

***County Road 33
Community Development District***

Agenda

March 20, 2024

AGENDA

County Road 33
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 13, 2024

Board of Supervisors
County Road 33
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District will be held **Wednesday, March 20, 2024, at 9:30 AM the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 24, 2024 Board of Supervisors Meeting
4. Consideration of Boundary Amendment Funding Agreement
5. Consideration of Resolution 2024-30 Amending District Boundaries
6. Ranking of Proposals for District Engineering Services and Authorization to Enter Negotiations with Number One Ranked Firm
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests No. 1-4
8. Other Business
9. Supervisors Requests
10. Adjournment

MINUTES

**MINUTES OF MEETING
COUNTY ROAD 33
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **January 24, 2024** at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni	District Counsel, Kutak Rock
Kathy Leo	District Engineer, GAI
Alan Scheerer	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Iorio stated there were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint administered the oath of office to all four Board members present at the meeting.

B. Consideration of Resolution 2024-25 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the Board sets as the canvassing Board for purposes of certifying the landowners' election results. Mr. Iorio and Mr. Beasley received 442 votes and Mr. Lonas, Mr. Franklin and Dr. Owen received 441 votes. Mr. Iorio and Mr. Beasley will serve four-year terms and the other three will serve two-year terms.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-25 Canvassing and Certifying the Result of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated Chapter 190 requires the Board to elect officers.

D. Consideration of Resolution 2024-26 Electing Officers

Mr. Flint stated that currently Mr. Iorio is Chair, Mr. Beasley is Vice Chair, the other three Board members are Assistant Secretaries, Jill Burns is Treasurer, Katie Costa and Darrin Mossing are Assistant Treasures, and Mr. Flint is Secretary. He noted they can keep the same Board members or change those. Mr. Iorio made a motion to keep the officers the same.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-26 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 25, 2023 Board of Supervisors Meeting and Approval of the December 13, 2023 Landowners' Meeting Minutes.

Mr. Flint presented the minutes from the October 25, 2023 Board of Supervisors meeting and the minutes from the December 13, 2023 Landowner's meeting. He noted these minutes were revised to reflect the proper number of votes. This matches up with the ballots that were cast. He asked for any questions on the Board or Landowners' minutes.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes from the October 25, 2023 Board of Supervisors Meeting and the December 13, 2023 Landowners’ Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the District’s Use of the Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Mr. Flint stated the 170 hearing allows the District to use the tax bill as the collection method for the debt and O&M assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted there were no members of the public present to provide comment of testimony.

- i. Presentation of Affidavit of Publication of Notice**
- ii. Public Comment and Board Discussion**

Mr. Flint noted again there were no members of the public present for comment.

iii. Consideration of Resolution 2024-27 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Rigoni stated this public hearing is to set the Districts intent to use the uniform method of collecting the assessments at a future time. In order to do so we need to first consent to this public hearing so the Resolution goes over to Boards authority to declare the intent to use the uniform method at appropriate time. The District’s Secretary is authorized to provide the Property Appraiser, Tax Collector of Lake County, and the Department of Revenue of the State of Florida with a copy of this resolution.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-27 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the Adoption of District Rules of Procedure

Mr. Flint stated noted the Board was provided a draft of the proposed rules and authorized the rule hearing for today. He noted no members of the public are present. The affidavit of publication is in the agenda.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking

ii. Public Comment and Board Discussion

Mr. Flint stated there were no members of the public present for comment.

iii. Consideration of Resolution 2024-28 Adopting the Rules of Procedure

Ms. Rigoni noted this Resolution authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business. She noted she would be happy to answer any questions on the rules themselves.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-28 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the rule hearing.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Mr. Flint stated at the organizational meeting the Board approved a proposed budget and set the hearing for today. He asked for a motion to open the budget hearing.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Affidavit of Publications of Notice

ii. Public Comment and Board Discussion

Mr. Flint stated there are no members of the public present to provide comment or testimony.

iv. Consideration of Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Mr. Flint stated the budget is attached which is an administrative budget prorated for the number of months in the Fiscal Year that apply. It contemplates the funding would be a developer contribution which was already approved. He asked for any questions on the proposed budget.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

Mr. Flint stated asked for a motion to close the budget public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Staff’s Action to Readvertise Engineering RFQ

Mr. Flint stated at the organizational meeting the Board authorized advertisement of an RFQ for District Engineering Services. He noted they did that and neglected to send a copy of the notice to Kathy in advance do they did not pick up on the deadline so no responses were received. This item is ratifying the action and re-advertising the RFQ which has already been advertised and email sent to Kathy. He noted this will be at the February meeting as far as any responses considered by the Board.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Staff's Action to Readvertise Engineering RFQ, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Rigoni noted there was an update to the scope of service for the District. The Chair approved this and signed it outside of the meeting. No other changes were in the agreement. She noted she is looking for a motion to get the amended agreement ratified.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Chair's Action in Executing the Revised Agreement with District Counsel, was ratified.

