543	3.9%	1,218,430,200	4.6%
Compound % Chg (2017-2022)		5.0%		3.7%
GDP Per Capita 2022	\$26,387		\$54,772	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2023.

The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.

Household Income

Pasco County has a lower level of household income than Florida. Median household income for Pasco County is \$65,875, which is 4.1% less than the corresponding figure for Florida.

Median Household Income - 2024

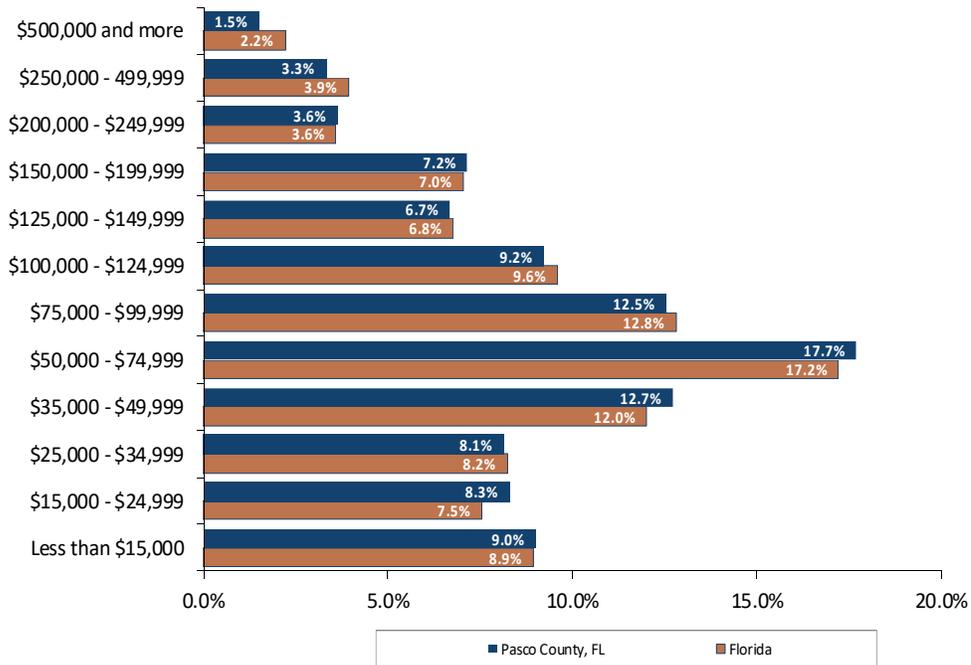
	Median
Pasco County, FL	\$65,875
Florida	\$68,658
Comparison of Pasco County, FL to Florida	- 4.1%

Source: Claritas

The following chart shows the distribution of households across twelve income levels. Pasco County has a greater concentration of households in the lower income levels than Florida. Specifically, 38% of Pasco County households are below the \$50,000 level in household income as compared to 37% of Florida households. A lesser concentration of households is apparent in the higher income levels, as 16% of Pasco County households are at the \$150,000 or greater levels in household income versus 17% of Florida households.



Household Income Distribution - 2024



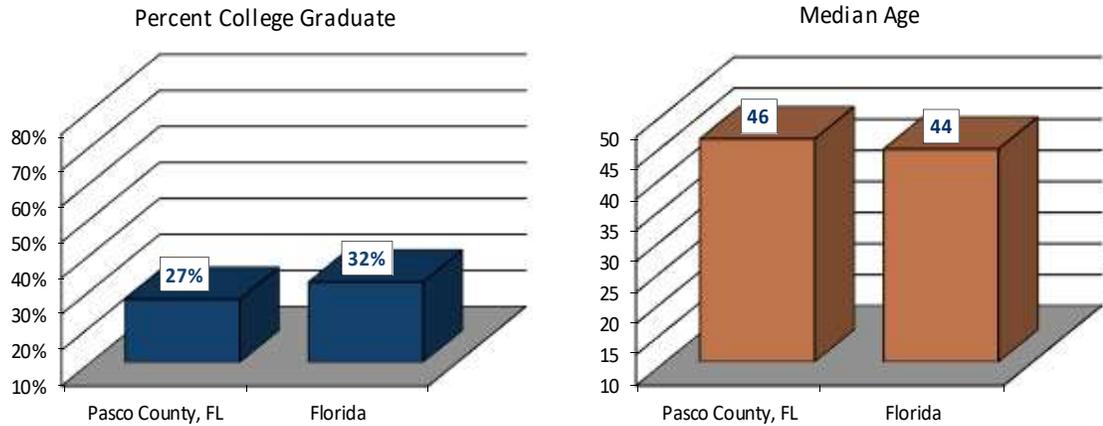
Source: Claritas

Education and Age

Residents of Pasco County have a lower level of educational attainment than those of Florida. An estimated 27% of Pasco County residents are college graduates with four-year degrees, versus 32% of Florida residents. People in Pasco County are older than their Florida counterparts. The median age for Pasco County is 46 years, while the median age for Florida is 44 years.



Education & Age - 2024



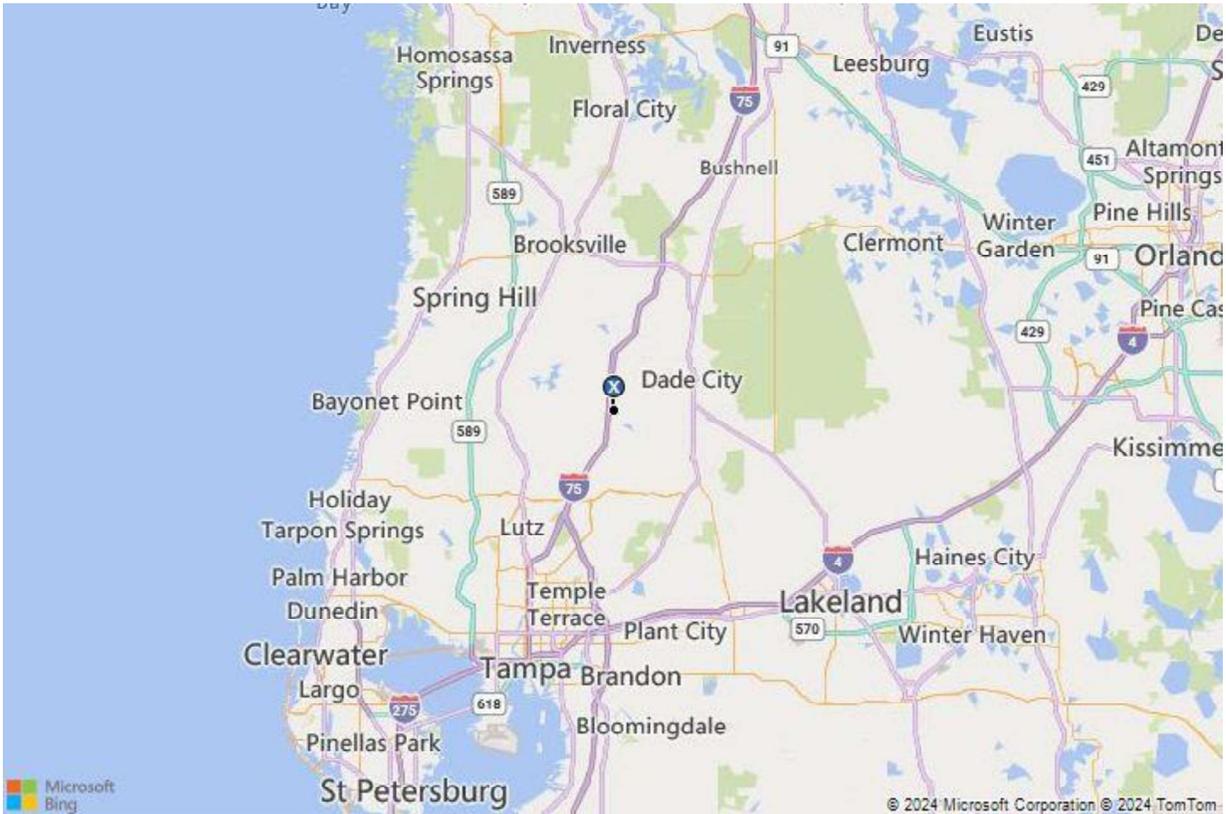
Source: Claritas

Conclusion

The Pasco County economy will be affected by a growing population base and lower income and education levels. Pasco County experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. It is anticipated that the Pasco County economy will improve and employment will grow, strengthening the demand for real estate.



Area Map



Surrounding Area Analysis

The subject is located at the southeast corner of Interstate 75 and State Road 52 and spans eastward to the west side of McKendree Rd within the San Antonio area of Pasco County. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Tampa, FL
Submarket	Pasco County
Area Type	Suburban
Delineation	
North	State Rd 52
South	Overpass Rd
East	US-301
West	Interstate 75

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	Interstate 75
Primary Corridors	State Rd 52, Overpass Rd, US-301, Wesley Chapel Blvd
Vehicular Access Rating	Average
Public Transit	
Providers	GOPASCO
Transit Access Rating	Average
Airport(s)	
Name	Tampa International Airport (TPA)
Distance	35.5 miles
Driving Time	<45 minutes
Primary Transportation Mode	Automobile

The subject benefits from average daily traffic counts. Furthermore, Downtown Tampa the economic and cultural center of the area, is approximately 30 miles southwest of the subject property.

Demand Generators

The nearest shopping facilities serving the area are The Market at Mirada (anchored by Publix) and The Grove at Wesley Chapel (anchored by Best Buy). These are located 2.7 miles northeast and 9.3

miles southwest, respectively, from the property. They offer basic convenience goods and personal services. The closest regional mall is Tampa Premium Outlets, located about 12.7 miles from the property. Restaurants, principally along major arterials, such as State Rd 52, State Rd 54, and US-301 are within a 10- to 20-minute travel time of the property. The closest lodging facilities are located within a 15- to 20-minute drive of the subject and include Best Western Wesley Chapel and Hampton Inn Dade City.

Pasco County created America's first "Connected City" within Wesley Chapel, known as Epperson Ranch, which is located approximately 7.3 miles southeast of the subject property. Epperson Ranch is the first community of the Connected City and is one of five major planned developments that is within Wesley Chapel's "Connected City." A Connected City is defined as a futuristic community designed around a super-fact communications system with one gigabit of WiFi speed. It is intended to provide an ultra-fast communications network that will attract industries with high-paying jobs and entrepreneurs with new technologies.

In addition, the Connected City embodies the best elements of modern urban design including multi-modal transportation networks, a range of housing types, conservation elements and cutting-edge amenities. It will save energy by connecting the communities to intelligent transit systems that regulate traffic flow in real time as well as utility systems, sprinkler systems and reclaimed water lines. When completed, the Connected City will integrate solar energy and other renewable resources as well as create amenities including 1,625 acres of active and passive parks, extensive bike paths and trail systems, and the country's first "crystal lagoon."

Pasco County's long-range planning manager Ernest Monaco stated, "This is America's first Smart Community that will have roads ready for driver-less vehicles, multi-modal transportation options, and credits for incorporating new gigabit technologies and solar power into the community." This connected city corridor encompasses 7,800 acres projected to include 37,000 residential units (single family and multifamily) and create 66,000 jobs. AdventHealth partnered with the Connected City to showcase modern health and wellness and capitalize on the latest technology. As of our effective date of value, significant development is underway with multiple home builders that have entered the market. The entire project is expected to be completed over the next 15 to 20 years.

Downtown Tampa, the major central business district in the Tampa Bay market, is located 30 miles southwest from the subject property. Like any major CBD, this area is heavily developed with high-rise office buildings, residential condominiums, mixed-use projects, retail shops, etc. This area is also home to the Amalie Arena, Sparkman Wharf, Straz Center for the Performing Arts Center, and the Tampa Convention Center. Downtown Tampa also has several high-rise condo developments either in the planning stages or under construction which will increase the number of residential units.

The University of South Florida, the main public university in Tampa, is located 21.4 miles southwest of the subject. This is an accredited, four-year institution in the South Florida system. This facility offers over 40 bachelor's degrees, master's degrees, and certificate programs in four colleges: Arts & Sciences, Business, Education, and Hospitality & Tourism Leadership. The University of Tampa, a medium-sized private university offering more than 200 academic programs, is located seven miles southwest of the subject.

Life Cycle

Real estate is affected by cycles involving development trends within a market area as well as market and economic forces. Trends in demand for development in a particular market are described by the Market Area Life Cycle, while market and economic trends are described by the Real Estate Cycle.

A Market Area Life Cycle typically evolves through four stages:⁵

- Growth – a period during which the market area gains public favor and acceptance
- Stability – a period of equilibrium without marked gains or losses
- Decline – a period of diminishing demand
- Revitalization – a period of renewal, redevelopment, modernization, and increasing demand

The subject's market area is in the growth stage of the Market Area Life Cycle.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2024 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Pasco County, FL	Florida
Population 2020	1,381	5,215	29,141	561,891	21,538,187
Population 2024	1,585	6,474	35,836	624,987	22,724,182
Population 2029	1,788	7,269	40,862	684,120	23,916,544
Compound % Change 2020-2024	3.5%	5.6%	5.3%	2.7%	1.3%
Compound % Change 2024-2029	2.4%	2.3%	2.7%	1.8%	1.0%
Households 2020	793	2,485	9,883	225,214	8,529,067
Households 2024	898	3,033	12,401	249,910	9,019,295
Households 2029	1,005	3,419	14,356	273,428	9,519,180
Compound % Change 2020-2024	3.2%	5.1%	5.8%	2.6%	1.4%
Compound % Change 2024-2029	2.3%	2.4%	3.0%	1.8%	1.1%
Median Household Income 2024	\$70,860	\$75,877	\$97,232	\$65,875	\$68,658
Average Household Size	1.8	2.1	2.7	2.5	2.5
College Graduate %	34%	35%	40%	27%	32%
Median Age	72	65	41	46	44
Owner Occupied %	94%	90%	85%	74%	65%
Renter Occupied %	6%	10%	15%	26%	35%
Median Owner Occupied Housing Value	\$301,426	\$327,530	\$355,697	\$271,491	\$339,410
Median Year Structure Built	2003	2004	2005	1991	1988
Average Travel Time to Work in Minutes	36	35	35	34	30

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 6,474, and the average household size is 2.1. Population in the area has grown since the 2020 census, and this trend is

⁵ Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020)

projected to continue over the next five years. Compared to Pasco County overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$75,877, which is higher than the household income for Pasco County. Residents within a 3-mile radius have a higher level of educational attainment than those of Pasco County, while median owner-occupied home values are considerably higher.

Services and Amenities

The subject is served by the Pasco County school district. The nearest public services, including police and fire departments, as well as public schools are summarized in the following table.

Public Services				
Service	Name/Station	Market Area	Driving Distance (Miles)	Direction
Police Department	Pasco Sheriff's Office East Operations Center	Inside	<9	Northeast
Fire Department	Pasco County Fire Rescue - Station 27	Inside	<5	Northeast
Hospital	BayCare Hospital Wesley Chapel	Inside	<10	Southwest
Elementary School	San Antonio Elementary School	Inside	<6	Northeast
Middle/Junior High School	Cypress Creek Middle School	Inside	<5	Southwest
High School	Cypress Creek High School	Inside	<6	Southwest

The closest colleges and universities are University of South Florida, Saint Leo University, The University of Tampa, National Louis University – Florida Campus, Pasco-Hernando State College, and Florida College. Proximity to parks, golf courses, and other recreational activities is average.

Land Use

Predominant land uses in the immediate vicinity of the subject include a mix of vacant land, residential, industrial, and retail. Land use characteristics of the area are summarized below.

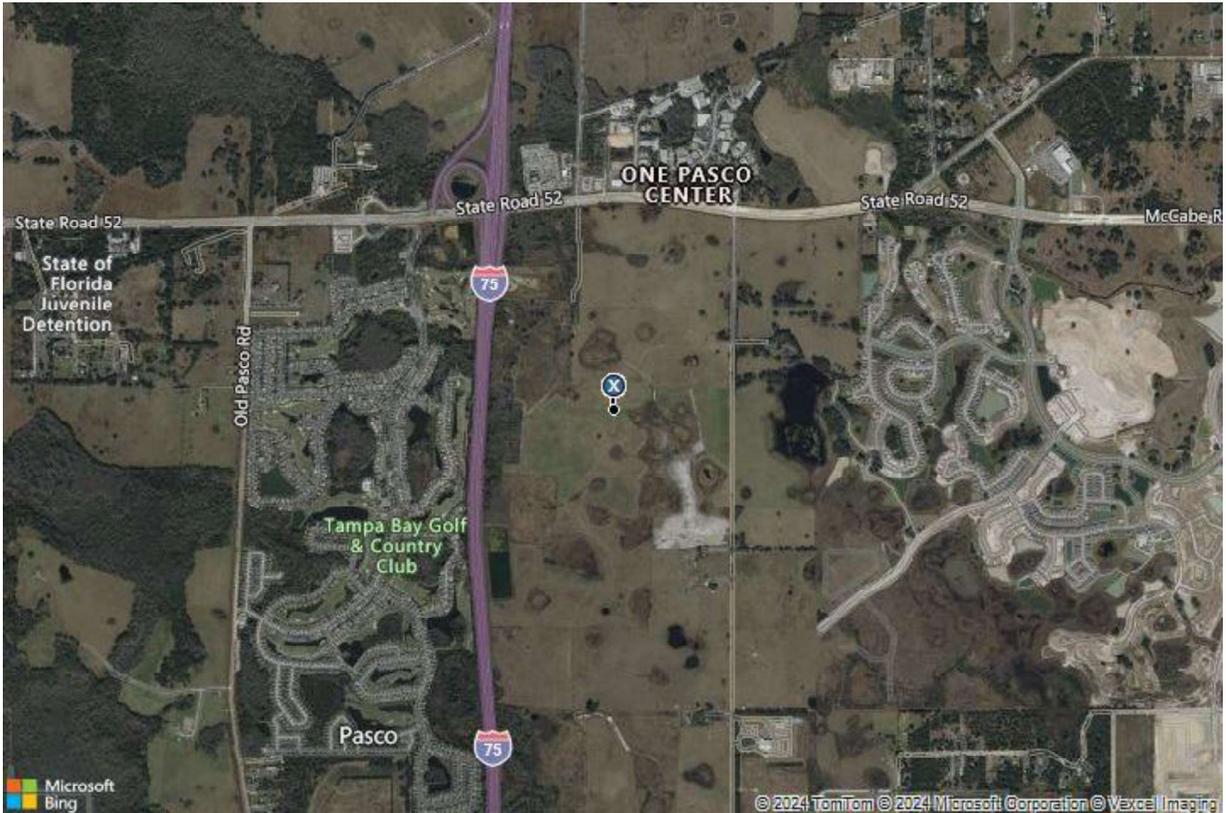
Surrounding Area Land Uses	
Character of Area	Suburban
Predominant Age of Improvements (Years)	New to 30+
Predominant Quality and Condition	Average
Approximate Percent Developed	60%
Infrastructure and Planning	Average
Predominant Location of Undeveloped	East/North
Prevailing Direction of Growth	East/North

Immediate Surroundings	
North	Vacant Land/Retail
South	Vacant Land
East	Vacant Land
West	Residential/Golf Course/Vacant Land

Outlook and Conclusions

The subject is located in a growing area of San Antonio and Wesley Chapel. The market is well positioned for continuation of development. Fostering this interest is the markets excellent access and exposure characteristics, and the demand created by the overall market. Over the long term, the expected growth should provide an economic base that supports demand for real estate in the subject neighborhood and for the subject property.

Surrounding Area Map



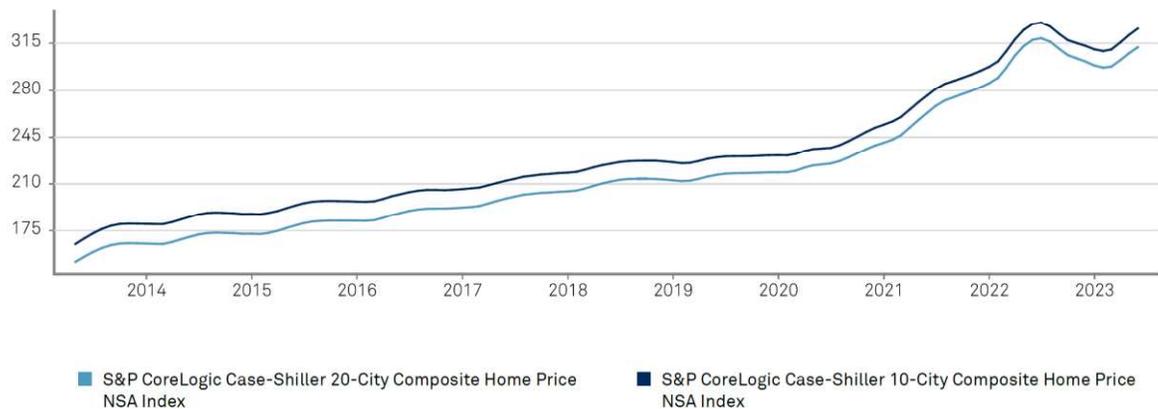
Residential Market Area Analysis

On September 28, 2022, Hurricane Ian made landfall in the Southwest Florida region causing widespread damage. The bulk of the damage was localized to the coastal areas, many of which experience up to 12 feet of storm surge. Cape Coral was hit particularly hard with substantial flooding and wind damages. This combined with current economic uncertainty from national policy, geo-political actions, recessionary concerns, increasing interest rates, and ongoing pandemic risks could have a significant impact on other real estate sectors.

The S&P/Case-Shiller Home Price Index tracks housing prices for 20 U.S. metro areas going back to 1890, and is based on existing, not new, construction. The index results were released July 2023 (most recent release). The data shows that home prices peaked in mid-2022, declined heading into 2023, and then increased at a rate of 4.8% since February of 2023. Mid-2022 was the first major decline in prices since their continued rise across the country over the last 10 years. Although, prices appear to be rebounding after the short slump. The 10-city and 20-city composites have decreased 1.03% and 1.70% overall in the prior year, respectively.

Historical Performance

Depending on index launch date, all charts below may include back-tested data.