She noted the ethics training requirement for all Board members needs to be completed and reported when the June 2025 Form 1 is filed. Mr. Flint noted Board members will receive an email with the information Kutak provided. He noted Form 1 starting January 1st will be filed electronically.

i. Ratification of Revised District Counsel Agreement with Kutak Rock

Mr. Flint stated this item is ratifying their action and readvertising the RFQ which has already been advertised and email sent to Kathy.

On MOTION by Mr. Iorio seconded by Mr. Beasley, with all in favor, the Revised District Counsel Agreement with Kutak Rock, was ratified.

B. Engineer

Ms. Leo noted nothing to report other than being aware of the RFQ and intent to submit.

C. District Manager's Report

Mr. Flint stated nothing to report other than financials have not been produced yet as it is a new District and there is a delay with new Districts.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT
AND TLC WHITEMARSH, LLC**

This Agreement (“Agreement”) is made and entered into as of ____ day of March 2024, by and between:

County Road 33 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Leesburg, Florida (hereinafter “**District**”), and

TLC Whitemarsh, LLC, a Florida limited liability company, and the primary developer of lands within the District (“**Developer**”) with a mailing address of 605 Commonwealth Avenue, Orlando, Florida 32803.

RECITALS

WHEREAS, the District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by Ordinance No. 23-58 (the “**Ordinance**”), adopted by the City Commission of the City of Leesburg, Florida (“**City**”), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 441.153 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District currently provides infrastructure systems, facilities, and services to the lands within the District, and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to add certain property, commonly identified as Tierra Vista and Banning Ranch Phases 3 and 4, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development; and

WHEREAS, the amendment proposed by the Developer exceeds the amendment size contained within Section 190.046(1)(e), *Florida Statutes*, and will result in the District being comprised of approximately 1,040.4 acres, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to the Act, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff ("**District Staff**"), to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

1. PROVISION OF FUNDS. The Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the purpose of seeking an amendment to the boundaries of the District in accordance with the Act. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to the Act, and with the prosecution of the procedural requirements detailed in the Act, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from the Developer for reimbursement for services of the boundary amendment team, as described in Paragraph One (1) of this Agreement. The District shall not reimburse the Developer for funds made available to the District under this Agreement.

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

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

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

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

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

8. 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 District: County Road 33 Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

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

B. If to Developer: TLC Whitmarsh, LLC
605 Commonwealth Avenue
Orlando, Florida 32803
Attn: Andrew Orosz

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

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

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

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that for purposes of venue, any litigation arising out of this Agreement shall be brought in a court of appropriate jurisdiction, in and for Lake County, Florida.

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

13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. 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 doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT BLANK]

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

Attest:

**County Road 33 Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

TLC Whitemarsh, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

SECTION V

RESOLUTION 2024-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF LEESBURG, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the County Road 33 Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Leesburg Ordinance No. 23-58 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 441.153 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to include certain property, commonly identified as Tierra Vista and Banning Ranch Phases 3 and 4 and upon which the District intends to construct, acquire, maintain, and/or provide infrastructure improvements and services; and

WHEREAS, the lands within Tierra Vista are generally identified in the survey attached here to as Exhibit A-1 ("**Tierra Vista**") and incorporated herein by reference and consist of 135.255 acres, more or less; and

WHEREAS, the lands within Banning Ranch Phases 3 and 4 are generally identified in the survey attached here to as Exhibit A-2 ("**BR Phases 3 & 4**," and together with Tierra Vista, the "**Expansion Area**") and incorporated herein by reference and consist of 463.991 acres, more or less; and

WHEREAS, the District either has or will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Expansion Area prior to filing the Petition (hereinafter defined); and

WHEREAS, the proposed boundary amendment to add the Expansion Area is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Leesburg, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City of Leesburg as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Sarah R. Sandy and Michelle K. Rigoni, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED this ____ day of _____ 2024.