Performance

	EFFECTIVE DATE	RETURNS			ANNUALIZED RETURNS			
		1 MO	3 MOS	YTD	1 YR	3 YRS	5 YRS	10 YRS
Index Level								
	312.02 May-2023	1.48%	4.8%	4.5%	-1.7%	11.59%	8.05%	7.17%
BENCHMARK* Index Level								
	325.72 May-2023	1.5%	4.95%	4.9%	-1.03%	11.23%	7.66%	6.75%

* The index benchmark is the S&P CoreLogic Case-Shiller 10-City Composite Home Price NSA Index

National Association of Homebuilders (NAHB) Survey

The National Association of Homebuilders (NAHB) conducts a monthly survey of homebuilders asking them to rate the current conditions within the single-family home market and their near-term future expectations (i.e., 6-month forecast). Indexes over 50 indicate positive responses. The August 2024



NAHB/Wells Fargo Housing Market Index (HMI) was reported at 39, which is down from the 50 reported in August 2023. The recent marks are evidence of declining conditions within the single-family home market. The start of 2024 index results showed an improvement which then stagnated and have steadily decreased since April showing the declining homebuilder sentiment/confidence nationwide.

National Association of Realtors (NAR)

Metropolitan Median Area Prices and Affordability

- Single-family existing-home sales prices rose in 89% of measured metro areas – 199 of 223 – in the second quarter, down from 93% in the previous quarter. The national median single-family existing-home price rose 4.9% from a year ago to \$422,100.
- Twenty-nine markets (13%) experienced double-digit annual price appreciation (down from 30% in the prior quarter).
- The monthly mortgage payment on a typical, existing single-family home with a 20% down payment was \$2,262 – up 10.3% from one year ago.

Existing-Home Sales Advanced 1.3% in July, Ending Four-Month Skid

- Existing-home sales grew 1.3% in July to a seasonally adjusted annual rate of 3.95 million, stopping a four-month sales decline that began in March. However, sales slipped 2.5% from one year ago.
- The median existing-home sales price elevated 4.2% from July 2023 to \$422,600, the 13th consecutive month of year-over-year price gains.
- The inventory of unsold existing homes edged higher by 0.8% from the prior month to 1.33 million at the end of July, or the equivalent of 4.0 months' supply at the current monthly sales pace.

Single-family and Condo/Co-op Sales

Single-family home sales grew 1.4% to a seasonally adjusted annual rate of 3.57 million in July, down 1.4% from the previous year. The median existing single-family home price was \$428,500 in July, up 4.2% from July 2023.

Existing condominium and co-op sales in July were identical to June at a seasonally adjusted annual rate of 380,000 units, down 11.6% from one year ago (430,000 units). The median existing condo price was \$367,500 in July, up 2.7% from the prior year (\$357,900).

Regional Breakdown

Existing-home sales in the Northeast in July climbed 4.3% from June to an annual rate of 490,000, an increase of 2.1% from July 2023. The median price in the Northeast was \$505,100, up 8.3% from last year.

In the Midwest, existing-home sales were unchanged in July at an annual rate of 920,000, down 5.2% from the previous year. The median price in the Midwest was \$321,300, up 4.5% from July 2023.

Existing-home sales in the South increased 1.1% from June to an annual rate of 1.79 million in July, down 3.8% from one year before. The median price in the South was \$372,500, up 2.3% from one year earlier.

In the West, existing-home sales rose 1.4% in July to an annual rate of 750,000, also up 1.4% from a year ago. The median price in the West was \$629,500, up 3.4% from July 2023.

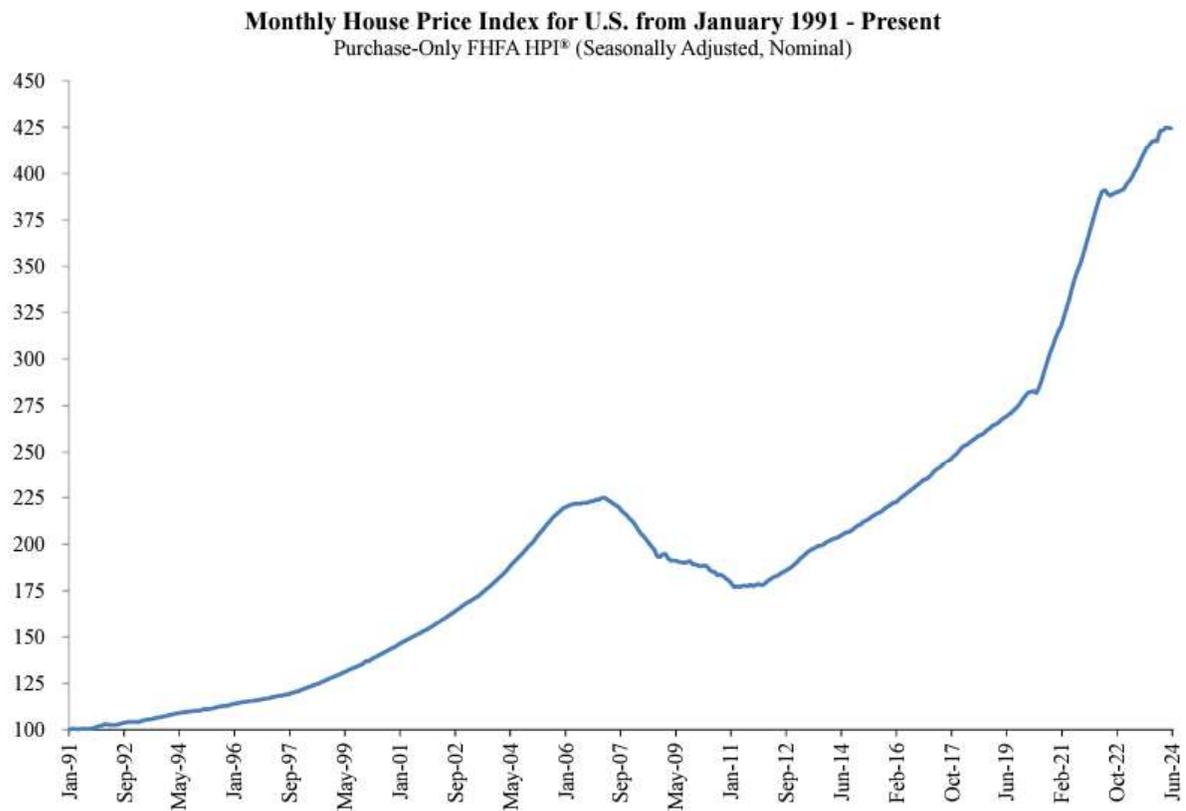
Federal Housing Finance Agency’s (FHFA) House Price Index (HPI)

U.S. house prices rose 5.7 percent between the second quarter of 2023 and the second quarter of 2024, according to the Federal Housing Finance Agency (FHFA) House Price Index (FHFA HPI®). House prices were up 0.9 percent compared to the first quarter of 2024. FHFA’s seasonally adjusted monthly index for June was down 0.1 percent from May.

All nine census divisions had positive house price changes year-over-year. The Middle Atlantic division recorded the strongest appreciation, posting an 8.5 percent increase from the second quarter of 2023 to the second quarter of 2024. The West South-Central division recorded the smallest four-quarter appreciation, at 2.8 percent.

“U.S. house prices saw the third consecutive slowdown in quarterly growth,” said Dr. Anju Vajja, Deputy Director for FHFA’s Division of Research and Statistics. “The slower pace of appreciation as of June end was likely due to higher inventory of homes for sale and elevated mortgage rates.”

Historical movements in the HPI are displayed in the following chart:



Source: FHFA



Market Delineation

Market area identification serves to identify the sources of demand as well as the location, type, quantity, quality and price points of existing and potential competition. The delineation of the market begins with an examination of the site and proposed development and a general indication of what demographic and geographic area it will serve. The subject is located north of Wesley Chapel area of Pasco County.

The characteristics of development and construction for the market area are summarized as follows:

- The market has historically had multiple local, regional, and national builders. Currently, home builders in the market area include Pulte Homes, David Weekly Homes, Taylor Morrison, Mattamy Homes, M/I Homes, Crown Community Development, KB Homes, and many others.
- Land development and construction is done by both developers who sell finished lots to home builders and developer / builders who develop the lots and build the residential units.
- In the peak of the market, builders offered multiple model homes in each community. During the residential downturn, the model homes were eliminated in many communities or constructed in a nearby development. However, as conditions have gradually improved, the return of model and spec homes is becoming more prevalent.

A typical end-user single-family, townhouse and condo home purchaser would look at both the lot prices and the cost to build a home as well as currently constructed home prices. A prudent home buyer would compare prices to consider which options would be more financially feasible for them. On the following pages, we will examine supply and demand indicators pertinent to the residential market in Pasco County.

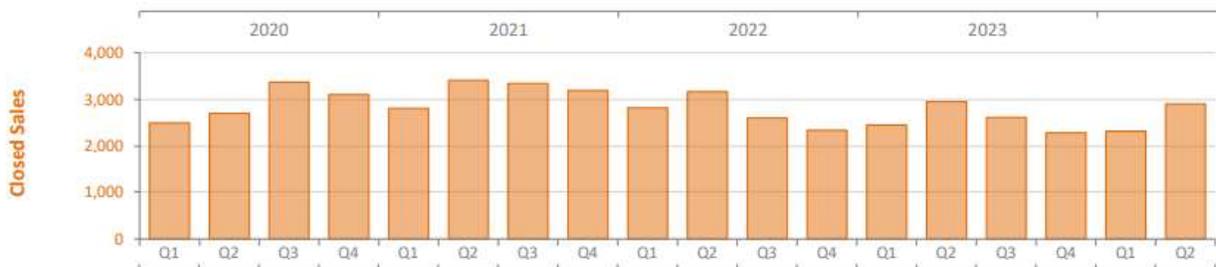
Demand Analysis (Single Family)

The following data was obtained from Florida Realtors quarterly report, as of Q2 2024 (most recent data available), for Pasco County.

Summary Statistics	Q2 2024	Q2 2023	Percent Change Year-over-Year
Closed Sales	2,902	2,956	-1.8%
Paid in Cash	621	626	-0.8%
Median Sale Price	\$399,085	\$384,990	3.7%
Average Sale Price	\$437,308	\$426,576	2.5%
Dollar Volume	\$1.3 Billion	\$1.3 Billion	0.6%
Median Percent of Original List Price Received	97.3%	97.9%	-0.6%
Median Time to Contract	30 Days	22 Days	36.4%
Median Time to Sale	77 Days	70 Days	10.0%
New Pending Sales	2,827	2,855	-1.0%
New Listings	3,637	3,085	17.9%
Pending Inventory	1,245	1,460	-14.7%
Inventory (Active Listings)	2,722	1,447	88.1%
Months Supply of Inventory	3.2	1.7	88.2%

As of Q2 2024, the number of closings in Pasco County was reported at 2,902 closings, which is down 1.8% from the prior year. Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	5,222	-3.5%
Q2 2024	2,902	-1.8%
Q1 2024	2,320	-5.5%
Q4 2023	2,290	-2.2%
Q3 2023	2,614	0.3%
Q2 2023	2,956	-6.7%
Q1 2023	2,455	-13.0%
Q4 2022	2,342	-26.6%
Q3 2022	2,607	-22.0%
Q2 2022	3,168	-7.1%
Q1 2022	2,822	0.5%
Q4 2021	3,191	2.8%
Q3 2021	3,341	-0.9%
Q2 2021	3,410	26.2%



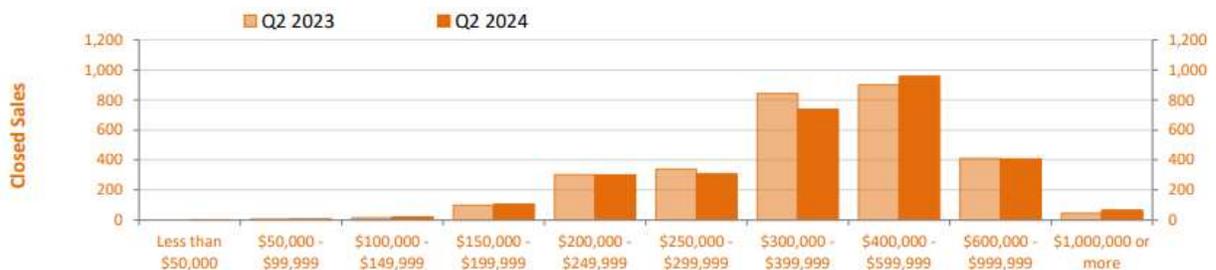
Of the total closed sales reported, approximately 2,882 sales were reported as traditional, 17 were reported as foreclosures/REO, and 3 were reported as a short sale.



		Q2 2024	Q2 2023	Percent Change Year-over-Year
Traditional	Closed Sales	2,882	2,942	-2.0%
	Median Sale Price	\$399,900	\$384,990	3.9%
Foreclosure/REO	Closed Sales	17	13	30.8%
	Median Sale Price	\$223,250	\$330,975	-32.5%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$332,220	\$265,000	25.4%

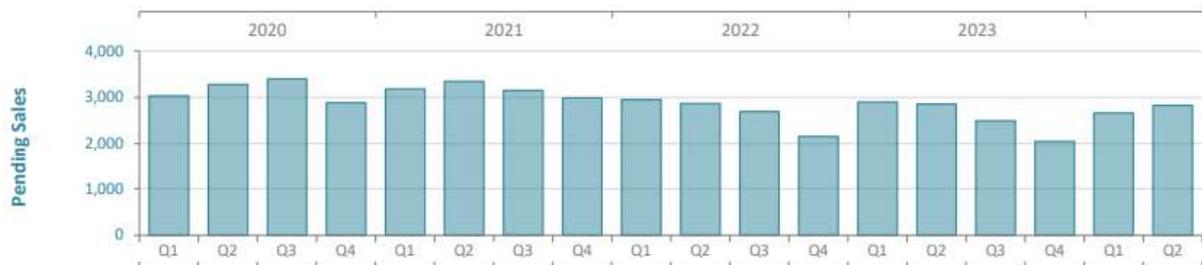
Most of the sales have occurred within the \$400,000-\$599,999 range at 957 sales, the \$300,000-\$499,999 at 738 closed sales, and within the \$600,000-\$999,000 range at 406 closed sales.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	N/A
\$50,000 - \$99,999	6	0.0%
\$100,000 - \$149,999	20	33.3%
\$150,000 - \$199,999	104	6.1%
\$200,000 - \$249,999	299	-0.7%
\$250,000 - \$299,999	305	-9.5%
\$300,000 - \$399,999	738	-12.6%
\$400,000 - \$599,999	957	6.1%
\$600,000 - \$999,999	406	-0.5%
\$1,000,000 or more	65	44.4%



As of Q2 2024, there were 2,827 new pending sales, which is down 1.0% from the previous year. Because of the typical length of time, it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

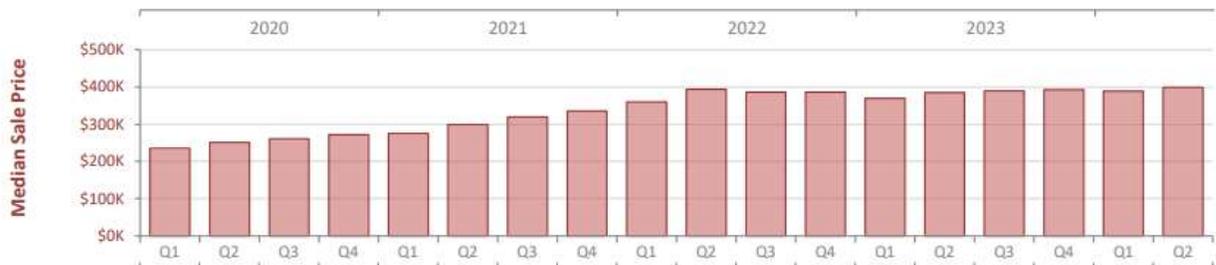
Quarter	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	5,485	-4.7%
Q2 2024	2,827	-1.0%
Q1 2024	2,658	-8.3%
Q4 2023	2,052	-4.8%
Q3 2023	2,492	-7.4%
Q2 2023	2,855	-0.4%
Q1 2023	2,898	-1.7%
Q4 2022	2,155	-27.9%
Q3 2022	2,692	-14.5%
Q2 2022	2,866	-14.2%
Q1 2022	2,947	-7.4%
Q4 2021	2,989	3.8%
Q3 2021	3,148	-7.3%
Q2 2021	3,342	2.0%



The median sales price was reported at \$399,085 which is up 3.7% from a year ago. Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that sold each quarter, and the mix of the types of homes that sell can change over time.



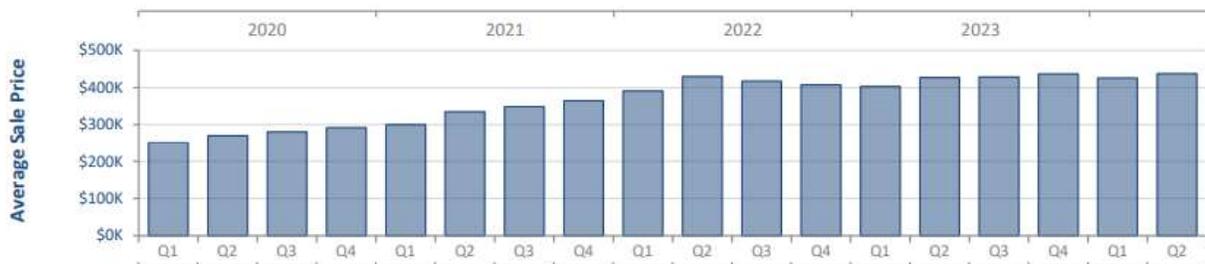
Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$393,000	4.5%
Q2 2024	\$399,085	3.7%
Q1 2024	\$389,430	5.3%
Q4 2023	\$392,995	1.6%
Q3 2023	\$390,000	0.8%
Q2 2023	\$384,990	-2.4%
Q1 2023	\$370,000	2.8%
Q4 2022	\$386,639	15.1%
Q3 2022	\$386,938	20.9%
Q2 2022	\$394,343	31.4%
Q1 2022	\$360,000	30.2%
Q4 2021	\$336,000	23.2%
Q3 2021	\$320,000	22.4%
Q2 2021	\$300,000	19.0%



The average sale price reported at \$437,308 is up 2.5% from the previous year. Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.



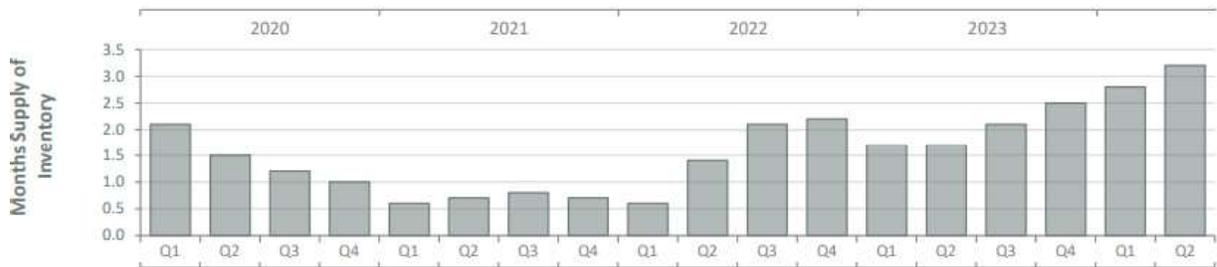
Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$431,931	3.9%
Q2 2024	\$437,308	2.5%
Q1 2024	\$425,204	5.6%
Q4 2023	\$436,472	7.1%
Q3 2023	\$428,006	2.6%
Q2 2023	\$426,576	-0.7%
Q1 2023	\$402,776	3.0%
Q4 2022	\$407,574	11.7%
Q3 2022	\$417,022	19.7%
Q2 2022	\$429,445	28.4%
Q1 2022	\$390,962	30.2%
Q4 2021	\$364,735	25.1%
Q3 2021	\$348,455	24.1%
Q2 2021	\$334,482	23.7%



In addition to the previous sale statistics, we also analyze the current supply of single-family homes. The table below summarizes the months’ supply of inventory for single family homes in all of Pasco County. As of Q2 2024, there is 3.2 months’ supply. This is up 88.2% from the previous year. MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.



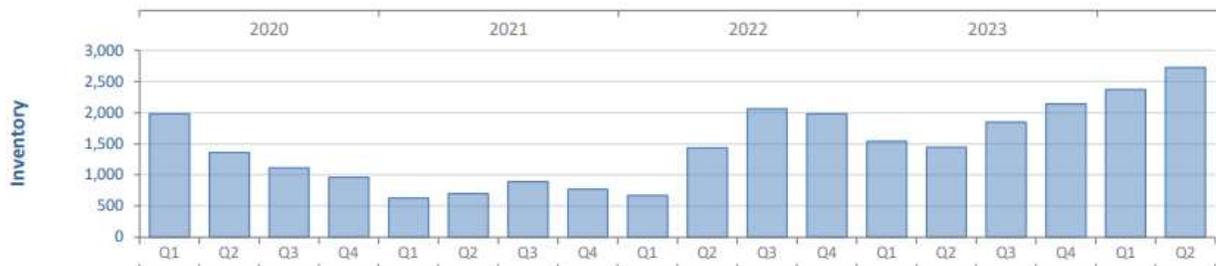
Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	2.9	61.1%
Q2 2024	3.2	88.2%
Q1 2024	2.8	64.7%
Q4 2023	2.5	13.6%
Q3 2023	2.1	0.0%
Q2 2023	1.7	21.4%
Q1 2023	1.7	183.3%
Q4 2022	2.2	214.3%
Q3 2022	2.1	162.5%
Q2 2022	1.4	100.0%
Q1 2022	0.6	0.0%
Q4 2021	0.7	-30.0%
Q3 2021	0.8	-33.3%
Q2 2021	0.7	-53.3%



There are 2,722 active single family home listings within Pasco County at the current time. Inventory is up 88.1% from the previous year. There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the quarter and hold this number to compare with the same quarter the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.



Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,438	55.9%
Q2 2024	2,722	88.1%
Q1 2024	2,369	53.8%
Q4 2023	2,141	7.9%
Q3 2023	1,848	-10.5%
Q2 2023	1,447	0.7%
Q1 2023	1,540	130.5%
Q4 2022	1,985	159.1%
Q3 2022	2,064	131.9%
Q2 2022	1,437	105.6%
Q1 2022	668	6.9%
Q4 2021	766	-20.0%
Q3 2021	890	-19.6%
Q2 2021	699	-48.6%



Property Analysis

Location

The subject is located at the southeast corner of Interstate 75 and State Road 52 and spans eastward to the west side of McKendree Rd within the San Antonio area of Pasco County. Current access to the site is via Tradeway Blvd, but the Pasco County physical address is still undetermined. The subject consists of various uplands and wetlands tracts within the PTC Community Development District. The PTC Community Development District is multiple parcels of vacant land containing an area of 413.798 acres. Of this, 269.828 acres are developable uplands, and 159.264 acres are undevelopable preserve/wetlands/pump station sites. The parcels within Phase 1 of the PTC Community Development District are designated for development of 600 multifamily units, 150 townhome units, 343,000 SF of retail use, 100,000 SF of office use, 120 hotel rooms, and 2,474,298 SF of industrial uses.