ATTEST:

**COUNTY ROAD 33 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

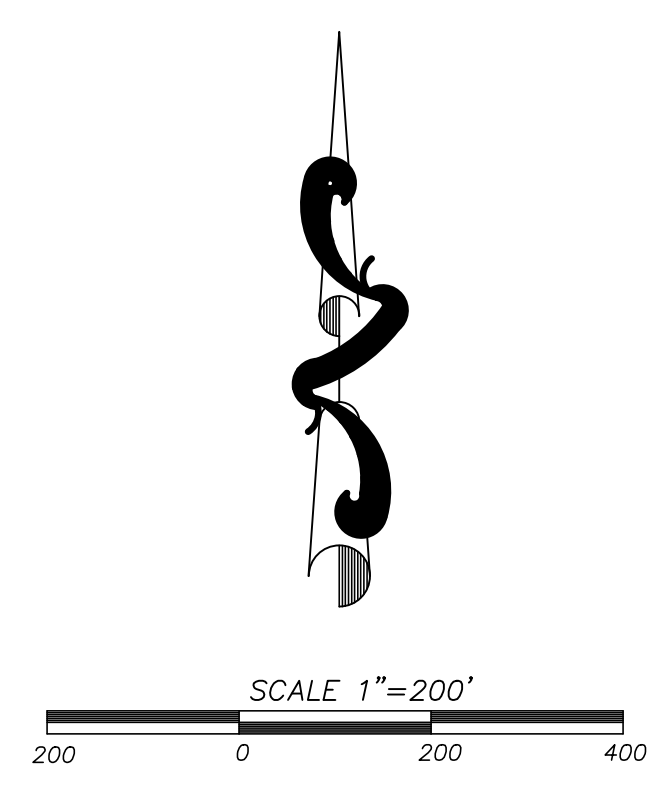
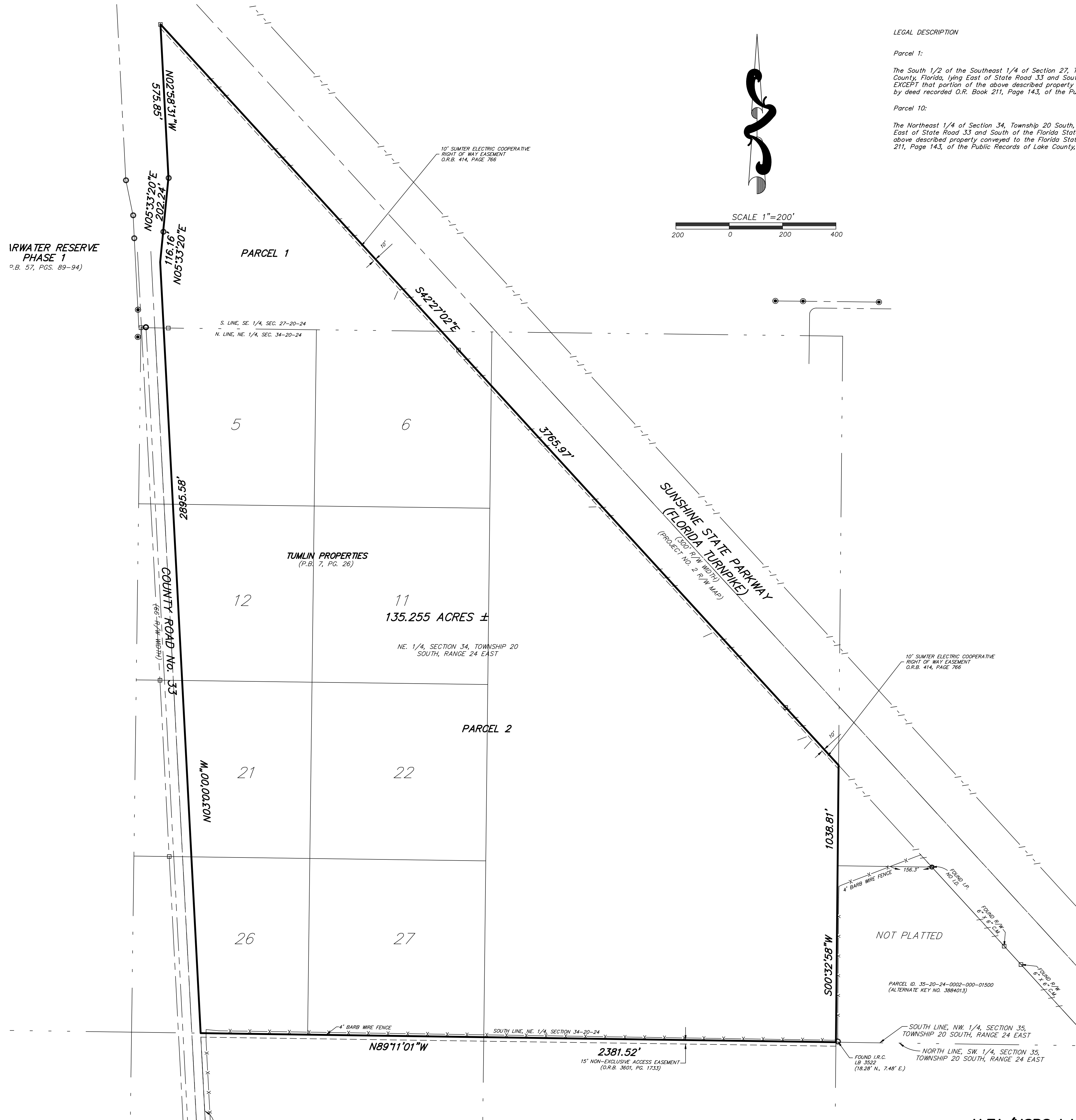
Exhibit A-1: Survey of Tiera Vista