Land Area

The following table summarizes the land area of the subject's parent tax parcels.

Land Area Summary-Parent Tract

Tax ID	SF	Acres
Multiple Tax IDs-Pasco Town Center Phase I	18,908,830	434.09

Source: Public Records

The parcels to be dedicated consist of 231.47 total acres further divided as follows:

Land Parcels

Name	SF	Acres
Tract W1 Uplands	2,966,436	68.10 Uplands
Tract W2 Uplands	795,406	18.26 Uplands
Tract W3 Uplands	820,670	18.84 Uplands
Tract W4 Uplands	183,823	4.22 Uplands
Tract W1 Wetlands Conservation	149,411	3.43 Preserve/wetlands
Tract W2 Wetlands Conservation	1,374,318	31.55 Preserve/wetlands
Tract W3 Wetlands Conservation	241,758	5.55 Preserve/wetlands
Tract W4 Wetlands Conservation	307,098	7.05 Preserve/wetlands
Total	6,838,920	157.00

Shape and Dimensions

The site is roughly rectangular in shape. Site utility based on shape and dimensions is average.

Topography

The site is generally level and at street grade. The topography does not result in any particular development limitations.

Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

Flood Hazard Status

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA).

Flood Hazard Status	
Community Panel Number	12101C0245F
Date	September 26, 2014
Zone	X, AE
Description	Outside of 500-year floodplain, Within 100-year floodplain
Insurance Required?	Yes

Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	Municipal Providers
Sewer	Municipal Providers
Electricity	Withlacoochee River Electric Cooperative, Tampa Electric Company, Duke Energy
Natural Gas	Clearwater Gas, TECO People's Gas
Local Phone	Multiple Carriers

Zoning

The subject is within the Pasco Towne Center MPUD, which allows a variety of residential, conservation, public, and commercial uses. Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Potential Development Density

Based on the maximum density of 1,044 in the current plat, 1,044 dwelling units could be developed on the site.

Easements, Encroachments and Restrictions

Based upon a review of the deed and property survey, there are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include phase I of the PTC Community Development District is planned for 600 multifamily units, 150 townhome units, 343,000 SF of retail use, 100,000 SF of office use, 120 hotel rooms, and 2,474,298 SF of industrial use. No other restrictions on development are apparent.



Taken August 22, 2024



Taken August 22, 2024



Taken August 22, 2024



Taken August 22, 2024

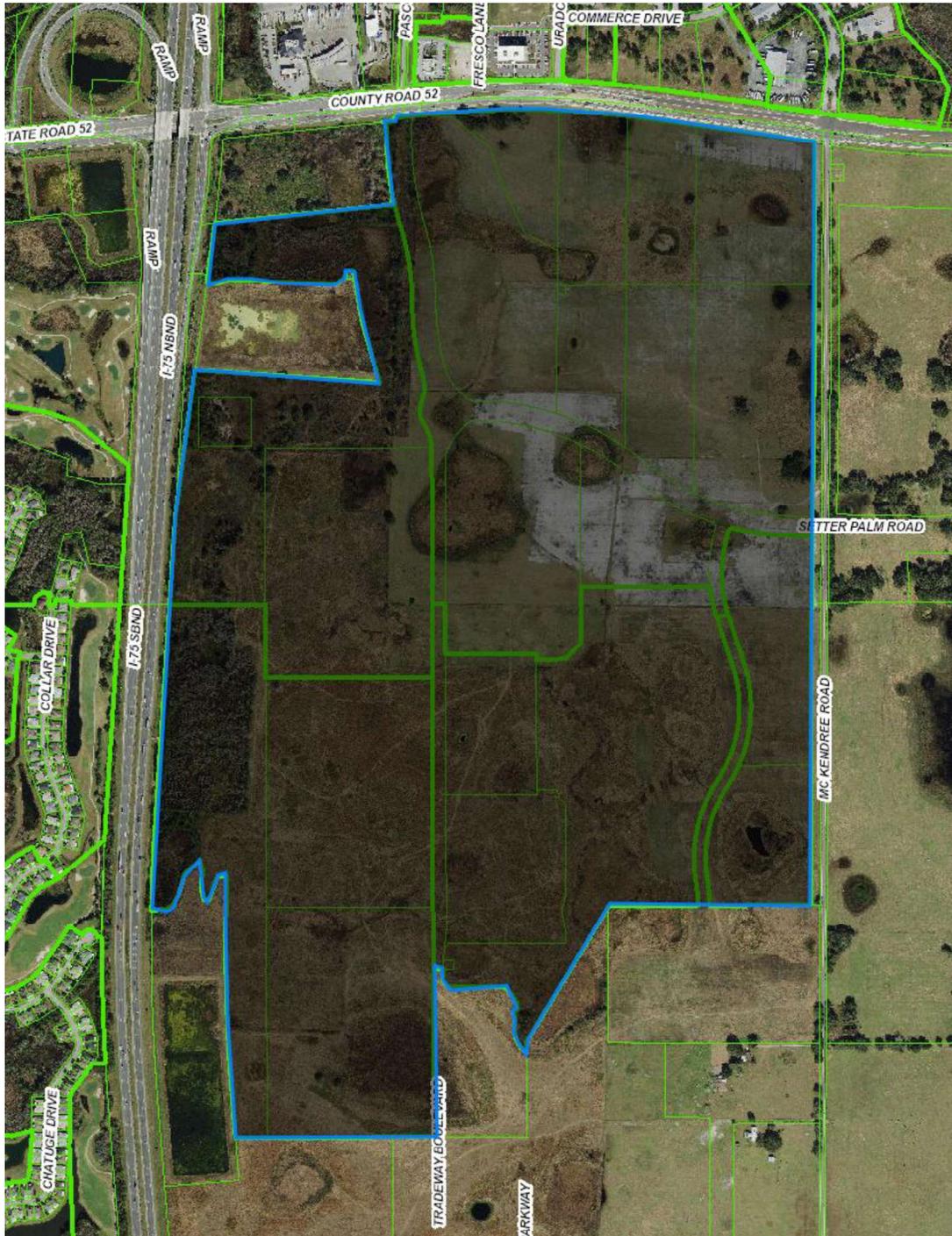


Taken August 22, 2024

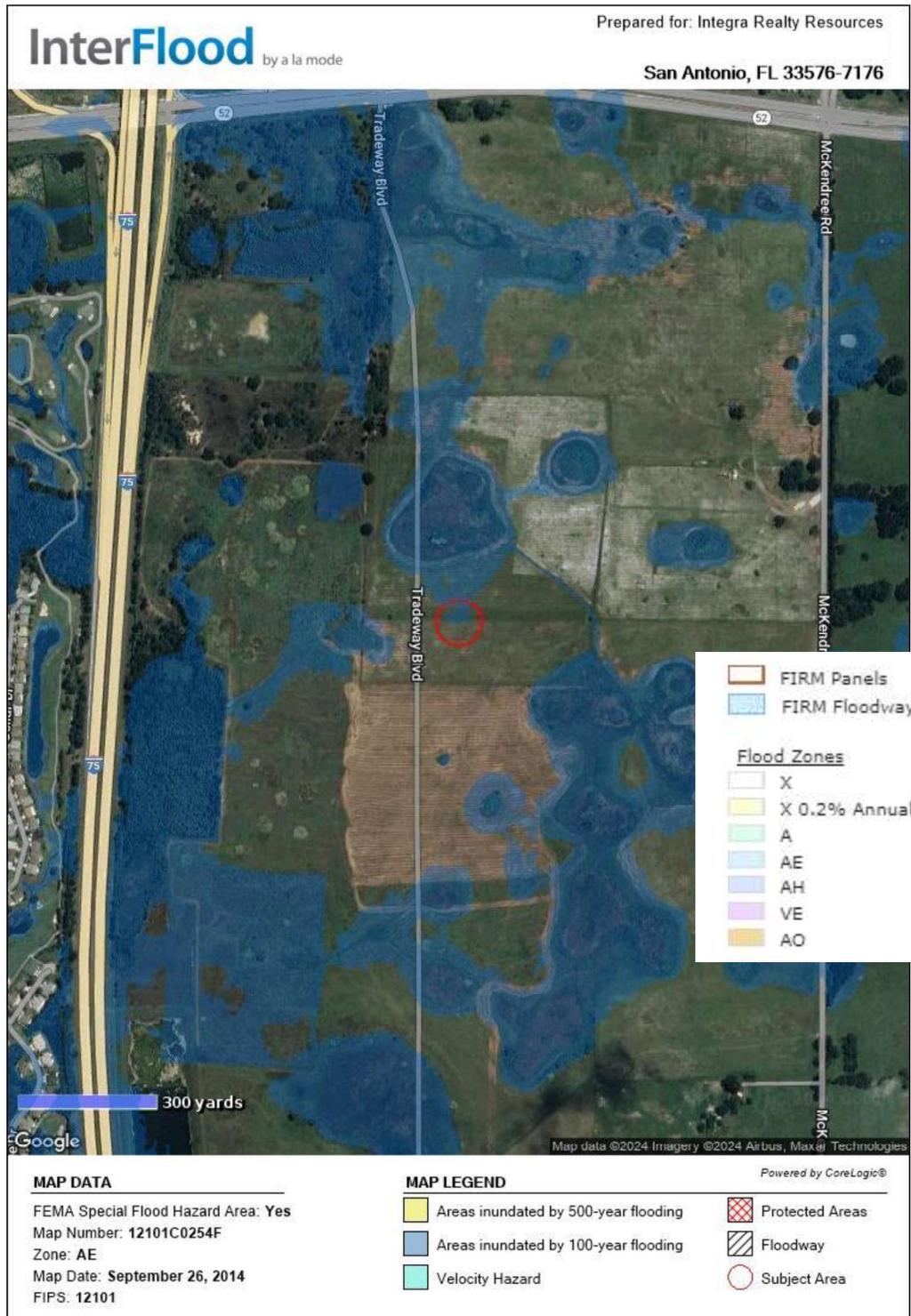


Taken August 22, 2024

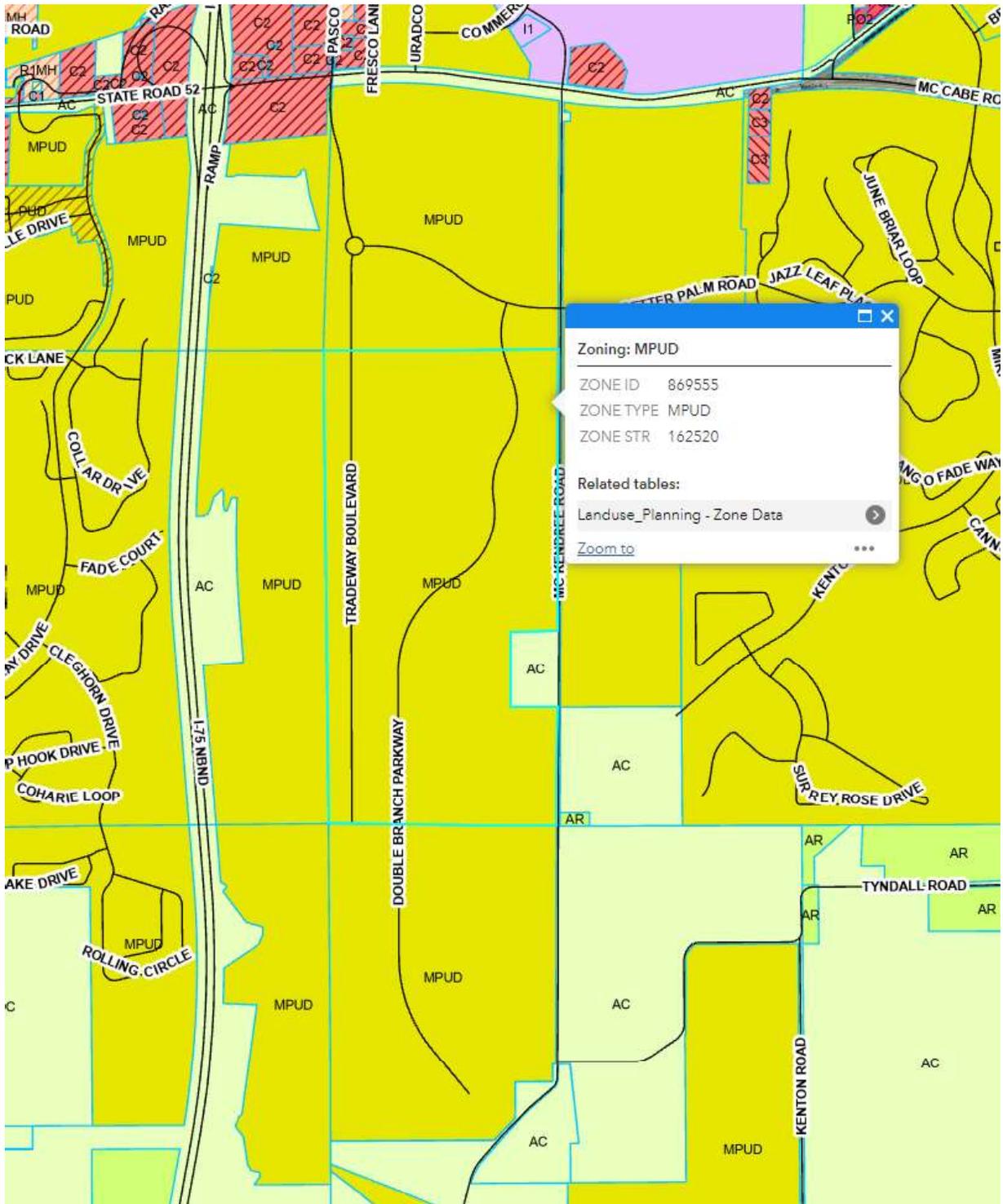
Aerial Photograph



Flood Hazard Map



Zoning Map



Real Estate Taxes

Real estate tax assessments are administered by Pasco County and are estimated by jurisdiction on a countywide basis. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property may be determined by dividing the assessed value by 1,000 and then multiplying the estimate by a composite rate. The composite rate is based on a consistent tax rate throughout the state in addition to one or more local taxing district rates. The assessed values are based upon the current conversion assessment of the Pasco County Property Appraiser's market value.

State law requires that all real property be re-valued each year. The millage rate is generally finalized in October of each year, and tax bills are generally received in late October or early November. The gross taxes are due by March 31st of the following year. If the taxes are paid prior to November 30th, the State of Florida allows a 4% discount for early payment. The discount then becomes 3% if paid by December 31st, 2% if paid by January 31st, and 1% if paid by February 28th. After March 31st, the taxes are subject to late penalties and interest.

As of the time of the appraisal, the subject land parcels have not been given an assessed value or been issued a tax bill for the current tax year by Pasco County.

Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value, and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Though Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned MPUD, Pasco Towne Center MPUD. Permitted uses include phase I of the PTC Community Development District is planned for 600 multifamily units, 150 townhome units, 343,000 SF of retail use, 100,000 SF of office use, 120 hotel rooms, and 2,474,298 SF of industrial use. There are no apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Given prevailing land use patterns in the area, only mixed use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on the accompanying analysis of the market, there is currently adequate demand for mixed use in the subject's area. It appears a newly developed mixed use project on the site would have a value commensurate with its cost. Therefore, mixed use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than mixed use. Accordingly, mixed use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for mixed use is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

As Improved

No improvements are situated on the subject. Therefore, a highest and best analysis as improved is not applicable.

Most Probable Buyer

Taking into account the characteristics of the site, as well as area development trends, the probable buyer is a developer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties and vacant land.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

As discussed previously the property is divided for valuation purposes as follows:

Land Parcels

Name	SF	Acres
Tract W1 Uplands	2,966,436	68.10 Uplands
Tract W2 Uplands	795,406	18.26 Uplands
Tract W3 Uplands	820,670	18.84 Uplands
Tract W4 Uplands	183,823	4.22 Uplands
Tract W1 Wetlands Conservation	149,411	3.43 Preserve/wetlands
Tract W2 Wetlands Conservation	1,374,318	31.55 Preserve/wetlands
Tract W3 Wetlands Conservation	241,758	5.55 Preserve/wetlands
Tract W4 Wetlands Conservation	307,098	7.05 Preserve/wetlands
Total	6,838,920	157.00

Uplands

To apply the sales comparison approach to the uplands parcels the research focused on transactions within the following parameters:

- Location: Central Florida
- Size: 50 to 1,000 acres
- Use: Mixed Use Land
- Transaction Date: After 2021

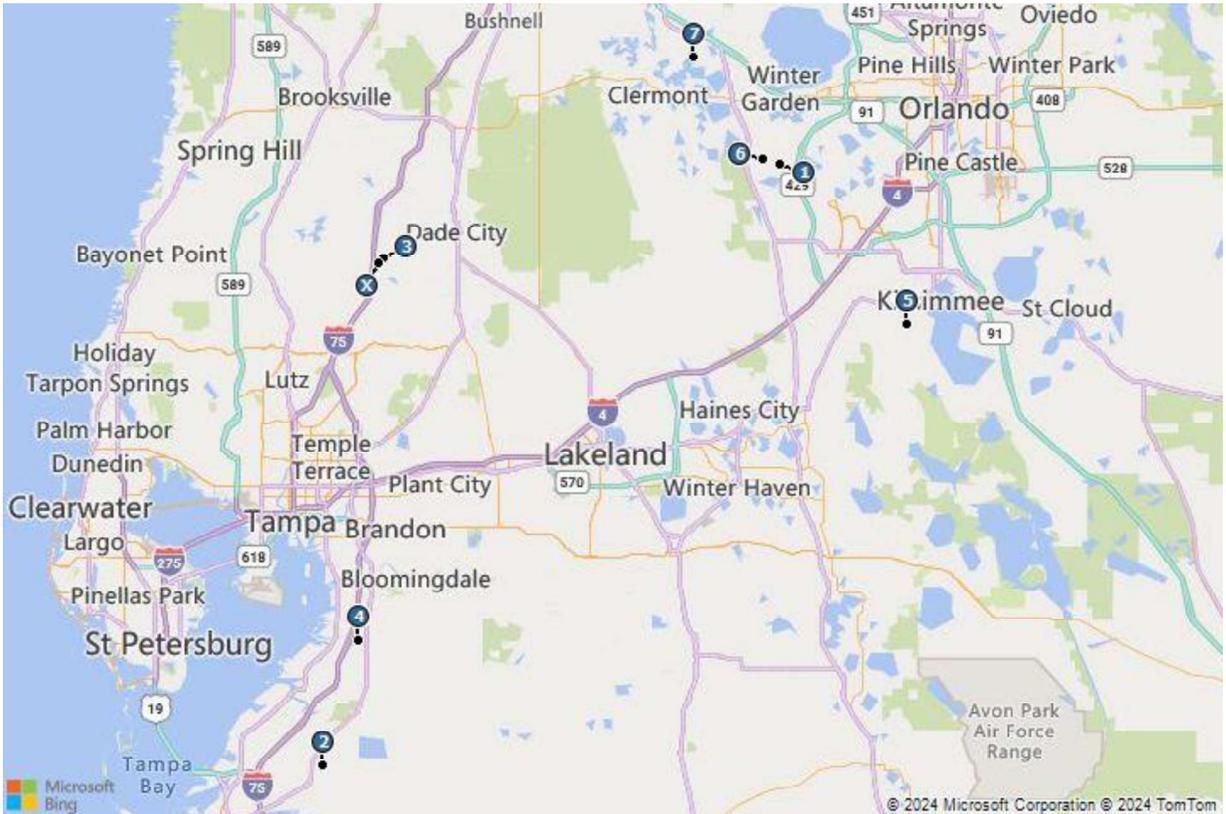
For this analysis, price per acre is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Uplands Parcels

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Hickory Grove Schofield Rd Winter Garden Lake County FL	May-24 Closed	\$59,980,100	17,859,600 410.00	PD	\$3.36	\$146,293
	Comments: This 410 acre plot of land sold in an Investment sale for \$58,980,100 or \$146K per acre. The land sits in Lake County and the utilities to site are unknown. Richland Investments acquired the property from a private Owner and the Seller used Broker representation. Costar was able to touch base with a source deemed reliable who confirmed the sales price and date of the transaction. The sellers had applied to Lake County for a comprehensive plan amendment and Planned Unit Development zoning for a master-planned community that would have entitled the property for approximately 1,200 residential units and 48 acres of non-residential uses. However, Richmond Communities plans to resubmit.						
2	Mattamy Homes SFR Land 13250 SR 62 Parrish Manatee County FL	Jan-24 Closed	\$28,716,000	7,208,910 165.49	PD-MU	\$3.98	\$173,517
	Comments: On 1/31/2024, Mattamy Homes, a Canadian-based single family residential developer purchased this 165.49 acre property for \$28,716,000. The sale involved two different parcels which has since been combined into a single parcel. The property is zoned PD-MU. The buyers intend to hold the property for potential future single family development. Access to the site is currently only available via a dirt road running north from SR-62. No brokers were listed as a party to the sale.						
3	Abbey Crossings County Road 52 San Antonio Pasco County FL	Nov-23 Closed	\$26,700,000	10,867,784 249.49	MPUD	\$2.46	\$107,018
	Comments: Legacy Development Partners and Bones Investment Group have acquired 249.49 acres of land for \$26.7 million. Two of the parcels were sold for \$7.5 million on the same day to Park 52 Logistics. Development plans for a newly rezoned MPUD called Abbey Crossings will include 400,00 SF retail, 400,000 SF office, 1,000 multifamily units, 800,000 SF industrial on the south parcel, and 600,000 SF industrial on the north parcel. The site is expected to break ground in May 2024. The current site plans available shows the proposed development for industrial and retail buildings. The sites for office and multifamily are shown but with no specifics for property.						
4	6718 Simmons Loop Ruskin Hillsborough County FL	Sep-23 Closed	\$43,116,300	9,958,687 228.62	PD	\$4.33	\$188,594
	Comments: Jen Partners and Pulte Group acquired 228.62 acres of land for \$43,116,300. Jen Partners invests in home builders and residential land, and a Pulte spokesperson confirmed the national homebuilders involvement with Jen Partners in acquiring the land. The site will be developed with more than 400 single family homes. 197 acres will be developed into a new community called Spencer Glen. The rest of the land will be developed into two boutique communities of fewer than 30 homes each. No agents were listed as a party to the sale.						

Uplands Parcels							
No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
5	Ham Brown Reserve 2395 Ham Brown Rd. Kissimmee Osceola County FL	Sep-23 Closed	\$23,000,000	8,417,970 193.25	CCP	\$2.73	\$119,017
<p>Comments: This represents the sale of a 193.25± gross acre tract of land located along the east side of Ham Brown Road, just east of Cattle Drive, in Kissimmee, Osceola County, Florida. The property contains 139± usable acres, which excludes 54± acres (28%) of jurisdictional wetlands situated on the property. According to the buyer, they acquired all of the necessary approvals for the proposed development. The property is approved for 453 single-family lots, 92 townhome lots and 300 apartments. The buyer reported on the same day, they sold the apartment land and residential land to KB/Starlight Homes. The property is zoned CCP, Community Center Perimeter and contains a future land use of Community Center. The buyer reported the site will require wetland mitigation and public utilities extended to the site. The utilities were reported to be 1.5 miles away and will cost approximately \$1.5 million to extend. The property sold on September 1, 2023 for \$23,000,000, or \$119,017 per acre.</p>							
6	Wellness Ridge CDD Land Five Mile Rd. Clermont Lake County FL	Aug-23 Closed	\$21,415,200	8,539,938 196.05	WRCCD	\$2.51	\$109,233
<p>Comments: This is the sale of two tracts of vacant land at the northwest and southwest corners of Wellness Way and Five Mile Road in Clermont, Lake County, Florida. The two tracts total 196.05 acres and are part of the Wellness Ridge Community Development District. The entire master development has a PUD zoning and is permitted for up to 1,850 attached and detached residential homes. This area is delineated as Assessment Area 2 and is entitled for 682 single-family homes with lot sizes ranging from 32 to 60-feet and 201, 22-foot, townhome units for a total of 883 units. This indicates a density of 4.50 dwelling units per acre. Starwood Land group purchased these two sites in August of 2023 for \$21,415,200, or \$109,233 per usable acre.</p>							
7	Wind Crest Site Wind Crest Ln. Groveland Lake County FL	Jul-23 Closed	\$23,585,000	6,620,684 151.99	PD	\$3.56	\$155,175
<p>Comments: This is the sale of the vacant tract of land located at the terminus of Wind Crest Land, south of Libby Road in Groveland, Lake County, Florida. The property contains a total area of 151.99 acres, all of which were reported to be usable uplands. Historically, the property was utilized for cattle grazing, under an agricultural zoning. In fact, the majority of the land immediately surrounding this site to the north and to the west is zoned A, Agricultural, by the city of Groveland. However, this property underwent a zoning change to a higher-density Planned Development district prior to the closing of this sale. The path of development in this immediate area is sweeping to the west, from U.S. Highway 27. Much of the area's former agricultural land is being redeveloped with higher density residential uses. The property sold in July of 2023 for a recorded price of \$25,585,000. Reportedly, the buyer plans to develop the site as a continuation of the contiguous Cherry Lake single family residential subdivision. The site is planned for 361 lots, indicating a price of \$65,332 per lot.</p>							
Subject				2,966,436	MPUD		
PTC Community Development District				68.10			
Phase 1 Tracts W1, W2, W3 and W4							
San Antonio, FL							

Comparable Land Sales Map – Tract W1 Uplands





Sale 1
Hickory Grove



Sale 2
Mattamy Homes SFR Land



Sale 3
Abbey Crossings



Sale 4
6718 Simmons Loop



Sale 5
Ham Brown Reserve



Sale 6
Wellness Ridge CDD Land



Sale 7
Wind Crest Site

Analysis and Adjustment of Sales

Adjustments are based on a rating of each comparable sale in relation to the subject. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of both analyses. Quantitative adjustments are often developed as dollar or percentage amounts, and are most credible when there is sufficient data to perform a paired sales analysis.

While percentage adjustments are presented in the adjustment grid, they are based on qualitative judgment rather than empirical research, as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate an opinion of typical market activity and perception. With the exception of market conditions, the adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

The rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Transactional adjustments are applied for property rights conveyed, financing, conditions of sale, expenditures made immediately after purchase, and market conditions. In addition, property adjustments include – but are not limited to – location, access/exposure, size, quality, effective age, economic and legal characteristics, and non-realty components of value. Adjustments are considered for the following factors, in the sequence shown below.

Transactional Adjustments

Real Property Rights Conveyed

The opinion of value in this report is based on a fee simple estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat, as well as non-detrimental easements, community facility districts, and conditions, covenants and restrictions (CC&Rs). All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.

Financing Terms

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of

the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

None of the comparable sales had atypical or unusual conditions of sale. Thus, adjustments are not necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties. No adjustments are required for expenditures after sale.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

The sales took place from July 2023 to May 2024. Market conditions had been stable over this period. No adjustments are applied.

Property Adjustments

Location

Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding uses and property values.

All of the comparables are similar to the subject. No adjustments are necessary.

Access/Exposure

Convenience to transportation facilities, ease of site access, and overall visibility of a property can have a direct impact on property value. High visibility, however, may not translate into higher value if it is not accompanied by good access. In general, high visibility and convenient access, including proximity to major linkages, are considered positive amenities when compared to properties with inferior attributes.

All of the comparables are similar to the subject. No adjustments are necessary.

Size

Due to economies of scale, the market exhibits an inverse relationship between land area and price per square foot, such that larger sites generally sell for a lower price per square foot than smaller lots, all else being equal. To account for this relationship, applicable adjustments are applied for differences in land area. The comparables that are larger than the subject are adjusted upward, and vice versa.

All of the comparables are similar to the subject. No adjustments are necessary.

Shape and Topography

This category accounts for the shape of the site influencing its overall utility and/or development potential, as well as the grade of the land.

All of the comparables are similar to the subject. No adjustments are necessary.

Zoning

This element of comparison accounts for government regulations that can affect the types and intensities of uses allowable on a site. Moreover, this category includes considerations such as allowable density or floor area ratio, structure height, setbacks, parking requirements, landscaping, and other development standards. The subject has a zoning designation of MPUD - Pasco Towne Center MPUD.

All of the comparables are similar to the subject. No adjustments are necessary.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid - Uplands Parcels								
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7
Name	PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4	Hickory Grove	Mattamy Homes SFR Land	Abbey Crossings	6718 Simmons Loop	Ham Brown Reserve	Wellness Ridge CDD Land	Wind Crest Site
Address	Southeast Quadrant I-75 & SR75	Schofield Rd	13250 SR 62	County Road 52	6718 Simmons Loop	2395 Ham Brown Rd.	Five Mile Rd.	Wind Crest Ln.
City	San Antonio	Winter Garden	Parrish	San Antonio	Ruskin	Kissimmee	Clermont	Groveland
County	Pasco	Lake	Manatee	Pasco	Hillsborough	Osceola	Lake	Lake
State	Florida	FL	FL	FL	FL	FL	FL	FL
Sale Date		May-24	Jan-24	Nov-23	Sep-23	Sep-23	Aug-23	Jul-23
Sale Status		Closed	Closed	Closed	Closed	Closed	Closed	Closed
Sale Price		\$59,980,100	\$28,716,000	\$26,700,000	\$43,116,300	\$23,000,000	\$21,415,200	\$23,585,000
Square Feet		17,859,600	7,208,910	10,867,784	9,958,687	8,417,970	8,539,938	6,620,684
Acres		410.00	165.49	249.49	228.62	193.25	196.05	151.99
Units Per Acre	1.83	—	0.00	4.01	1.75	4.37	4.50	2.38
Zoned Units	503	1,200	—	1,000	400	845	883	361
Price per Acre		\$146,293	\$173,517	\$107,018	\$188,594	\$119,017	\$109,233	\$155,175
Transactional Adjustments								
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—	—	—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—	—	—	—	—
Conditions of Sale		Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length
% Adjustment		—	—	—	—	—	—	—
Expenditures Made Immediately After Purchase		—	—	—	—	—	None	—
\$ Adjustment		—	—	—	—	—	—	—
Market Conditions	8/22/2024	May-24	Jan-24	Nov-23	Sep-23	Sep-23	Aug-23	Jul-23
Annual % Adjustment	0%	—	—	—	—	—	—	—
Cumulative Adjusted Price		\$146,293	\$173,517	\$107,018	\$188,594	\$119,017	\$109,233	\$155,175
Property Adjustments								
Location		—	—	—	—	—	—	—
Access/Exposure		—	—	—	—	—	—	—
Size		—	—	—	—	—	—	—
Shape and Topography		—	—	—	—	—	—	—
Zoning		—	—	—	—	—	—	—
Net Property Adjustments (\$)		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Property Adjustments (%)		0%	0%	0%	0%	0%	0%	0%
Final Adjusted Price		\$146,293	\$173,517	\$107,018	\$188,594	\$119,017	\$109,233	\$155,175
Range of Adjusted Prices		\$107,018 - \$188,594						
Average		\$142,692						
Indicated Value		\$150,000						

Land Value Conclusion – Uplands

Prior to adjustments, the sales reflect a range of \$107,018 - \$188,594 per acre. After adjustment, the range is narrowed to \$107,018 - \$188,594 per acre, with an average of \$142,692 per acre. No one sale stands out as most comparable.

Based on the preceding analysis, the land value conclusion for the subject is presented as follows:

Summary of Land Values

Parcel	Total Acres	Indicated Value per Acre	Indicated Value	Rounded
Tract W1 Uplands	68.10	\$150,000	\$10,215,000	\$10,215,000
Tract W2 Uplands	18.26	\$150,000	\$2,739,000	\$2,739,000
Tract W3 Uplands	18.84	\$150,000	\$2,826,000	\$2,826,000
Tract W4 Uplands	4.22	\$150,000	\$633,000	\$633,000

Wetlands conservation areas

To apply the sales comparison approach to the wetlands conservation areas, the research focused on transactions within the following parameters:

- Location: Florida
- Size: Greater than 30 acres
- Use: Wetlands/Preserve/Conservation Lands
- Transaction Date: After 1/1/2022

For this analysis, price per acre is used as the appropriate unit of comparison. The most relevant sales are summarized in the following table.

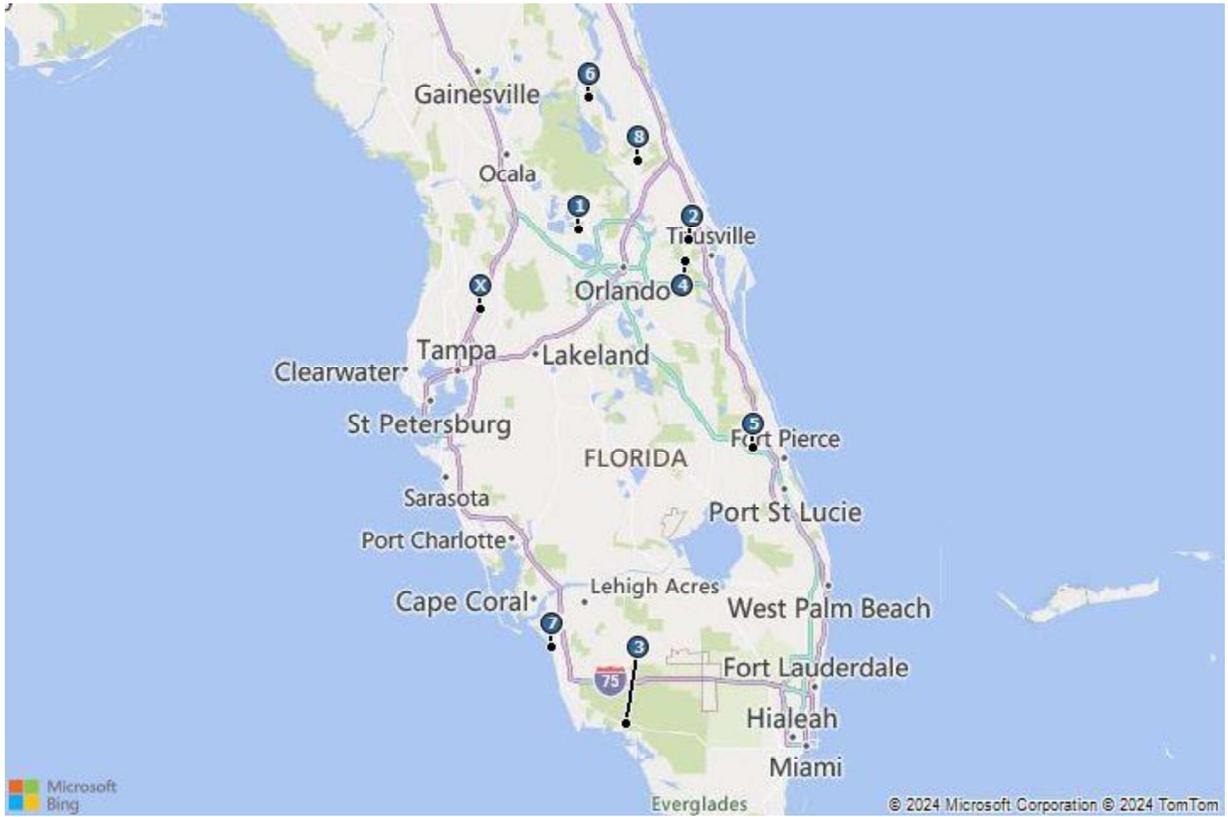
Summary of Comparable Land Sales - Tract W1 Wetlands Conservation Areas

No.	Name/Address	Sale Date; Status	Effective Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Tavares Wetlands Beauclaire Ct. Tavares Lake County FL	May-24 Closed	\$250,000	4,051,080 93.00	A	\$0.06	\$2,688
<p><i>Comments: This sale comparable represents two contiguous vacant tracts of land located on the west side of Beauclaire Drive, just south of Deer Island Road in Tavares, Lake County, Florida. The site contains 93 acres and is 100% encumbered by wetlands. The property is zoned A, Agriculture, with a future land use of Rural Transition. In May 2024, the site sold for a recorded price of \$250,000 or \$2,688 per acre.</i></p>							
2	Wetlands Dusty Ln. Mims Volusia County FL	Aug-23 Closed	\$1,108,000	23,827,320 547.00	RC	\$0.05	\$2,026
<p><i>Comments: This sale comparable represents a vacant tract of land located approximately two miles north-northeast of SR 46 and Dusty Trail, southeast Volusia County, bordering Brevard County. The property contains approximately 547 acres. However, the property is 100% encumbered by wetlands and is considered landlocked. The property is zoned RC (Resource Corridor with a future land use of ESC (Environmental Systems Corridor), which permits one dwelling unit per 25 acres. In August of 2023, the property sold for a recorded price of \$1,108,000 or \$2,026 per acre.</i></p>							
3	31000 E Tamimai Trl 31000 Tamiami Trl. E. Naples Collier County FL	Jun-23 Closed	\$12,952,843	342,919,566 7,872.35	A	\$0.04	\$1,645
<p><i>Comments: On 6/30/2023 South Florida Water Management District purchased these 15 parcels of conservation/wetlands for a price of \$12,952,900. The property is zoned Agricultural with a Area of Critical State Concern Special Treatment (ACSC-ST) Overlay.</i></p>							
4	Vacant Land Wheeler Rd. Christmas Orange County FL	May-22 Closed	\$944,000	6,954,354 159.65	A-2	\$0.14	\$5,913
<p><i>Comments: This sale comparable represents a vacant tract of land located on the north side of Wheeler Road, just south of Christmas Creek in Christmas, Orange County, Florida. The site contains 159.65 acres or 6,954,371 square feet. Wetlands encumber 149.65 acres (94%) with the remaining 10 acres are probable uplands. The site is zoned A-2 (Farmland Rural District) with a future land use of R (Rural). On May 4, 2022, the property sold for a recorded price of \$944,000 or \$5,913 per acre. It should be noted that the property is accessible by a dirt road on the adjacent parcel.</i></p>							

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Effective Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
5	Sunbreak Farms 5101 Minute Maid Rd. Fort Pierce St Lucie County FL	Apr-22 Closed	\$44,083,099	450,016,618 10,330.96		\$0.10	\$4,267
<i>Comments: This is the sale of Sunbreak Farms, a 10,331-acre property located in Fort Pierce, Florida. This property sold to Florida Power & Light Company in April of 2022 for \$44,083,000. This is a fully improved farm that has been laser leveled and improved for farming. The property includes an office building, a maintenance facility, pumps reservoirs, shell-based road system and holds valid permits through 2025.</i>							
6	1600 Hwy 17 Land 1600 Highway 17 Pomona Park Putnam County FL	Mar-22 Closed	\$12,531,625	168,263,568 3,862.80		\$0.07	\$3,244
<i>Comments: On January 20, 2021 St. Johns Trading Company, Inc. sold 3,862 acres located in Pomona Park, FL to FLORIDIAN HOLDINGS LLC (Bass Pro Shops) for \$12.531 million, or approximately \$3,244 per acre. The buyer financed this acquisition with a \$6.281 million loan provided by the seller.</i>							
7	Big Hickory Island Estero Boulevard Hickory B Bonita Springs Lee County FL	Jan-22 Closed	\$725,000	2,657,160 61.00		\$0.27	\$11,885
<i>Comments: This is a sale of 61 acres of conservation land on Big Hickory Island in Bonita Springs Florida.</i>							
8	De Leon Springs Wetlands NEQ of SR 11 and Lafayette De Leon Springs Volusia County FL	Jan-22 Closed	\$180,000	4,778,968 109.71	RC	\$0.04	\$1,641
<i>Comments: This represents the sale of 110± acre parcel located along the east and west sides of SR 11, along the north side of Lafayette Landings Drive, in De Leon Springs, Volusia County, Florida. The property also contains frontage along the east side of Lake Dias. The property is predominately wetlands, consisting of Freshwater Forested/Shrub Wetlands and areas within Lake Dias. The remaining 10.39 acres is considered usable. The property sold on January 5, 2022 for \$180,000, or \$1,640.69 per acre.</i>							
Subject				149,411	MPUD		
PTC Community				3.43			
San Antonio, FL							

Comparable Land Sales Map – Tract W1 Wetlands Conservation Areas





Sale 1
Tavares Wetlands



Sale 2
Wetlands



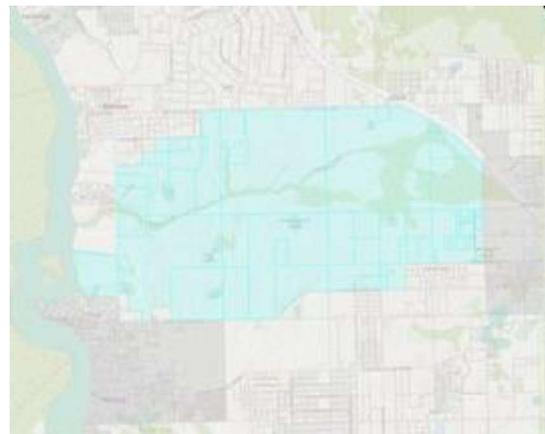
Sale 3
31000 E Tamimai Trl



Sale 4
Vacant Land



Sale 5
Sunbreak Farms



Sale 6
1600 Hwy 17 Land



Sale 7
Big Hickory Island



Sale 8
De Leon Springs Wetlands

Analysis and Adjustment of Sales

Adjustments are considered for the following factors in the sequence shown below.

Transactional Adjustments

Real Property Rights Conveyed

The opinion of value in this report is based on a fee simple estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat, as well as non-detrimental easements, community facility districts, and conditions, covenants and restrictions (CC&Rs). All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.

Financing Terms

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

None of the comparable sales had atypical or unusual conditions of sale. Thus, adjustments are not necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties. No adjustments are required for expenditures after sale.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

The sales took place from January 2022 to May 2024. No adjustments have been made.

Property Adjustments***Location***

Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding uses and property values.

All of the comparables are similar to the subject. No adjustments are necessary.

Access/Exposure

Convenience to transportation facilities, ease of site access, and overall visibility of a property can have a direct impact on property value. High visibility, however, may not translate into higher value if it is not accompanied by good access. In general, high visibility and convenient access, including proximity to major linkages, are considered positive amenities when compared to properties with inferior attributes.

All of the comparables are similar to the subject. No adjustments are necessary.

Size

Due to economies of scale, the market exhibits an inverse relationship between land area and price per square foot, such that larger sites generally sell for a lower price per square foot than smaller lots, all else being equal. To account for this relationship, applicable adjustments are applied for differences in land area. The comparables that are larger than the subject are adjusted upward, and vice versa.

All of the comparables are similar to the subject. No adjustments are necessary.

Shape and Topography

This category accounts for the shape of the site influencing its overall utility and/or development potential, as well as the grade of the land.

All of the comparables are similar to the subject. No adjustments are necessary.

Zoning

This element of comparison accounts for government regulations that can affect the types and intensities of uses allowable on a site. Moreover, this category includes considerations such as allowable density or floor area ratio, structure height, setbacks, parking requirements, landscaping,

and other development standards. The subject has a zoning designation of MPUD - Pasco Towne Center MPUD.

All of the comparables are similar to the subject. No adjustments are necessary.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid - Tract W1 Wetlands Conservation Areas									
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Name	PTC Community Development District Phase 1 Tracts W1, W2, W3 and W4	Tavares Wetlands	Wetlands	31000 E Tamiami Trl	Vacant Land	Sunbreak Farms	1600 Hwy 17 Land	Big Hickory Island	De Leon Springs Wetlands
Address	Southeast Quadrant I-75 & SR75	Beauclaire Ct.	Dusty Ln.	31000 Tamiami Trl. E.	Wheeler Rd.	5101 Minute Maid Rd.	1600 Highway 17	Estero Boulevard Hickory Blvd	NEQ of SR 11 and Lafayette Landings Drive
City	San Antonio	Tavares	Mims	Naples	Christmas	Fort Pierce	Pomona Park	Bonita Springs	De Leon Springs
County	Pasco	Lake	Volusia	Collier	Orange	St Lucie	Putnam	Lee	Volusia
State	Florida	FL	FL	FL	FL	FL	FL	FL	FL
Sale Date		May-24	Aug-23	Jun-23	May-22	Apr-22	Mar-22	Jan-22	Jan-22
Sale Status		Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed
Sale Price		\$250,000	\$1,108,000	\$12,952,843	\$944,000	\$44,083,099	\$12,531,625	\$725,000	\$180,000
Price Adjustment		-	-	-	-	-	-	-	-
Description of Adjustment			None		None				
Effective Sale Price		\$250,000	\$1,108,000	\$12,952,843	\$944,000	\$44,083,099	\$12,531,625	\$725,000	\$180,000
Square Feet	149,411	4,051,080	23,827,320	342,919,566	6,954,354	450,016,618	168,263,568	2,657,160	4,778,968
Acres	3.43	93.00	547.00	7,872.35	159.65	10,330.96	3,862.80	61.00	109.71
Price per Acre		\$2,688	\$2,026	\$1,645	\$5,913	\$4,267	\$3,244	\$11,885	\$1,641
Transactional Adjustments									
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-	-	-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Seller financing	Cash to seller	Cash to seller
% Adjustment		-	-	-	-	-	-	-	-
Conditions of Sale		Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length
% Adjustment		-	-	-	-	-	-	-	-
Expenditures Made Immediately After Purchase		-	None	-	None	-	-	-	None
\$ Adjustment		-	-	-	-	-	-	-	-
Market Conditions	8/22/2024	May-24	Aug-23	Jun-23	May-22	Apr-22	Mar-22	Jan-22	Jan-22
Annual % Adjustment		-	-	-	-	-	-	-	-
Cumulative Adjusted Price		\$2,688	\$2,026	\$1,645	\$5,913	\$4,267	\$3,244	\$11,885	\$1,641
Property Adjustments									
Location		-	-	-	-	-	-	-	-
Access/Exposure		-	-	-	-	-	-	-	-
Size		-	-	-	-	-	-	-	-
Shape and Topography		-	-	-	-	-	-	-	-
Zoning		-	-	-	-	-	-	-	-
Net Property Adjustments (\$)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Property Adjustments (%)		0%	0%	0%	0%	0%	0%	0%	0%
Final Adjusted Price		\$2,688	\$2,026	\$1,645	\$5,913	\$4,267	\$3,244	\$11,885	\$1,641
Range of Adjusted Prices		\$1,641 - \$11,885							
Average		\$4,164							
Indicated Value		\$4,000							



Land Value Conclusion –Wetlands/Conservation Areas

Prior to adjustments, the sales reflect a range of \$1,641 - \$11,885 per acre. After adjustment, the range is narrowed to \$1,641 - \$11,885 per acre, with an average of \$4,164 per acre. No one sale stands out as most comparable. We give equal weight to all sales.

Based on the preceding analysis, the land value conclusion is as follows:

Summary of Land Values

Parcel	Total Acres	Indicated Value per Acre	Indicated Value	Rounded
Tract W1 Wetlands Conservation Areas	3.43	\$4,000	\$13,720	\$14,000
Tract W2 Wetlands Conservation Areas	31.55	\$4,000	\$126,200	\$126,000
Tract W3 Wetlands Conservation Areas	5.55	\$4,000	\$22,200	\$22,000
Tract W4 Wetlands Conservation Areas	7.05	\$4,000	\$28,200	\$28,000

Summary of Land Values

Based on this analysis, the individual values are combined into a final value as follows:

Summary of Land Values				
Parcel	Total Acres	Indicated Value per Acre	Indicated Value	Rounded
Tract W1 Uplands	68.10	\$150,000	\$10,215,000	\$10,215,000
Tract W2 Uplands	18.26	\$150,000	\$2,739,000	\$2,739,000
Tract W3 Uplands	18.84	\$150,000	\$2,826,000	\$2,826,000
Tract W4 Uplands	4.22	\$150,000	\$633,000	\$633,000
Tract W1 Wetlands Conservation Areas	3.43	\$4,000	\$13,720	\$14,000
Tract W2 Wetlands Conservation Areas	31.55	\$4,000	\$126,200	\$126,000
Tract W3 Wetlands Conservation Areas	5.55	\$4,000	\$22,200	\$22,000
Tract W4 Wetlands Conservation Areas	7.05	\$4,000	\$28,200	\$28,000
Total	157.00	\$105,754	\$16,603,320	\$16,603,000

Reconciliation and Conclusion of Value

As discussed previously, only the sales comparison approach is used to develop an opinion of value for the subject. The cost and income approaches are not applicable and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded value opinion follows:

Value Conclusions			
Parcel	Interest Appraised	Date of Value	Value Conclusion
Tract W1 Uplands	Fee Simple	August 22, 2024	\$10,215,000
Tract W2 Uplands	Fee Simple	August 22, 2024	\$2,739,000
Tract W3 Uplands	Fee Simple	August 22, 2024	\$2,826,000
Tract W4 Uplands	Fee Simple	August 22, 2024	\$633,000
Tract W1 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$14,000
Tract W2 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$126,000
Tract W3 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$22,000
Tract W4 Wetlands Conservation Areas	Fee Simple	August 22, 2024	\$28,000
Total			\$16,603,000
Rounded			\$16,603,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.



Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, the probable exposure time is 12 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. The subject's marketing period is estimated at 12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Carlton Lloyd, MAI has made a personal inspection of the property that is the subject of this report.
12. Significant real property appraisal assistance was provided by Kyle Hayton who has not signed this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Carlton Lloyd, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.



Carlton Lloyd, MAI
Florida State Certified General RE Appraiser #RZ2618

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Southwest Florida, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. **IRR - Southwest Florida is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Southwest Florida. In addition, it is expressly**

- agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR - Southwest Florida is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

29.

Addendum A

Appraiser Qualifications



Carlton J. Lloyd, MAI

Experience

Senior Managing Director of Integra Realty Resources Southwest Florida

Actively engaged in real estate valuation since 1995. Territories include Collier, Lee, Charlotte, Sarasota, Manatee, Broward, Palm Beach, Miami-Dade, Monroe, Desoto and Hendry Counties. Experienced in Residential Developments (PUDs & Condominiums), Multifamily apartments, Low Income Housing, (LIHTC), office buildings, restaurants, commercial retail centers, industrial warehouse properties, self storage, hotels, net leased properties and subdivisions.

Specialty experience includes hotels, car washes marinas and golf courses and country clubs.

Clients include, but are not limited to: federally insured lenders, developers, investors, law firms, mortgage banking firms, local, state, and federal agencies, and individuals.

Valuations have been performed for condemnation purposes, estates, financing, equity participation and due diligence and litigation support. Valuations and market studies have been done on proposed, partially completed, renovated and existing structures.

Professional Activities & Affiliations

MAI Designation, Appraisal Institute Appraisal Institute, Member (#406018), August 2008

Licenses

Florida, State Certified General RE Appraiser, RZ2618, Expires November 2024

Colorado, Certified General Appraiser, CG.200002335, Expires December 2024

New York, State Certified RE Appraiser, 46000053058, Expires October 2024

Education

Carlton graduated with a Bachelor Of Arts Degree from the State University of N.Y. at Albany in 1989.

Recent real estate courses include :

Business Practices and Ethics, 2024

Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions, 2024

7-Hour National USPAP Update Course, July, 2024

Florida Law Update, July, 2024

Introduction to Green Buildings: Principles & Concepts, September 7, 2022

Valuation of Donated Real Estate, Including Conservation Easements, June 25, 2020

Transferred Value, June 10, 2020

Appraising Automobile Dealerships Sept 1, 2018

Managing Unusual Appraisal & Litigation Assignments 06/12/2018

Online Business Practices and Ethics 06/08/2018

7-Hour National USPAP Update Course 04/12/2018

Online Real Estate Finance Statistics and Valuation Modeling 06/15-07/15/2016

Reviewing Residential Appraisals and Using Fannie Mae Form 2000 06/01-07/01/2016

Residential Sales Comparison and Income Approach 08/15-09/29/2014



**Integra Realty
Resources - Southwest Florida**

2770 Horseshoe Drive S
Suite 3
Naples, FL 34104

T 239.643.6888

F 239.643.6871

irr.com

clloyd@irr.com - 239.687.5801



Carlton J. Lloyd, MAI

Education (Cont'd)

Feasibility, Market Value, Investment Timing: Option Value 08/15-09/14/2012
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
02/29-03/01/2012
The Appraiser as an Expert Witness: Preparation & Testimony 06/04-05/2009
Condemnation Appraising: Principles & Applications 05/06-08/2009
Online Small Hotel/Motel Valuation 11/01-12/01/2008
Online Analyzing Distressed Real Estate 10/15-11/14/2008
Online Condominiums, Co-ops and PUDs 10/15-11/14/2008
Online Appraising From Blueprints and Specifications 09/15-10/15/2006
Online Analyzing Operating Expenses 08/15-09/14/2006
Online Small Hotel/Motel Valuation 08/15-09/14/2006
Report Writing and Valuation Analysis 07/11-17/2004
Advanced Applications 03/08-13/2004
Highest & Best Use and Market Analysis 10/06-11/2003
Advanced Sales Comparison & Cost Approaches 10/28-11/02/2002
Advanced Income Capitalization 02/07-13/2002
General Applications 03/19-25/2001
Standards of Professional Practice, Part B 08/30/2000
Standards of Professional Practice, Part A (USPAP) 08/28-29/2000
Basic Income Capitalization 08/15-21/1999

Qualified Before Courts & Administrative Bodies

State Certified General Real Estate Appraiser in Florida, Colorado and New York.
Qualified as an expert witness in U.S. Federal Bankruptcy Court, US District Court-Tampa, Collier
County Circuit Court, Lee County Circuit Court and the Tax Appeals Board of Lee County

Integra Realty Resources - Southwest Florida

2770 Horseshoe Drive S
Suite 3
Naples, FL 34104

T 239.643.6888
F 239.643.6871

irr.com





Ron DeSantis, Governor

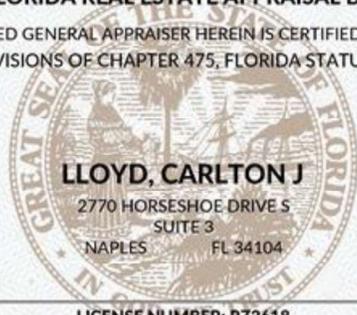
Melanie S. Griffin, Secretary



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

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



LLOYD, CARLTON J

2770 HORSESHOE DRIVE S
SUITE 3
NAPLES FL 34104

LICENSE NUMBER: RZ2618

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

IRR Quality Assurance Survey



IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com



Addendum C

Property Information



This instrument prepared by
and should be returned to:
Leonard H. Johnson, Esquire
Johnson Pope Bokor Ruppel & Burns, LLP
401 E. Jackson Street, Suite 3100
Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 14th day of June, 2023 between, **PTC BOYETTE, LLC**, a Delaware limited liability company, whose current address is 3879 Maple Avenue, Suite 300, Dallas, Texas 74219 (the “Grantor”) and **DOUBLE BRANCH DEV INC.**, a Delaware corporation, whose current address is 835 N. Congress Avenue, Evansville, Indiana 47715 (the “Grantee”).

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida (“Property”):

See Exhibit “A” attached hereto

TOGETHER with (a) all buildings, structures, and improvements thereto or thereon, if any (the “Improvements”); (b) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith and/or any of the Improvements (if any), including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, timber rights, riparian and littoral rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating to any of the Property, (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the above-described Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND Grantor hereby warrants that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise; subject to real estate taxes or assessments for the year 2023 and subsequent years and subject to the matters of record as detailed on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Witnessed by:

PTC Boyette, LLC, a Delaware limited liability company

Ashley L. Shake

Witness Signature

Ashley L. Shake

Witness Name (print/type)

Annette M. Williams

Witness Signature

Annette M. Williams

Witness Name (print/type)

By: Daniel A. Traylor
Name: Daniel A. Traylor
Title: Manager

(Seal)

STATE OF INDIANA
COUNTY OF VANDERBURGH

The foregoing instrument was acknowledged before me this 14th day of June, 2023, by Daniel A. Traylor, as Manager of PTC BOYETTE, LLC, a Delaware limited liability company, on behalf of said company, by means of physical presence or online notarization (x) who is personally known to me or () who has produced a driver's license as identification.

(AFFIX NOTARIAL SEAL)

Ashley L. Shake

Notary Public - State of Indiana

Print Name: Ashley L. Shake

My Commission Expiration and Commission Number:

09/02/2029

735962

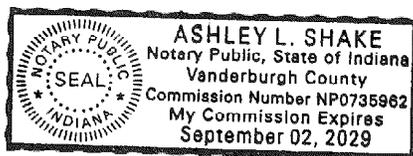


EXHIBIT "A"***LEGAL DESCRIPTION OF PROPERTY***

A parcel of land lying in Sections 8, 9, 16 and 17, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the South 1/4 corner said Section 9, run thence along the South boundary of the Southwest 1/4 of said Section 9, S.89°57'20"W., 26.11 feet to a point on the Westerly boundary of the Maintained Right-of-Way of MCKENDREE ROAD, according to Pasco County Specific Purpose Survey for the Maintained Right-of-Way for McKendree Road (Project No. X-8864.00), as recorded in Maintained Right-of-Way Book 3, Pages 81 through 91 inclusive, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Westerly boundary of the Maintained Right-of-Way of MCKENDREE ROAD, the following three (3) courses: 1) S.00°23'21"W., 522.24 feet; 2) S.00°18'23"W., 968.23 feet; 3) S.00°20'33"W., 330.80 feet; thence WEST, 1276.46 feet; thence S.31°23'58"W., 957.46 feet; thence SOUTH, 570.75 feet; thence WEST, 1758.47 feet to a point on the Easterly boundary of State of Florida Department of Transportation Parcel 107 – Part "C", according to Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundaries of said State of Florida Department of Transportation Parcel 107 – Part "C", the following thirteen (13) courses: 1) N.04°27'54"W., 293.51 feet to a point of curvature; 2) Northerly, 1279.02 feet along the arc of a curve to the right having a radius of 10859.11 feet and a central angle of 06°44'55" (chord bearing N.01°05'27"W., 1278.28 feet); 3) N.87°42'59"W., 58.20 feet; 4) S.20°04'21"W., 157.32 feet; 5) N.88°25'14"W., 26.18 feet; 6) N.13°44'33"W., 67.76 feet; 7) N.02°47'02"E., 121.11 feet; 8) N.15°59'17"W., 58.81 feet; 9) S.47°00'11"W., 127.29 feet; 10) S.17°34'15"W., 134.55 feet; 11) S.26°21'37"W., 69.48 feet; 12) S.64°31'22"W., 44.34 feet; 13) S.84°51'21"W., 87.37 feet to a point on a curve on the Easterly boundary of the Limited Access Right-of-Way line of Interstate Highway No. 75 (State Road No. 93), according to the State of Florida Department of Transportation Right-of-Way Map Section 14140-2401; thence along said Easterly boundary of the Limited Access Right-of-Way line of Interstate Highway No. 75 (State Road No. 93), the following three (3) courses: 1) Northerly, 544.61 feet along the arc of a curve to the right having a radius of 11309.11 feet and a central angle of 02°45'33" (chord bearing N.02°31'48"E., 544.56 feet) to a point of tangency; 2) N.03°54'34"E., 1833.87 feet; 3) N.07°54'34"E., 888.15 feet to the Southwest corner of State of Florida Department of Transportation Parcel 107 – Part "D", according to Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Southerly, Easterly and Northerly boundaries of said State of Florida Department of Transportation Parcel 107 – Part "D", in their respective order, the following ten (10) courses: 1) S.86°05'26"E., 1116.20 feet; 2) N.15°49'42"W., 391.67 feet; 3) N.09°18'32"W., 296.19 feet to a point on a curve; 4) Westerly, 45.95 feet along the arc of a curve to the left having a radius of 38.00 feet and a central angle of 69°16'49" (chord bearing S.87°01'54"W., 43.20 feet); 5) S.52°23'31"W., 8.02 feet; 6) S.09°18'32"E., 25.06 feet; 7) S.52°25'27"W., 73.35 feet; 8) N.87°46'44"W., 659.32 feet; 9) S.66°53'12"W., 49.74 feet; 10) N.87°53'16"W., 77.79 feet to a point on the aforesaid Easterly boundary of the Limited Access Right-of-Way line of Interstate Highway

No. 75 (State Road No. 93), according to the State of Florida Department of Transportation Right-of-Way Map Section 14140-2401; thence along said Limited Access Right-of-Way line of Interstate Highway No. 75 (State Road No. 93), N.07°54'34"E., 364.71 feet to the Southwest corner of State of Florida Department of Transportation Parcel 106 – Part "A", according to Stipulated Order and Taking and Final Judgement as recorded in Official Records Book 9007, Page 1618, of the Public Records of Pasco County, Florida, said point being a point on the Southerly boundary of the property described in Warranty Deed, as recorded in Official Records Book 3387, Page 1182, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the property described in Warranty Deed, as recorded in Official Records Book 3387, Page 1182, N.84°23'26"E., 1072.74 feet to the Southeast corner of said property described in Warranty Deed, as recorded in Official Records Book 3387, Page 1182; thence along the Easterly boundary of said property described in Warranty Deed, as recorded in Official Records Book 3387, Page 1182, the following three (3) courses: 1) N.02°05'59"E., 249.58 feet; 2) N.02°22'00"E., 255.74 feet to the Southeast corner of State of Florida Department of Transportation Parcel 106 – Part "B", according to aforesaid Stipulated Order and Taking and Final Judgement as recorded in Official Records Book 9007, Page 1618, of the Public Records of Pasco County, Florida; 3) along the Easterly boundary of said State of Florida Department of Transportation Parcel 106 – Part "B", according to aforesaid Stipulated Order and Taking and Final Judgement as recorded in Official Records Book 9007, Page 1618, continue N.02°22'00"E., 18.98 feet to a point on a curve on the Southerly boundary of State of Florida Department of Transportation Parcel 107 – Part "F", according to aforesaid Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of State of Florida Department of Transportation Parcel 107 – Part "F", the following four (4) courses: 1) Easterly, 35.69 feet along the arc of a curve to the right having a radius of 10026.00 feet and a central angle of 00°12'14" (chord bearing N.84°29'30"E., 35.69 feet); 2) N.84°23'30"E., 175.50 feet to a point of curvature; 3) Easterly, 1294.33 feet along the arc of a curve to the right having a radius of 5485.00 feet and a central angle of 13°31'14" (chord bearing S.88°50'53"E., 1291.33 feet); 4) S.82°05'17"E., 1091.94 feet to a point on the aforesaid Westerly boundary of the Maintained Right-of-Way of MCKENDREE ROAD, according to Pasco County Specific Purpose Survey for the Maintained Right-of-Way for McKendree Road (Project No. X-8864.00), as recorded in Maintained Right-of-Way Book 3, Pages 81 through 91 Inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Maintained Right-of-Way of MCKENDREE ROAD, the following four (4) courses: 1) S.00°23'51"W., 822.82 feet; 2) S.00°24'32"W., 693.73 feet; 3) S.00°16'01"W., 850.08 feet; 4) S.00°23'21"W., 402.14 feet to the POINT OF BEGINNING.

Containing 453.529 acres, more or less.

EXHIBIT "B"***PERMITTED EXCEPTIONS***

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District recorded in Official Records Book 190, Page 79, of the public records of Pasco County, Florida.
3. Easement as described in Warranty Deed recorded in Official Records Book 3722, Page 671, of the public records of Pasco County, Florida.
4. Perpetual Conservation Easement in favor of Southwest Florida Water Management District, a public corporation created by Chapter 61-6914, Laws of Florida, as amended, recorded in Official Records Book 3793, Page 1751, of the public records of Pasco County, Florida.
5. Notice of Creation and Establishment of Connected City Stewardship District recorded April 25, 2017 in Official Records Book 9530, Page 3211, of the public records of Pasco County, Florida.
6. Perpetual Easement in favor of the State of Florida Department of Transportation, recorded June 19, 2018 in Official Records Book 9743, Page 1805, of the public records of Pasco County, Florida.
7. Right of tenant, as tenant only, without right of first refusal/offer or option to purchase under Sign Location Lease, dated 2/27/1991 by Robert McKendree (Lessor) in favor of Whiteco Metrocom (Lessee), recorded May 6, 1991 in Official Records Book 2008, Page 887, of the public records of Pasco County, Florida, as assigned by Kingsley Asset Management, LLC (as successor in interest to Robert McKendree) to PTC Boyette, LLC by that certain Assignment and Assumption of Lease dated 12/20/2021.
8. Right of tenant, as tenant only, without right of first refusal/offer or option to purchase under Sign Location Leases, dated 2/27/1991 by Robert McKendree (Lessor) in favor of Whiteco Metrocom (Lessee), recorded May 6, 1991 in Official Records Book 2008, Page 889, assigned in Official Records Book 5301, Page 1872 and Lease recorded in Official Records Book 2008, Page 891.
9. Rights of tenants, as tenants only, without right of first refusal/offer or options to purchase, under the following leases:
 - a. Memorandum Of Lease recorded in Book 3813, Page 712, assigned in Book 5301, Page 1872.
 - b. Memorandum Of Lease recorded in Book 3813, Page 713, assigned in Book 5301, Page 1872.
 - c. Memorandum Of Lease recorded in Book 3798, Page 173, assigned in Book 5301, Page 1872.
 - d. Memorandum Of Lease recorded in Book 3298, Page 1130, assigned in Book 5301, Page 1872.
10. Rights of tenants, as tenants only, without right of first refusal/offer or options to purchase, under the following unrecorded leases:
 - a. 3M Media Lease Renewal Agreement (Billboard Lease No. 913442), dated 5/20/1996 by and between Robert B. McKendree (Lessor), and National

- Advertising Company d/b/a 3M Media (Lessee), as assigned by Kingsley Asset Management, LLC (as successor in interest to Robert B. McKendree) to PTC Boyette, LLC by that certain Assignment and Assumption of Lease dated 12/20/2021.
- b. 3M Media Lease Renewal Agreement (Billboard Lease No. 913443), dated 5/20/1996 by and between Robert B. McKendree (Lessor), and National Advertising Company d/b/a 3M Media (Lessee), as assigned by Kingsley Asset Management, LLC (as successor in interest to Robert B. McKendree) to PTC Boyette, LLC by that certain Assignment and Assumption of Lease dated 12/20/2021.
 - c. Agricultural Lease dated 9/1/2018 between Kingsley Asset Management LLC (Landlord) and Angus Cattle Company, LLC (Tenant), as amended by Lease Amending Agreement dated 12/4/2018, and that certain Lease Amending Agreement dated 8/27/2021, as assigned by Kingsley Asset Management, LLC to PTC Boyette, LLC by that certain Assignment and Assumption of Lease dated 12/20/2021.
 - d. Agricultural Lease dated 10/1/2020 between Kingsley Asset Management LLC (Landlord) and Paff Landscape, Inc. (Tenant), as amended by that certain Lease Amendment Agreement dated 9/29/2021, as assigned by Kingsley Asset Management, LLC to PTC Boyette, LLC by that certain Assignment and Assumption of Lease dated 12/20/2021.
11. Notice Of Establishment Of The PTC Community Development District recorded in Book 10597, Page 3107.
 12. PTC Community Development District Notice of Master Special Assessments/Governmental Lien Of Record (Master Debt Assessments) recorded in Book 10671, Page 2780.
 13. PTC Community Development District Amended Notice of Master Special Assessments/Governmental Lien Of Record (Master Assessments) recorded in Book 10820, Page 1364.
 14. That certain Mortgage, Assignment of Rents and Security Agreement, in the original principal amount of \$23,670,000,00, executed by PTC Boyette, LLC, a Delaware limited liability company in favor of Pegasus Bank, recorded January 5, 2022, in Book 10516, Page 2533.

Parcel ID	08-25-20-0220-0W100-0000 (Card: 001 of 1)		
Classification	00900-Common Area		
Mailing Address	Property Value		
DOUBLE BRANCH DEV INC C/O KE ANDREWS 2424 RIDGE RD ROCKWALL, TX 75087	Just Value	\$0	
	Ag Land	\$0	
	Land	\$0	
	Building	\$0	
	Extra Features	\$0	
Physical Address			
No Physical Address			
Legal Description (First 200 characters)		Non-School	School
See Plat for this Subdivision	Assessed	\$0	\$0
PASCO TOWN CENTER PHASE 1 PB 95 PG 048 TRACT W1	Homestead Exemption	-\$0	-\$0
Jurisdiction	Additional Exemptions	-\$0	-\$0
PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS			
Community Dev District	Taxable Value	\$0	\$0
N/A			
Community Redevelopment Area			
N/A			

Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	9600V	Waste Land	SSF-LO	MPUD	1677016.000	SF	\$0.01	0.00	\$0

Additional Land Information					
Acres	Tax Area	FEMA Code	Subsidence Activity		Neighborhood Code(s)
38.5	UF	--	None Reported		SITE

Building Information - Use (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
No Extra Features					

Sales History					
Previous Owner:		PTC BOYETTE LLC			
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
6/2023	10837 / 1893	Warranty Deed	03	V	\$66,439,900
12/2021	10516 / 2528	Quit Claim Deed	11	V	\$0
12/2021	10516 / 2522	Warranty Deed	05	V	\$52,000,000
12/2016	9472 / 1652	Warranty Deed	05	V	\$0
12/2015	9337 / 3282	Warranty Deed	16	V	\$0
7/2013	8899 / 0210	Certificate of Title	11	V	\$0
8/2012	9337 / 3274	Warranty Deed	16	V	\$0
10/2010	8458 / 0362	Warranty Deed	16	V	\$0
9/2010	8458 / 0374	Warranty Deed	16	V	\$0
9/2010	8458 / 0368	Warranty Deed	16	V	\$0
12/2006	7430 / 1276	Warranty Deed		V	\$0
12/2006	7380 / 1445	Warranty Deed		V	\$0

00900-Common Area

Parcel ID		
Classification		
Mailing Address	Property Value	
DOUBLE BRANCH DEV INC	Just Value	\$0
C/O KE ANDREWS	Ag Land	\$0
2424 RIDGE RD	Land	\$0
ROCKWALL, TX 75087	Building	\$0
	Extra Features	\$0
Physical Address		
No Physical Address		
Legal Description (First 200 characters)	Non-School	School
See Plat for this Subdivision	\$0	\$0
PASCO TOWN CENTER PHASE 1 PB 95 PG 048	- \$0	- \$0
TRACT W1	- \$0	- \$0
Jurisdiction		
<u>PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS</u>		
Community Dev District	Taxable Value	\$0
N/A		
Community Redevelopment Area		
N/A		

Land Detail (Card: 1 of 1)						
Line	Use	Description	Code	Zoning	Units	Type
1	9600V	Waste Land	SSF-LO	MPUD	1438759.000	SF
Additional Land Information						
Acres	Tax Area	FEMA Code	Subsidence Activity			
33.03	<u>UF</u>	--	None Reported			
			Neighborhood Code(s)			
			<u>SITE</u>			

Building Information - Use (Card: 1 of 1)			
Unimproved Parcel			
Extra Features (Card: 1 of 1)			
Line	Code	Description	Year
		No Extra Features	
			Units
			Value

Sales History				
N/A				
Month/Year	Book/Page	Type	DOR Code	Condition
6/2023	<u>10837 / 1893</u>	Warranty Deed	<u>03</u>	V
				Amount
				\$66,439,900

00900-Common Area

Parcel ID		Property Value	
Classification		Just Value	
Mailing Address		Ag Land \$0 Land \$0 Building \$0 Extra Features \$0	
DOUBLE BRANCH DEV INC C/O KE ANDREWS 2424 RIDGE RD ROCKWALL, TX 75087			
Physical Address		Non-School	
No Physical Address		Assessed \$0 Homestead Exemption -\$0 Additional Exemptions -\$0	
Legal Description (First 200 characters)		School	
See Plat for this Subdivision  PASCO TOWN CENTER PHASE 1 PB 95 PG 048 TRACT W2		\$0	
Jurisdiction			
PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS 			
Community Dev District		Taxable Value	
N/A		\$0	
Community Redevelopment Area			
N/A			

Land Detail (Card: 1 of 1)						
Line	Use	Description	Code	Zoning	Units	Value
Error loading Land Records						
Additional Land Information						
Acres	Tax Area	FEMA Code	Subsidence Activity		Neighborhood Code(s)	
49.82	<u>UF</u>	--	None Reported		<u>SITE</u>	
Building Information - Use (Card: 1 of 1)						
Unimproved Parcel						
Extra Features (Card: 1 of 1)						
Line	Code	Description	Year	Units	Value	
No Extra Features						
Sales History						
N/A						
Month/Year	Book/Page	Type	DOR Code	Condition	Amount	
6/2023	<u>10837 / 1893</u> 	Warranty Deed	<u>03</u> 	V	\$66,439,900	
Previous Owner:						

Parcel ID	09-25-20-0220-0W300-0000 (Card: 001 of 1)		
Classification	00900-Common Area		
Mailing Address	Property Value		
DOUBLE BRANCH DEV INC	Just Value	\$0	
C/O KE ANDREWS	Ag Land	\$0	
2424 RIDGE RD	Land	\$0	
ROCKWALL, TX 75087	Building	\$0	
Physical Address	Extra Features	\$0	
No Physical Address			
Legal Description (First 200 characters)		Non-School	School
See Plat for this Subdivision	Assessed	\$0	\$0
PASCO TOWN CENTER PHASE 1 PB 95 PG 048	Homestead Exemption	-\$0	-\$0
TRACT W3	Additional Exemptions	-\$0	-\$0
Jurisdiction	Taxable Value	\$0	\$0
PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS			
Community Dev District			
N/A			
Community Redevelopment Area			
N/A			

Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
Error loading Land Records									

Additional Land Information					
Acres	Tax Area	FEMA Code	Subsidence Activity		Neighborhood Code(s)
24.39	UE	--	None Reported		SITE

Building Information - Use (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
No Extra Features					

Sales History					
Previous Owner:		PTC BOYETTE LLC			
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
6/2023	10837 / 1893	Warranty Deed	03	V	\$66,439,900
12/2021	10516 / 2528	Quit Claim Deed	11	V	\$0
12/2021	10516 / 2522	Warranty Deed	05	V	\$52,000,000
12/2016	9472 / 1652	Warranty Deed	05	V	\$0
12/2015	9337 / 3282	Warranty Deed	16	V	\$0
7/2013	8899 / 0210	Certificate of Title	12	V	\$0
8/2012	9337 / 3274	Warranty Deed	16	V	\$0
10/2010	8458 / 0362	Warranty Deed	16	V	\$0
9/2010	8458 / 0374	Warranty Deed	16	V	\$0
9/2010	8458 / 0368	Warranty Deed	16	V	\$0
12/2006	7430 / 1276	Warranty Deed		V	\$0
12/2006	7380 / 1445	Warranty Deed		V	\$0

Parcel ID 16-25-20-0220-0W400-0000 (Card: 001 of 1)

Classification 00900-Common Area

Property Value

Just Value	\$0
Ag Land	\$0
Land	\$0
Building	\$0
Extra Features	\$0

Non-School	\$0	School	\$0
Assessed	\$0		
Homestead Exemption	-\$0		-\$0
Additional Exemptions	-\$0		-\$0

Taxable Value \$0

Mailing Address
 DOUBLE BRANCH DEV INC
 C/O KE ANDREWS
 2424 RIDGE RD
 ROCKWALL, TX 75087

Physical Address
 No Physical Address

Legal Description (First 200 characters)
 See Plat for this [Subdivision](#)
 PASCO TOWN CENTER PHASE 1 PB 95 PG 048
 TRACT W4

Jurisdiction
 PASCO COUNTY, BOARD OF COUNTY
 COMMISSIONERS

Community Dev District
 N/A

Community Redevelopment Area
 N/A

Land Detail (Card: 1 of 1)

Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	9600V	Waste Land	SSF-LO	MPUD	490937.000	SF	\$0.01	0.00	\$0

Additional Land Information

Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
11.27	<u>UE</u>	--	None Reported	<u>SITE</u>

Building Information - Use (Card: 1 of 1)

Unimproved Parcel

Extra Features (Card: 1 of 1)

Line	Code	Description	Year	Units	Value
		No Extra Features			

Sales History

Previous Owner: N/A

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
6/2023	10837 / 1893	Warranty Deed	037	V	\$66,439,900

Addendum D

Comparable Data



Land Sales – Uplands Parcels



Location & Property Identification

Property Name:	Hickory Grove
Sub-Property Type:	Residential, Single Family Development Land
Address:	Schofield Rd
City/State/Zip:	Winter Garden, FL 34787
County:	Lake
Market Orientation:	Suburban
IRR Event ID:	3270041



Sale Information

Sale Price:	\$59,980,100
Effective Sale Price:	\$59,980,100
Sale Date:	05/24/2024
Recording Date:	05/29/2024
Sale Status:	Closed
\$/Unit:	\$49,983 /Unit
\$/Acre(Gross):	\$146,293
\$/Land SF(Gross):	\$3.36
\$/Land SF(Usable):	\$3.36
\$/Unit (Potential):	\$49,983 /Unit
Grantor/Seller:	Hickory Groves LLC
Grantee/Buyer:	Legacy Inspirada LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	6340-0970
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar

Land-SF(Usable/Gross):	17,859,600/17,859,600
No. of Units (Potential):	1200
Density-Unit/Gross Acre:	2.93
Zoning Code:	PD
Zoning Desc.:	Planned Development
Source of Land Info.:	Other

Comments

This 410 acre plot of land sold in an Investment sale for \$58,980,100 or \$146K per acre. The land sits in Lake County and the utilities to site are unknown. Richland Investments acquired the property from a private Owner and the Seller used Broker representation. Costar was able to touch base with a source deemed reliable who confirmed the sales price an date of the transaction. The sellers had applied to Lake County for a comprehensive plan amendment and Planned Unit Development zoning for a master-planned community that would have entitled the property for approximately 1,200 residential units and 48 acres of non-residential uses. However, Richmond Communities plans to resubmit.

Improvement and Site Data

MSA:	Orlando
Legal/Tax/Parcel ID:	Parcel Number(s): 25-23-26-0002-000-00200, 25-23-26-0003-000-00800
Acres(Gross):	410.00

Location & Property Identification

Property Name:	Mattamy Homes SFR Land
Sub-Property Type:	Residential, Single Family Development Land
Address:	13250 SR 62
City/State/Zip:	Parrish, FL 34219
County:	Manatee
Market Orientation:	Suburban
IRR Event ID:	3270042



Sale Information

Sale Price:	\$28,716,000
Effective Sale Price:	\$28,716,000
Sale Date:	01/31/2024
Recording Date:	02/01/2024
Sale Status:	Closed
\$/Acre(Gross):	\$173,517
\$/Land SF(Gross):	\$3.98
Grantor/Seller:	CWR LAC Cone, LLC
Grantee/Buyer:	Mattamy Tampa/Sarasota, LLC
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	202441009975
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Deed

Acres(Gross):	165.49
Land-SF(Gross):	7,208,910
Shape:	Irregular
Corner Lot:	No
Zoning Code:	PD-MU
Zoning Desc.:	Planned Development Mixed Use
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

On 1/31/2024, Mattamy Homes, a Canadian-based single family residential developer purchased this 165.49 acre property for \$28,716,000. The sale involved two different parcels which has since been combined into a single parcel. The property is zoned PD-MU. The buyers intend to hold the property for potential future single family development. Access to the site is currently only available via a dirt road running north from SR-62. No brokers were listed as a party to the sale.

Sale Analysis

Proposed Use Desc.:	Hold for Development
---------------------	----------------------

Improvement and Site Data

MSA:	Sarasota
Legal/Tax/Parcel ID:	Parcel Number(s): 414000309

Location & Property Identification

Property Name:	Abbey Crossings
Sub-Property Type:	Residential, Multifamily Land
Address:	County Road 52
City/State/Zip:	San Antonio, FL 33576
County:	Pasco
Market Orientation:	Suburban
IRR Event ID:	3270047



Sale Information

Sale Price:	\$26,700,000
Effective Sale Price:	\$26,700,000
Sale Date:	11/09/2023
Recording Date:	11/15/2023
Sale Status:	Closed
\$/Unit:	\$26,700 /Unit
\$/Acre(Gross):	\$107,018
\$/Land SF(Gross):	\$2.46
\$/Unit (Potential):	\$26,700 /Unit
Grantor/Seller:	ORDER OF SAINT BENEDICT OF FLORIDA INC
Grantee/Buyer:	Abbey Development Partners, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	10917-0760
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Deed, Press Release

Legal/Tax/Parcel ID:	Parcel Number(s):
	09-25-20-0000-00100-0000,
	09-25-20-0000-00100-0010,
	09-25-20-0000-01100-0000,
	16-25-20-0000-00200-0010,
	09-25-20-0000-00600-0000
Acres(Gross):	249.49
Land-SF(Gross):	10,867,784
No. of Units (Potential):	1000
Shape:	Irregular
Corner Lot:	Yes
Density-Unit/Gross Acre:	4.01
Zoning Code:	MPUD
Zoning Desc.:	MPUD
Source of Land Info.:	Public Records

Comments

Legacy Development Partners and Bones Investment Group have acquired 249.49 acres of land for \$26.7 million. Two of the parcels were sold for \$7.5 million on the same day to Park 52 Logistics. Development plans for a newly rezoned MPUD called Abbey Crossings will include 400,00 SF retail, 400,000 SF office, 1,000 multifamily units, 800,000 SF industrial on the south parcel, and 600,000 SF industrial on the north parcel. The site is expected to break ground in May 2024. The current site plans available shows the proposed development for industrial and retail buildings. The sites for office and multifamily are shown but with no specifics for property.

Improvement and Site Data

MSA:	Tampa
------	-------

Comments (Cont'd)

Location & Property Identification

Property Name: 6718 Simmons Loop
 Sub-Property Type: Residential, Single Family Development Land
 Address: 6718 Simmons Loop
 City/State/Zip: Ruskin, FL 33573
 County: Hillsborough
 Market Orientation: Suburban
 IRR Event ID: 3270044



Sale Information

Sale Price: \$43,116,300
 Effective Sale Price: \$43,116,300
 Sale Date: 09/11/2023
 Recording Date: 09/11/2023
 Sale Status: Closed
 \$/Unit: \$107,791 /Unit
 \$/Acre(Gross): \$188,594
 \$/Land SF(Gross): \$4.33
 \$/Unit (Potential): \$107,791 /Unit
 Grantor/Seller: Spencer Farms Inc, Amberglen Development Inc., Sunfield Homes, Inc
 Grantee/Buyer: Jen Tampa 9, LLC
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Warranty Deed
 Recording No.: 2023405519
 Verification Type: Secondary Verification
 Secondary Verific. Source: CoStar, Deed, Tampa Bay Business Journal

Legal/Tax/Parcel ID: Parcel Number(s):
 U-18-31-20-ZZZ-000003-1559
 0.0,
 U-18-31-20-ZZZ-000003-1559
 0.1,
 U-19-31-20-ZZZ-000003-1559
 0.1
 Acres(Gross): 228.62
 Land-SF(Gross): 9,958,687
 No. of Units (Potential): 400
 Shape: Irregular
 Density-Unit/Gross Acre: 1.75
 Zoning Code: PD
 Zoning Desc.: Planned Development
 Source of Land Info.: Public Records

Comments

Jen Partners and Pulte Group acquired 228.62 acres of land for \$43,116,300. Jen Partners invests in home builders and residential land, and a Pulte spokesperson confirmed the national homebuilders involvement with Jen Partners in acquiring the land. The site will be developed with more than 400 single family homes. 197 acres will be developed into a new community called Spencer Glen. The rest of the land will be developed into two boutique communities of fewer than 30 homes each. No agents were listed as a party to the sale.

Improvement and Site Data

MSA: Tampa

Location & Property Identification

Property Name: Ham Brown Reserve
 Sub-Property Type: Residential, Single Family Development Land
 Address: 2395 Ham Brown Rd.
 City/State/Zip: Kissimmee, FL 34746
 County: Osceola
 Market Orientation: Suburban
 IRR Event ID: 3065053



Sale Information

Sale Price: \$23,000,000
 Effective Sale Price: \$23,000,000
 Sale Date: 09/01/2023
 Sale Status: Closed
 \$/Acre(Gross): \$119,017
 \$/Land SF(Gross): \$2.73
 \$/Acre(Usable): \$165,372
 \$/Land SF(Usable): \$3.80
 \$/Unit (Potential): \$27,219 /Approved Unit
 Grantor/Seller: Chinook, LLC, Kanner Kissimmee, LLC, Sterling Kissimmee, LLC and Tee Park, LLC
 Grantee/Buyer: Leeland Development, LLC
 Property Rights: Fee Simple
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Deed
 Recording No.: 6468/2272
 Verified By: Byron R. Todd
 Verification Date: 10/30/2023
 Confirmation Source: Leeland Development - Khaled
 Verification Type: Confirmed-Seller

Legal/Tax/Parcel ID: 13-26-28-0000-0010-0000, 12-26-28-0000-0018-0000, 12-26-28-0000-0019-0000
 Acres(Usable/Gross): 139.08/193.25
 Land-SF(Usable/Gross): 6,058,325/8,417,970
 Usable/Gross Ratio: 0.72
 No. of Units (Potential): 845
 Shape: Irregular
 Topography: Level
 Zoning Code: CCP
 Zoning Desc.: Community Center Perimeter
 Utilities: Electricity, Water Public, Sewer, Telephone
 Source of Land Info.: Public Records

Comments

This represents the sale of a 193.25± gross acre tract of land located along the east side of Ham Brown Road, just east of Cattle Drive, in Kissimmee, Osceola County, Florida. The property contains 139± usable acres, which excludes 54± acres (28%) of jurisdictional wetlands situated on the property. According to the buyer, they acquired all of the necessary approvals for the proposed development. The property is approved for 453 single-family lots, 92 townhome lots and 300 apartments. The buyer reported on the same day, they sold the apartment land and residential land to KB/Starlight Homes. The property is zoned CCP, Community Center Perimeter and contains a

Improvement and Site Data

Comments (Cont'd)

future land use of Community Center. The buyer reported the site will require wetland mitigation and public utilities extended to the site. The utilities were reported to be 1.5 miles away and will cost approximately \$1.5 million to extend. The property sold on September 1, 2023 for \$23,000,000, or \$119,017 per acre.

Location & Property Identification

Property Name:	Wellness Ridge CDD Land
Sub-Property Type:	Residential, Single Family Development Land
Address:	Five Mile Rd.
City/State/Zip:	Clermont, FL 34711
County:	Lake
Market Orientation:	Suburban
IRR Event ID:	3221564



Sale Information

Sale Price:	\$21,415,200
Effective Sale Price:	\$21,415,200
Sale Date:	08/16/2023
Sale Status:	Closed
\$/Unit:	\$24,253 /Unit
\$/Acre(Gross):	\$109,233
\$/Land SF(Gross):	\$2.51
\$/Acre(Usable):	\$109,233
\$/Land SF(Usable):	\$2.51
\$/Unit (Potential):	\$24,253 /Approved Lot
Grantor/Seller:	South Lake Crossing I, LLC
Grantee/Buyer:	LSMA Wellness, LLC
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	2023101862
Verified By:	Tyler S. Rodriguez-MacGregor
Verification Date:	04/11/2024
Confirmation Source:	Wellness Ridge CDD team, CoStar, Public Records

Verification Type: Confirmed-Other

Sale Analysis

Expenditures Description: None

Improvement and Site Data

Legal/Tax/Parcel ID:	22-23-26-0004-000-00600
	22-23-26-0001-000-00900
Acres(Usable/Gross):	196.05/196.05
Land-SF(Usable/Gross):	8,539,938/8,539,938
Usable/Gross Ratio:	1.00
No. of Units (Potential):	883
AccessibilityRating:	Average
Visibility Rating:	Average
Density-Unit/Gross Acre:	4.50
Density-Unit/Usable Acre:	4.50
Zoning Code:	WRCCDD
Zoning Desc.:	Wellness Ridge Community Development District
Flood Plain:	No
Utilities:	Electricity, Water Public, Sewer
Source of Land Info.:	Public Records

Comments

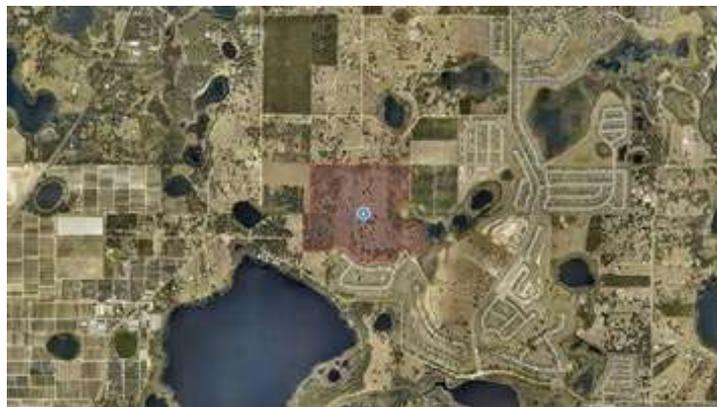
This is the sale of two tracts of vacant land at the northwest and southwest corners of Wellness Way and Five Mile Road in Clermont, Lake County, Florida. The two tracts

Comments (Cont'd)

total 196.05 acres and are part of the Wellness Ridge Community Development District. The entire master development has a PUD zoning and is permitted for up to 1,850 attached and detached residential homes. This area is delineated as Assessment Area 2 and is entitled for 682 single-family homes with lot sizes ranging from 32 to 60-feet and 201, 22-foot, townhome units for a total of 883 units. This indicates a density of 4.50 dwelling units per acre. Starwood Land group purchased these two sites in August of 2023 for \$21,415,200, or \$109,233 per usable acre.

Location & Property Identification

Property Name:	Wind Crest Site
Sub-Property Type:	Residential, Single Family Development Land
Address:	Wind Crest Ln.
City/State/Zip:	Groveland, FL 34736
County:	Lake
Market Orientation:	Rural
Property Location:	Terminus of Wind Crest Lane, South of Libby Road
IRR Event ID:	3206397



Sale Information

Sale Price:	\$23,585,000
Effective Sale Price:	\$23,585,000
Sale Date:	07/19/2023
Sale Status:	Closed
\$/Unit:	\$65,332 /Unit
\$/Acre(Gross):	\$155,175
\$/Land SF(Gross):	\$3.56
\$/Acre(Usable):	\$155,175
\$/Land SF(Usable):	\$3.56
\$/Unit (Potential):	\$65,332 /Approved Lot
Grantor/Seller:	ORSI Development, Inc.
Grantee/Buyer:	Lennar Homes, LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	OR Book 6189, Page 0630
Verification Type:	Secondary Verification

Land-SF(Usable/Gross):	6,620,684/6,620,684
Usable/Gross Ratio:	1.00
No. of Units (Potential):	361
Shape:	Irregular
Topography:	Level
Vegetation:	Trees and grasses
Frontage Type:	1 way, 2 lanes
Traffic Flow:	Low
AccessibilityRating:	Below average
Visibility Rating:	Below average
Density-Unit/Gross Acre:	2.38
Density-Unit/Usable Acre:	2.38
Zoning Code:	PD
Zoning Desc.:	Planned Development, Village

Flood Plain:	No
Source of Land Info.:	Public Records

Comments

This is the sale of the vacant tract of land located at the terminus of Wind Crest Land, south of Libby Road in Groveland, Lake County, Florida. The property contains a total area of 151.99 acres, all of which were reported to be usable uplands. Historically, the property was utilized for cattle grazing, under an agricultural zoning. In fact, the majority of the land immediately surrounding this site to the north and to the west is zoned A, Agricultural, by the city of Groveland. However, this property underwent a

Improvement and Site Data

MSA:	Orlando
Legal/Tax/Parcel ID:	33-21-25-0004-000-01600
Acres(Usable/Gross):	151.99/151.99

Comments (Cont'd)

zoning change to a higher-density Planned Development district prior to the closing of this sale. The path of development in this immediate area is sweeping to the west, from U.S. Highway 27. Much of the area's former agricultural land is being redeveloped with higher density residential uses. The property sold in July of 2023 for a recorded price of \$25,585,000. Reportedly, the buyer plans to develop the site as a continuation of the contiguous Cherry Lake single family residential subdivision. The site is planned for 361 lots, indicating a price of \$65,332 per lot.

Land Sales – Preserve/Conservation Parcels



Location & Property Identification

Property Name:	Tavares Wetlands
Sub-Property Type:	Specialty, Wetland/Marshland
Address:	Beauclaire Ct.
City/State/Zip:	Tavares, FL 32778
County:	Lake
Market Orientation:	Rural
IRR Event ID:	3240691



Sale Information

Sale Price:	\$250,000
Effective Sale Price:	\$250,000
Sale Date:	05/01/2024
Sale Status:	Closed
\$/Acre(Gross):	\$2,688
\$/Land SF(Gross):	\$0.06
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	O.R. Book 6327, Page 1386
Verified By:	Jordan J. Wright
Verification Date:	06/04/2024
Confirmation Source:	Max Parsons
Verification Type:	Confirmed-Seller Broker

Comments

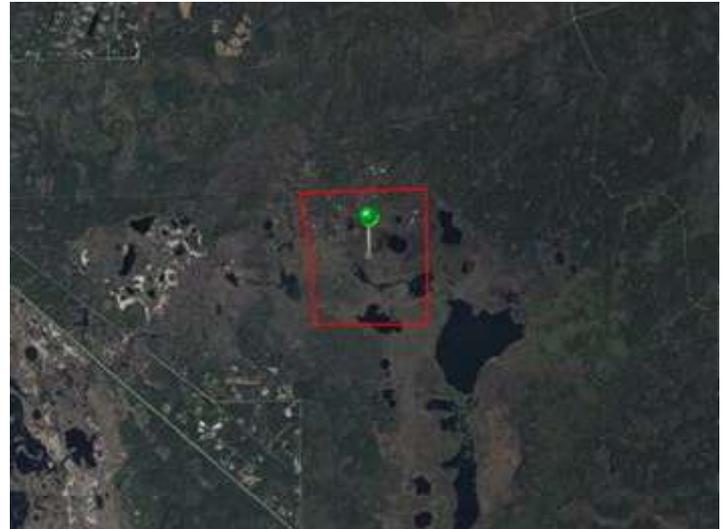
This sale comparable represents two contiguous vacant tracts of land located on the west side of Beauclaire Drive, just south of Deer Island Road in Tavares, Lake County, Florida. The site contains 93 acres and is 100% encumbered by wetlands. The property is zoned A, Agriculture, with a future land use of Rural Transition. In May 2024, the site sold for a recorded price of \$250,000 or \$2,688 per acre.

Improvement and Site Data

Legal/Tax/Parcel ID:	02-20-26-0004-000-02000, 11-20-26-0001-000-00700
Acres(Usable/Gross):	0.00/93.00
Land-SF(Usable/Gross):	0/4,051,080
Zoning Code:	A
Zoning Desc.:	Agriculture
Source of Land Info.:	Broker

Location & Property Identification

Property Name:	Wetlands
Sub-Property Type:	Specialty, Wetland/Marshland
Address:	Dusty Ln.
City/State/Zip:	Mims, FL 32754
County:	Volusia
Market Orientation:	Rural
IRR Event ID:	3071980



Sale Information

Sale Price:	\$1,108,000
Effective Sale Price:	\$1,108,000
Sale Date:	08/22/2023
Sale Status:	Closed
\$/Acre(Gross):	\$2,026
\$/Land SF(Gross):	\$0.05
Grantor/Seller:	Stanley H. Sandefur, Lake Mary Florida
Grantee/Buyer:	JBWR Properties, LLC, Orlando, Florida
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	O.R. Instrument Number 2023174576
Verified By:	Jordan J. Wright
Verification Date:	11/19/2023
Confirmation Source:	Daryl Carter
Verification Type:	Confirmed-Seller Broker

Occupancy

Occupancy at Time of Sale: 0.00%

Improvement and Site Data

Legal/Tax/Parcel ID:	033700000010
Acres(Usable/Gross):	0.00/547.00
Land-SF(Usable/Gross):	0/23,827,320
Shape:	Irregular
Zoning Code:	RC
Zoning Desc.:	Resource Corridor
Source of Land Info.:	Public Records

Comments

This sale comparable represents a vacant tract of land located approximately two miles north-northeast of SR 46 and Dusty Trail, southeast Volusia County, bordering Brevard County. The property contains approximately 547 acres. However, the property is 100% encumbered by wetlands and is considered landlocked. The property is zoned RC (Resource Corridor with a future land use of ESC (Environmental Systems Corridor), which permits one dwelling unit per 25 acres. In August of 2023, the property sold for a recorded price of \$1,108,000 or \$2,026 per acre.

Sale Analysis

Expenditures Description: None

Location & Property Identification

Property Name: 31000 E Tamimai Trl
 Sub-Property Type: Specialty, Wetland/Marshland

Address: 31000 Tamiami Trl. E.
 City/State/Zip: Naples, FL 34114
 County: Collier
 Submarket: Outlying Collier
 County/Wagon Wheel

Market Orientation: Rural
 Property Location: 26 52 29 ALL EXC. H/W ROW
 LESS OR 3591 PG 2751

IRR Event ID: 3039072



Sale Information

Sale Price: \$12,952,843
 Effective Sale Price: \$12,952,843
 Sale Date: 06/30/2023
 Recording Date: 07/14/2023
 Sale Status: Closed
 \$/Acre(Gross): \$1,645
 \$/Land SF(Gross): \$0.04
 Grantor/Seller: CDC Investment Properties, LLC
 Grantee/Buyer: South Florida Water Management District
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Warranty Deed
 Recording No.: 6428769
 Verification Type: Secondary Verification
 Secondary Verific. Source: CoStar, Deed

Acres(Gross): 7,872.35
 Land-SF(Gross): 342,919,566
 Shape: Rectangular
 Zoning Code: A
 Zoning Desc.: Agricultural ACSC-ST Overlay
 Source of Land Info.: Public Records

Comments

On 6/30/2023 South Florida Water Management District purchased these 15 parcels of conservation/wetlands for a price of \$12,952,900. The property is zoned Agricultural with a Area of Critical State Concern Special Treatment (ACSC-ST) Overlay.

Improvement and Site Data

MSA: Naples-Immokalee-Marco Island, FL
 Legal/Tax/Parcel ID: 01135680006

Location & Property Identification

Property Name:	Vacant Land
Sub-Property Type:	Specialty, Wetland/Marshland
Address:	Wheeler Rd.
City/State/Zip:	Christmas, FL 32709
County:	Orange
Market Orientation:	Rural
IRR Event ID:	2995509



Sale Information

Sale Price:	\$944,000
Effective Sale Price:	\$944,000
Sale Date:	05/04/2022
Sale Status:	Closed
\$/Acre(Gross):	\$5,913
\$/Land SF(Gross):	\$0.14
\$/Acre(Usable):	\$94,400
\$/Land SF(Usable):	\$2.17
Grantor/Seller:	Twin Cedar 2 LLC 1/2 Int Oak Branch Management Trust 1/2 Int
Grantee/Buyer:	City Of Orlando
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	O.R. Instrument Number 20220296942
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	11-22-33-0000-00-002
Acres(Usable/Gross):	10.00/159.65
Land-SF(Usable/Gross):	435,600/6,954,354
Usable/Gross Ratio:	0.06
Shape:	Square
Zoning Code:	A-2
Zoning Desc.:	Farmland Rural District
Source of Land Info.:	Public Records

Comments

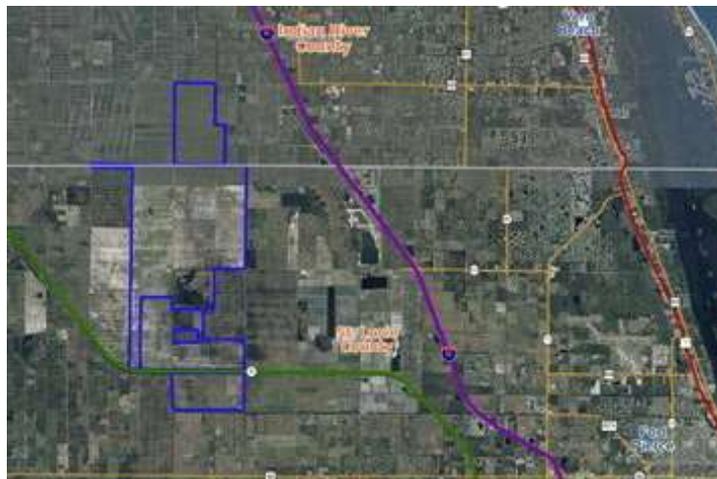
This sale comparable represents a vacant tract of land located on the north side of Wheeler Road, just south of Christmas Creek in Christmas, Orange County, Florida. The site contains 159.65 acres or 6,954,371 square feet. Wetlands encumber 149.65 acres (94%) with the remaining 10 acres are probable uplands. The site is zoned A-2 (Farmland Rural District) with a future land use of R (Rural). On May 4, 2022, the property sold for a recorded price of \$944,000 or \$5,913 per acre. It should be noted that the property is accessible by a dirt road on the adjacent parcel.

Sale Analysis

Expenditures Description:	None
---------------------------	------

Location & Property Identification

Property Name:	Sunbreak Farms
Sub-Property Type:	Specialty, Conservation/Preservation
Address:	5101 Minute Maid Rd.
City/State/Zip:	Fort Pierce, FL 34945
County:	St Lucie
Market Orientation:	Rural
IRR Event ID:	2949895



Sale Information

Sale Price:	\$44,083,099
Effective Sale Price:	\$44,083,099
Sale Date:	04/13/2022
Sale Status:	Closed
\$/Acre(Gross):	\$4,267
\$/Land SF(Gross):	\$0.10
\$/Acre(Usable):	\$4,267
\$/Land SF(Usable):	\$0.10
Grantor/Seller:	Sunbreak Farms LLC
Grantee/Buyer:	Florida Power & Light company
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Verification Type:	Secondary Verification

Easements:	No
Environmental Issues:	No
Flood Plain:	No
Utilities:	Electricity
Source of Land Info.:	Public Records

Comments

This is the sale of Sunbreak Farms, a 10,331-acre property located in Fort Pierce, Florida. This property sold to Florida Power & Light Company in April of 2022 for \$44,083,000. This is a fully improved farm that has been laser leveled and improved for farming. The property includes an office building, a maintenance facility, pumps reservoirs, shell-based road system and holds valid permits through 2025.

Improvement and Site Data

Acres(Usable/Gross):	10,330.96/10,330.96
Land-SF(Usable/Gross):	450,016,618/450,016,618
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Level
Corner Lot:	No

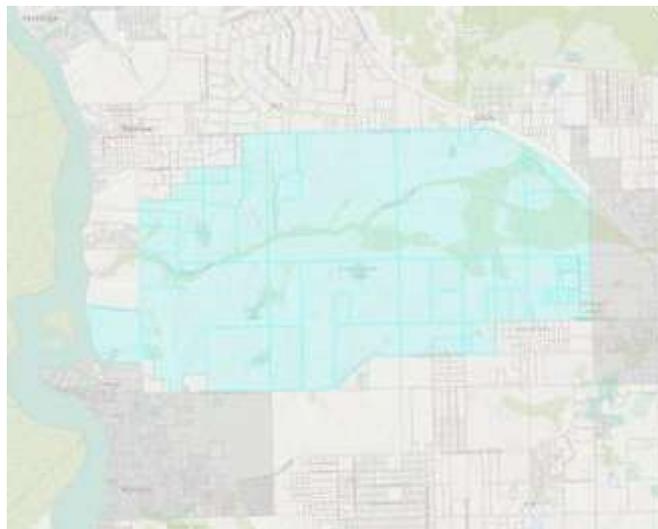
Location & Property Identification

Property Name: 1600 Hwy 17 Land
 Sub-Property Type: Specialty, Conservation/Preservation
 Address: 1600 Highway 17
 City/State/Zip: Pomona Park, FL 32181
 County: Putnam

Market Orientation: Rural

Property Location: ALL OF SEC W OF C S X RR (EX NW1/4 OF NW1/4 OF NE1/4) (SUBJECT TO SUBSURFACE RIGHTS 25-11-26-0000-7777-0001) (THAT PT OF SISCO S/D MB1 P75 AS VACATED BY OR445 P550)

IRR Event ID: 2949887



Sale Information

Sale Price: \$12,531,625
 Effective Sale Price: \$12,531,625
 Sale Date: 03/31/2022
 Sale Status: Closed
 \$/Acre(Gross): \$3,244
 \$/Land SF(Gross): \$0.07
 \$/Acre(Usable): \$3,244
 \$/Land SF(Usable): \$0.07
 Grantor/Seller: St Johns Trading Company, Inc

Grantee/Buyer: FLORIDIAN HOLDINGS LLC
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Financing: Seller financing
 Conditions of Sale: Arm's-length
 Document Type: Warranty Deed
 Recording No.: 605-0010
 Verification Type: Secondary Verification

Improvement and Site Data

MSA: Palatka, FL Micro MSA
 Legal/Tax/Parcel ID: ALL OF SEC W OF C S X RR (EX NW1/4 OF NW1/4 OF NE1/4) (SUBJECT TO SUBSURFACE RIGHTS 25-11-26-0000-7777-0001) (THAT PT OF SISCO S/D MB1 P75 AS VACATED BY OR445 P550)

Acres(Usable/Gross): 3,862.80/3,862.80
 Land-SF(Usable/Gross): 168,263,568/168,263,568
 Usable/Gross Ratio: 1.00
 Utilities: Electricity
 Source of Land Info.: Public Records

Comments

On January 20, 2021 St. Johns Trading Company, Inc. sold 3,862 acres located in Pomona Park, FL to FLORIDIAN HOLDINGS LLC (Bass Pro Shops) for \$12.531 million, or approximately \$3,244 per acre. The buyer financed this acquisition with a \$6.281 million loan provided by the seller.

Comments (Cont'd)

Location & Property Identification

Property Name: Big Hickory Island
 Sub-Property Type: Specialty, Conservation/Preservation
 Address: Estero Boulevard Hickory Blvd
 City/State/Zip: Bonita Springs, FL 34134
 County: Lee
 Submarket: Bonita Springs



IRR Event ID: 3037547

Sale Information

Sale Price: \$725,000
 Effective Sale Price: \$725,000
 Sale Date: 01/12/2022
 Listing Price: \$750,000
 Sale Status: Closed
 \$/Acre(Gross): \$11,885
 \$/Land SF(Gross): \$0.27
 \$/Acre(Usable): \$11,885
 \$/Land SF(Usable): \$0.27
 Grantor/Seller: Barron Collier Partnership
 Grantee/Buyer: Bonita Conservation Authority

Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 42 (months)
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Deed
 Recording No.: 2022000013878
 Verified By: Carlton J. Lloyd, MAI
 Verification Date: 08/15/2023
 Verification Type: Confirmed-Other
 Secondary Verific. Source: CoStar

MSA: Fort Myers
 Legal/Tax/Parcel ID: Parcel Number(s):
 24-47-24-B3-01006.0000,
 24-47-24-B3-01006.0000
 Acres(Gross): 61.00
 Land-SF(Usable/Gross): 2,657,160/2,657,160
 Zoning Desc.: Ag-2
 Source of Land Info.: Other

Comments

This is a sale of 61 acres of conservation land on Big Hickory Island in Bonita Springs Florida.

Improvement and Site Data

Location & Property Identification

Property Name: De Leon Springs Wetlands
 Sub-Property Type: Specialty, Wetland/Marshland
 Address: NEQ of SR 11 and Lafayette Landings Drive
 City/State/Zip: De Leon Springs, FL 32130
 County: Volusia
 Market Orientation: Suburban
 IRR Event ID: 2957873



Sale Information

Sale Price: \$180,000
 Effective Sale Price: \$180,000
 Sale Date: 01/05/2022
 Sale Status: Closed
 \$/Acre(Gross): \$1,641
 \$/Land SF(Gross): \$0.04
 \$/Acre(Usable): \$17,324
 \$/Land SF(Usable): \$0.40
 Grantor/Seller: Lake Caraway, LLC
 Grantee/Buyer: Stauber Treehouse, LLC
 Property Rights: Fee Simple
 Financing: Cash to seller
 Conditions of Sale: Arm's-length
 Document Type: Deed
 Recording No.: 8183/3143
 Verification Type: Secondary Verification
 Secondary Verific. Source: Assessor, Data Service, Deed

Land-SF(Usable/Gross): 452,588/4,778,968
 Usable/Gross Ratio: 0.09
 Shape: Irregular
 Topography: Gently Sloping
 Zoning Code: RC
 Zoning Desc.: Resource Corridor
 Utilities: Electricity, Telephone
 Source of Land Info.: Public Records

Comments

This represents the sale of 110± acre parcel located along the east and west sides of SR 11, along the north side of Lafayette Landings Drive, in De Leon Springs, Volusia County, Florida. The property also contains frontage along the east side of Lake Dias. The property is predominately wetlands, consisting of Freshwater Forested/Shrub Wetlands and areas within Lake Dias. The remaining 10.39 acres is considered usable. The property sold on January 5, 2022 for \$180,000, or \$1,640.69 per acre.

Sale Analysis

Expenditures Description: None

Improvement and Site Data

Legal/Tax/Parcel ID: 2094141, 2094249, 6179930 & 6179956
 Acres(Usable/Gross): 10.39/109.71

Addendum E
Engagement Letter





PROPOSAL/ENGAGEMENT LETTER

August 20, 2024

PTC Community Development District
c/o Jeff Porter
Board Chair
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Phone: (561)571-0010
jporter@columnarinvestments.com

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
PTC Community Development District Tracts W1, W2, W3 and W4
Lying In Sections 8, 9, 16 And 17, Township 25 South, Range 20 East
Pasco County Florida (the "Subject Property")

Dear Mr. Porter:

Upon your acceptance of this letter agreement, Integra Realty Resources –Southwest Florida ("IRR – Southwest Florida"), will prepare an appraisal of the Subject Property.

The purpose of the appraisal is to estimate the market value of the fee simple estate in the subject property development land in its as is condition, unimproved land which consists of man made drainage and landscape areas and, and wetlands conservation areas within the PTC Community Development District parent tract.

The intended use of the appraisal is to assist the client with a transfer to the CDD. The report may not be used for any other purpose. The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three year period immediately preceding the acceptance of this assignment, either as an appraiser or in any

other capacity. We represent that we have not analyzed the property within the past three years.

In accordance with our correspondence, the scope of this assignment will require IRR – Southwest Florida consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report.

The appraisal will be communicated in a summary report. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.

The fee for this assignment will be \$6,500 with delivery within three weeks. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

If required, post analysis services which include testimony at any court hearings, additional valuation scenarios, review of the opposition expert's report(s), additional research and conference calls or meetings with any party which exceed the time allotted for an assignment of this nature. Court appearances, expert witness testimony, etc., will be billed at an hourly rate of \$300.00/hour plus travel expenses for MAI's and principal appraisers and \$90-\$250/hour for associate appraisers depending on their background and experience.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, Integra City and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in our marketing materials, database and derivative products so long as your identity is kept confidential. You agree that all data already in the public domain may be utilized on an unrestricted basis.

Mr. Porter
August 20, 2024
Page 3

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – SOUTHWEST FLORIDA

Carlton J Lloyd, MAI
Florida State-Certified General Real Estate Appraiser RZ#2618
Senior Managing Director-Southwest Florida

Attachments

AGREED & ACCEPTED THIS 20th day of August, 2024.

BY:



AUTHORIZED SIGNATURE

Jeffrey H. Porter

NAME (PRINT)

ATTACHMENT I

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
11. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
12. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
13. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
14. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
15. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
16. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
17. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial

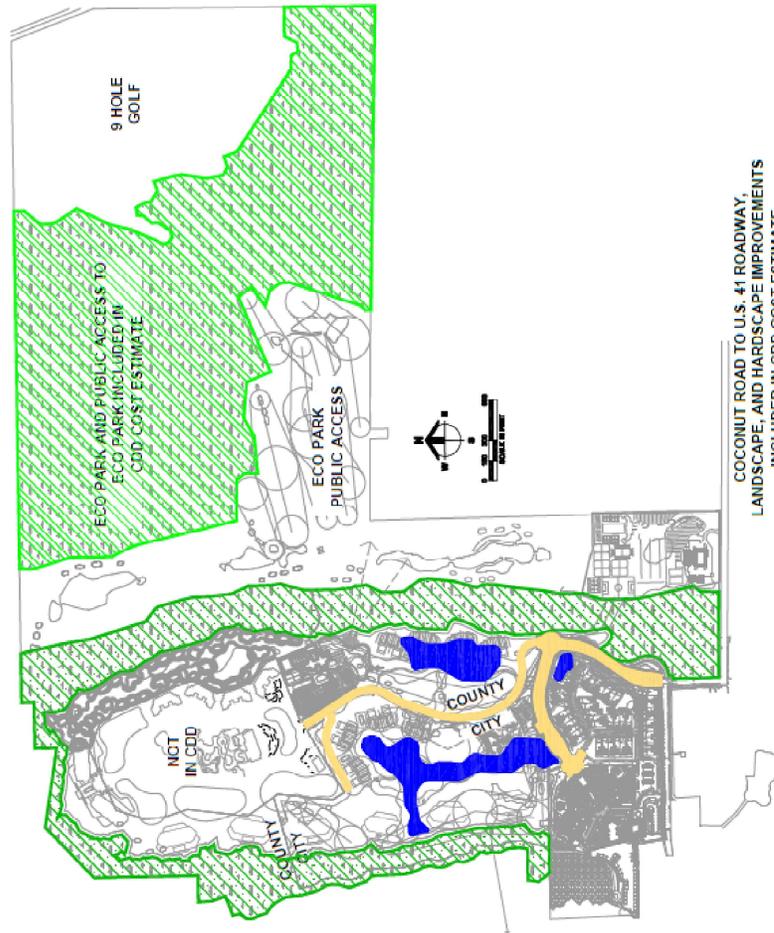
- ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
18. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 19. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 20. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 21. Integra – Southwest Florida is not a building or environmental inspector. Integra - Southwest Florida does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 22. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 23. It is expressly acknowledged that in any action which may be brought against Integra Realty Resources – Southwest Florida, Integra Realty Resources, Inc. or their respective officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
 24. Integra – Southwest Florida, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided.

Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
26. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

ATTACHMENT II
PROPERTY IDENTIFICATION



LEGEND

	STORM WATER PONDS (10.67 AC)
	ENTRY ROAD TO GATE HOUSE (7.17 AC)
	CONSERVATION AREA (67.06 AC)
	ECO PARK (143.97 AC)

CDD LAND APPRAISAL EXHIBIT



Integra Realty Resources
 www.irr.com
 FPA | Naples

2770 Horseshoe Drive South, Suite 3
 Naples, FL 34104

T (239) 643-6888
 F (239) 643-6871

Invoice

Invoice Number: 152-2024-0237
Invoice Date: 8/30/2024

BILL TO:
 Wrathell, Hunt & Associates, LLC
 1295 Route 380
 Apollo PA 15613-9658
 Attn: Jeffrey Porter

Project No. 152-2024-0237 **Project Name:** PTC Community Development District

Appraisal Services 6,500.00
 Tradeway Blvd.
 San Antonio Florida, 33576

Please make check payable to: **Florida Property Advisors LLC**
 *Note Invoice number on check. 152-2024-0237

Terms: Net 30 Days

Total (USD)	\$6,500.00
Retainers on Account	\$0.00
Retainers Applied	\$0.00
Payments Applied	\$0.00

Mail payments to:
 326 North Magnolia Ave
 Orlando FL 32801

Electronic Payment Instructions:
 Bank Name: PNC Bank
 Account Nbr: 12-3456-4436
 Routing Nbr: (ACH) 267-084-199 or (Wire) 043-000-096

TOTAL DUE THIS INVOICE **\$6,500.00**

Note: Please send your W 9 requests and all e mail confirmations of payment to mas@irr.com
 Federal Tax ID: 27-4025999

PTC

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2023A	Debt Service Fund Series 2023B	Capital Projects Fund Series 2023A	Capital Projects Fund Series 2023B	Total Governmental Funds
ASSETS						
Cash	\$ 5,478	\$ -	\$ -	\$ -	\$ -	\$ 5,478
Investments						
Revenue	-	21,851	258,164	-	-	280,015
Reserve - encumbered	-	1,574,340	2,538,817	-	-	4,113,157
Reserve - available	-	899,001	1,265,721	-	-	2,164,722
Prepayment	-	1,690	8,477	-	-	10,167
Capitalized interest - encumbered	-	1,926,632	2,763,309	-	-	4,689,941
Capitalized interest - available	-	217,077	218,431	-	-	435,508
Construction - available	-	-	-	1,689,570	9,008,161	10,697,731
Cost of issuance	-	9,560	18,130	-	-	27,690
Retainage	-	16	6,443	4,367	49	10,875
Undeposited funds	19,257	-	-	-	-	19,257
Due from Landowner	19,378	-	-	-	-	19,378
Due from capital projects fund 2023B	-	-	-	2,773,297	-	2,773,297
Utility deposit	36,892	-	-	-	-	36,892
Total assets	<u>\$ 81,005</u>	<u>\$4,650,167</u>	<u>\$ 7,077,492</u>	<u>\$ 4,467,234</u>	<u>\$ 9,008,210</u>	<u>\$25,284,108</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 37,967	\$ -	\$ -	\$ -	\$ -	\$ 37,967
Retainage payable	-	-	-	411,030	14,705	425,735
Due to capital projects fund 2023A	-	-	-	-	2,773,297	2,773,297
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>43,967</u>	<u>-</u>	<u>-</u>	<u>411,030</u>	<u>2,788,002</u>	<u>3,242,999</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	19,378	-	-	-	-	19,378
Total deferred inflows of resources	<u>19,378</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,378</u>
Fund balances:						
Restricted for:						
Debt service	-	4,650,167	7,077,492	-	-	11,727,659
Capital projects	-	-	-	4,056,204	6,220,208	10,276,412
Unassigned	17,660	-	-	-	-	17,660
Total fund balances	<u>17,660</u>	<u>4,650,167</u>	<u>7,077,492</u>	<u>4,056,204</u>	<u>6,220,208</u>	<u>22,021,731</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 81,005</u>	<u>\$4,650,167</u>	<u>\$ 7,077,492</u>	<u>\$ 4,467,234</u>	<u>\$ 9,008,210</u>	<u>\$25,284,108</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 19,257	\$ 38,656	\$ 316,903	12%
Total revenues	<u>19,257</u>	<u>38,656</u>	<u>316,903</u>	12%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,077	6,459	17%
Management/admin/recording	4,000	20,000	48,000	42%
Legal	-	6,846	25,000	27%
Engineering	2,810	2,810	2,000	141%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	625	3,125	7,500	42%
Trustee - 1st series	-	-	5,500	0%
DSF accounting - 1st series	458	2,292	5,500	42%
Telephone	17	83	200	42%
Postage	-	72	500	14%
Printing & binding	42	208	500	42%
Legal advertising	-	88	1,700	5%
Annual special district fee	-	-	175	0%
Insurance	-	5,408	5,800	93%
Contingencies/bank charges	80	338	500	68%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,032</u>	<u>42,347</u>	<u>115,749</u>	37%
Field Operations				
Management	-	-	4,500	0%
Landscape Maint.				
Maintenance contract	10,982	10,982	100,000	11%
Plant replacement	-	-	2,500	0%
Annuals	-	-	2,000	0%
Mulch	-	-	4,000	0%
Irrigation repairs	-	-	1,500	0%
Aquatic maintenance:				
Maintenance contract	-	3,400	36,000	9%
Lake/pond bank maintenance	-	-	2,500	0%
Wetland mitigation buffer maintenance	-	-	5,000	0%
Utility:				
Reclaimed domestic irrigation	-	-	7,800	0%
Electric service	65	212	4,200	5%
Street lights - collector roads	-	-	12,434	0%
Sidewalk repairs and maintenance	-	-	500	0%
Street sign repair & replacement	-	-	1,200	0%

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Telephone fax & internet	-	-	1,020	0%
Wildlife management services	-	-	2,500	0%
Dog waste station supplies & service	-	-	2,250	0%
Power washing	-	-	1,250	0%
Miscellaneous	-	-	10,000	0%
Total field operations	11,047	14,594	201,154	7%
Total expenditures	19,079	56,941	316,903	18%
Excess/(deficiency) of revenues over/(under) expenditures	178	(18,285)	-	
Fund balances - beginning	17,482	35,945	-	
Fund balances - ending	\$ 17,660	\$ 17,660	\$ -	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 4,204	\$ 41,016
Unrealized gain/(loss)	11,394	47,470
Total revenues	15,598	88,486
EXPENDITURES		
Debt service		
Prepayment	-	60,000
Interest	-	1,050,725
Total debt service	-	1,110,725
Excess/(deficiency) of revenues over/(under) expenditures	15,598	(1,022,239)
Fund balances - beginning	4,634,569	5,672,406
Fund balances - ending	\$ 4,650,167	\$ 4,650,167

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023B
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,469	\$ 85,361
Unrealized gain/(loss)	17,285	71,811
Total revenues	23,754	157,172
EXPENDITURES		
Debt service		
Prepayment	-	2,225,000
Interest	-	1,506,563
Total debt service	-	3,731,563
Excess/(deficiency) of revenues over/(under) expenditures	23,754	(3,574,391)
Fund balances - beginning	7,053,738	10,651,883
Fund balances - ending	\$ 7,077,492	\$ 7,077,492

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 12,490	\$ 80,603
Total revenues	12,490	80,603
EXPENDITURES		
Construction costs	938,029	1,904,295
Total expenditures	938,029	1,904,295
Excess/(deficiency) of revenues over/(under) expenditures	(925,539)	(1,823,692)
Fund balances - beginning	4,981,743	5,879,896
Fund balances - ending	\$ 4,056,204	\$ 4,056,204

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023B
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 40,924	\$ 228,259
Total revenues	<u>40,924</u>	<u>228,259</u>
EXPENDITURES		
Construction costs	<u>1,233,881</u>	<u>2,504,903</u>
Total expenditures	<u>1,233,881</u>	<u>2,504,903</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,192,957)	(2,276,644)
Fund balances - beginning	<u>7,413,165</u>	<u>8,496,852</u>
Fund balances - ending	<u>\$ 6,220,208</u>	<u>\$ 6,220,208</u>

PTC

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

A Continued Landowners’ Meeting of the PTC Community Development District was held on November 7, 2024 at 10:30 a.m., at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576.

Present:

Kristen Suit	District Manager/Proxy Holder
Clif Fischer	Wrathell, Hunt and Associates, LLC
Grace Kobitter	District Counsel
Jordan Schrader (via telephone)	District Engineer
Doug South	CH II Management
Michael Wolf	
Jake Essman	
Lee Thompson	
Thatcher Brown	
Chase Collier	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:33 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

Ms. Suit presented a Proxy signed by Mr. Daniel A. Traylor, an officer of both PTC Boyette LLC, which owns 500.6 acres, equating to 501 voting units; and Double Branch Dev Inc., which owns 460.68 acres, equating to 461 voting units.

As the designated Proxy Holder, Ms. Suit is authorized to cast up to 962 votes per seat.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners’ Meeting

Ms. Suit served as Chair to conduct the Landowners’ Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4, 5]

39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67

A. Nominations

Ms. Suit nominated the following:

- Seat 3 Lee Thompson
- Seat 4 Thatcher Brown
- Seat 5 Jacob Essman

No other nominations were made.

B. Casting of Ballots

• **Determine Number of Voting Units Represented**

A total of 962 voting units were represented.

• **Determine Number of Voting Units Assigned by Proxy**

All 962 voting units were assigned by proxy to Ms. Suit.

Ms. Suit cast the following votes:

Seat 3	Lee Thompson	501 votes
Seat 4	Thatcher Brown	501 votes
Seat 5	Jacob Essman	500 votes

C. Ballot Tabulation and Results

Ms. Suit reported the ballot tabulation, results and term lengths, as follows:

Seat 3	Lee Thompson	501 votes	4-Year Term
Seat 4	Thatcher Brown	501 votes	4-Year Term
Seat 5	Jacob Essman	500 votes	2-Year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discussed, the meeting adjourned at 10:36 a.m.

68
69
70
71
72

Secretary/Assistant Secretary

Chair/Vice Chair

PTC

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

The Board of Supervisors of the PTC Community Development District held a Special Meeting on November 7, 2024 at 10:30 a.m., at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576.

Present:

Michael Wolf	Chair
Thatcher Brown	Vice Chair
Lee Thompson	Assistant Secretary
Jacob Essman	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clifton Fischer	Wrathell, Hunt and Associates LLC (WHA)
Grace Kobitter	District Counsel
Jordan Schrader (via telephone)	District Engineer
Doug South	CH II Management, LLC
Chase Collier	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:37 a.m. Supervisors Wolf, Thompson, Brown and Essman were present. Supervisor Porter was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [SEATS 3, 4, 5] (the following to be provided in a separate package)

39 Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of
40 Office to Mr. Lee Thompson, Mr. Thatcher Brown and Mr. Jacob Essman. Ms. Suit and Ms.
41 Kobitter provided and discussed the following:

- 42 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 43 **B. Membership, Obligation and Responsibilities**
- 44 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
45 **Employees**
- 46 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
47 **Public Officers**

48 Ms. Kobitter will send the Supervisors a package with further information. District
49 Management or District Counsel should be contacted with any questions.

50

51 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2025-01,**
 52 **Canvassing and Certifying the Results of**
 53 **the Landowners’ Election of Supervisors**
 54 **Held Pursuant to Section 190.006(2),**
 55 **Florida Statutes, and Providing for an**
 56 **Effective Date**
 57

58 Ms. Suit presented Resolution 2025-01 and recapped the results of the Landowners’
59 Election, which will be inserted into Sections 1 and 2, as follows:

60	Seat 3	Lee Thompson	501 votes	4-Year Term
61	Seat 4	Thatcher Brown	501 votes	4-Year Term
62	Seat 5	Jacob Essman	500 votes	2-Year Term

63

64 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor,**
 65 **Resolution 2025-01, Canvassing and Certifying the Results of the Landowners’**
 66 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**
 67 **and Providing for an Effective Date, was adopted.**

68

69

70 **FIFTH ORDER OF BUSINESS** **Acceptance of Resignation of Jeffrey Porter**
 71 **[Seat 2]**
 72

73 Ms. Suit presented Mr. Jeffrey Porter’s resignation from Seat 2.

74

75 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the**
76 **resignation of Mr. Jeffrey Porter from Seat 2, was accepted.**

77

78

79 **SIXTH ORDER OF BUSINESS**

Consider Appointment of Chase Collier to
Fill Unexpired Term of Seat 2; Term Expires
November 2026

80

81

82

83 Mr. Wolf nominated Mr. Chase Collier to fill Seat 2.

84 No other nominations were made.

85

86 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the**
87 **appointment of Mr. Chase Collier to Seat 2, was approved.**

88

89

90 • **Administration of Oath of Office**

91 Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of
92 Office to Mr. Chase Collier. Mr. Collier was present for the explanation of Items 3A through 3D.

93

94 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date

95

96

97

98 Ms. Suit presented Resolution 2025-02.

99 Mr. Wolf nominated the following slate:

- 100 Michael Wolf Chair
- 101 Thatcher Brown Vice Chair
- 102 Lee Thompson Assistant Secretary
- 103 Jacob Essman Assistant Secretary
- 104 Chase Collier Assistant Secretary
- 105 Clifton Fischer Assistant Secretary

106 This Resolution removes the following from the Board:

107 Jeffrey Porter Vice Chair

108 The following prior appointments by the Board remain unaffected by this Resolution:

109 Craig Wrathell Secretary

110 Kristen Suit Assistant Secretary

111 Craig Wrathell Treasurer

112 Jeff Pinder Assistant Treasurer

113

114 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor,**
115 **Resolution 2025-02, Electing, as nominated, and Removing Officers of the**
116 **District and Providing for an Effective Date, was adopted.**

117

118

119 **▪ Consideration of Clearview Land Design, P.L. Work Authorization Number 3 to Amend**
120 **the Amended and Restated Master and Supplemental Engineer’s Reports**

121 **This item, previously the Ninth Order of Business, was presented out of order.**

122 It was noted later in the meeting that this is actually Work Authorization Number 5, not
123 Number 5. As such, District Counsel will provide an updated Work Authorization with the
124 Number updated to Number 5.

125

126 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor,**
127 **Clearview Land Design, P.L. Work Authorization Number 5 to Amend the**
128 **Amended and Restated Master and Supplemental Engineer’s Reports, was**
129 **approved.**

130

131

132 **EIGHTH ORDER OF BUSINESS** **Consideration of Engineer’s Report (to be**
133 **provided under separate cover)**

134

135 Mr. Schrader presented the Master Engineer’s Report and noted the following:

136 ➤ The Summary, on Page 5, describes the two road segments in Development Lot A.

137 ➤ The amended overall Capital Improvement Plan (CIP), without contingency, increased
138 from approximately \$120 million to approximately \$134 million. Including contingency, the CIP
139 increased from approximately \$138.8 million to approximately \$154.2 million.

140 Mr. Schrader stated the Phase 1 Supplemental Engineer’s Report was also amended, in
141 particular, the Lot A Roadways.

142

143 **On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the**
144 **the Master Engineer’s Report dated November 7, 2024, as amended, and the**
145 **Supplemental Engineer’s Report dated November 7, 2024, as amended and in**
146 **substantial form, were approved.**

147

148

149 **NINTH ORDER OF BUSINESS**

**Consideration of Clearview Land Design,
P.L. Work Authorization Number 3 to
Amend the Amended and Restated Master
and Supplemental Engineer’s Reports**

150

151

152

153

154

This item was presented following the Seventh Order of Business.

155

156 It was noted that this should be Work Authorization Number 5, not Number 3. For the
157 record, Work Authorization Number 1 is Interim Services; Work Authorization Number 2 is CEI
158 for 1A and Mass Grading; Work Authorization Number 3 is CEI for Tradeway; and Work
159 Authorization Number 4 is CEI for McKendry, making this Work Authorization Number 5.

159

160 Ms. Kobitter drafted the Work Authorization and will renumber it accordingly to Work
161 Authorization Number 5.

161

162 Mr. Schrader stated the Work Authorization included a not-to-exceed amount of
163 \$5,000; due to the deadlines and constraints, only 50% of the not-to-exceed was utilized.

163

164 **TENTH ORDER OF BUSINESS**

Ratification Items

165

166 **A. Property Conveyances**

167

I. Tract U

168

II. Tract W

169

III. Special Warranty Deed [Tracts W1, W2, W3, W4]

170

B. Integra Realty Resources Appraisal of Real Property/Invoice

171

**C. Withlacoochee River Electric Cooperative, Inc. Contribution in Aid of Construction
172 Agreement**

173 D. Clearview Land Design, P.L. Change Order No. 3 [Pasco Town Center Mass]

174 On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the
175 Property Conveyances for Tract U; Tract W; Special Warranty Deed for Tracts 1,
176 W2, W3, W4; Integra Realty Resources Appraisal of Real Property/Invoice;
177 Withlacoochee River Electric Cooperative, Inc. Contribution in Aid of
178 Construction Agreement; and Clearview Land Design, P.L. Change Order No. 3
179 for Pasco Town Center Mass, were ratified.

180
181

182 ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of September 30, 2024

183
184

185 On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the
186 Unaudited Financial Statements as of September 30, 2024, were accepted.

187
188

189 TWELFTH ORDER OF BUSINESS

Approval of August 29, 2024 Special
Meeting Minutes

190
191

192 On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the
193 August 29, 2024 Special Meeting Minutes, as presented, were approved.

194
195

196 THIRTEENTH ORDER OF BUSINESS

Staff Reports

197
198

A. District Counsel: Kilinski | Van Wyk

199 Ms. Kobitter reminded the Board Members who were on the Board before today's
200 Landowners' Election that they must complete the required annual ethics training by December
201 31, 2024.

202 B. District Engineer: Clearview Land Design, P.L.

203 There was no report.

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

205 • UPCOMING MEETINGS:

206 ➤ November 22, 2024 at 5:00 PM [Regular Meeting]

207 ➤ December 27, 2024 at 5:00 PM [Regular Meeting]

208 ➤ January 24, 2025 at 11:00 AM [Regular Meeting]

209 ○ QUORUM CHECK

230
231
232
233
234

Secretary/Assistant Secretary

Chair/Vice Chair

PTC

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

PTC COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

30435 Commerce Dr., Unit 105, San Antonio, Florida 33576

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2024 CANCELED	Regular Meeting	11:00 AM
November 5, 2024	Landowners' Meeting	10:00 AM
November 7, 2024	Continued Landowners' Meeting	10:30 AM
November 7, 2024	Special Meeting	10:30 AM
November 22, 2024 CANCELED	Regular Meeting	5:00 PM
December 27, 2024 CANCELED	Regular Meeting	5:00 PM
January 24, 2025 CANCELED	Regular Meeting	11:00 AM
February 28, 2025 CANCELED	Regular Meeting	11:00 AM
March 28, 2025	Regular Meeting	11:00 AM
April 25, 2025	Regular Meeting	11:00 AM
May 23, 2025	Regular Meeting	11:00 AM
June 27, 2025	Regular Meeting	5:00 PM
July 25, 2025	Regular Meeting	11:00 AM
August 22, 2025	Regular Meeting	11:00 AM
September 26, 2025	Regular Meeting	5:00 PM

All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.