Exhibit A-2: Survey of BR Phases 3 & 4

EXHIBIT A-1
Survey of Tiera Vista

- LEGEND**
- R/WRIGHT-OF-WAY
 - O.R.B.OFFICIAL RECORDS BOOK
 - C.M.CONCRETE MONUMENT
 - I.P.IRON PIPE
 - I.R.C.IRON REBAR WITH CAP
 - L.B.LICENSED BUSINESS
 - C.C.R.CERTIFIED CORNER RECORDS
 - I.D.IDENTIFICATION
 -TRAFFIC SIGN

**IRWATER RESERVE
PHASE 1**
P.B. 57, PGS. 89-94

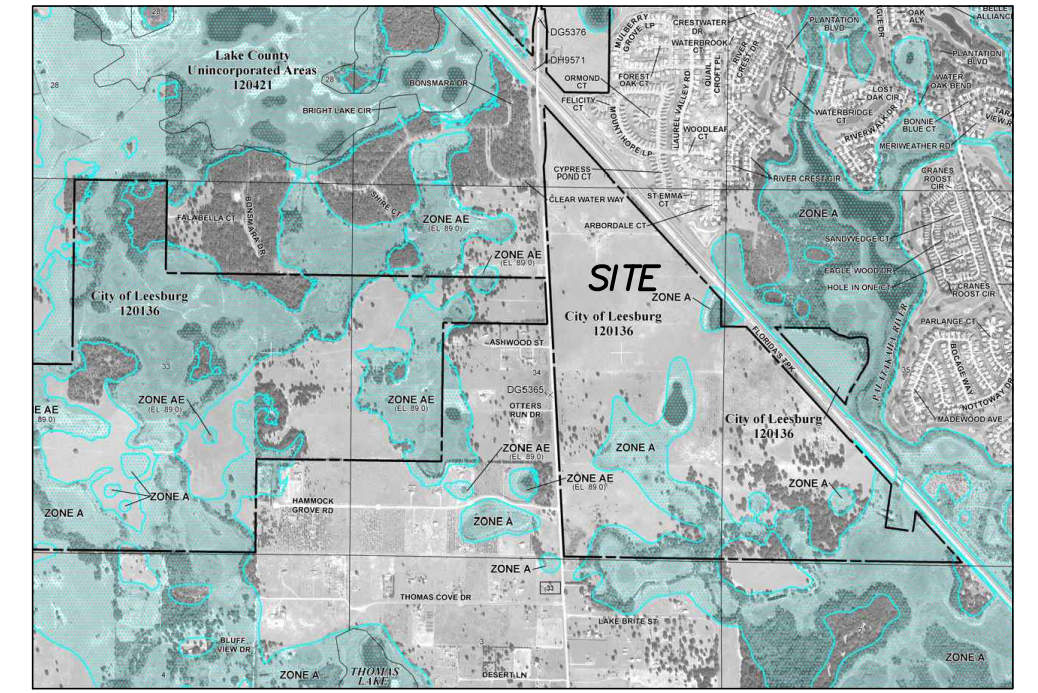


LEGAL DESCRIPTION

Parcel 1:
The South 1/2 of the Southeast 1/4 of Section 27, Township 20 South, Range 24, East, in Lake County, Florida, lying East of State Road 33 and South of the Florida State Turnpike. LESS AND EXCEPT that portion of the above described property conveyed to the Florida State Turnpike Authority by deed recorded O.R. Book 211, Page 143, of the Public Records of Lake County, Florida.

Parcel 10:
The Northeast 1/4 of Section 34, Township 20 South, Range 24, East, in Lake County, Florida, lying East of State Road 33 and South of the Florida State Turnpike. LESS AND EXCEPT that portion of the above described property conveyed to the Florida State Turnpike Authority by deed recorded O.R. Book 211, Page 143, of the Public Records of Lake County, Florida.

- SURVEYOR'S NOTES:**
- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
 - (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST, BEING NORTH 89°11'01" WEST.
 - (3) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
 - (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
 - (5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
 - (6) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12069C0460E, MAP REVISED: DECEMBER 18, 2012.
THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
 - (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 - (8) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
 - (9) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
 - (10) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - (11) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.
 - (12) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT ORDER NO. 7222-6446431, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 5, 2023. THOSE INSTRUMENTS 9, 22, 23, 25, 26 AND 27, INCLUDED IN SCHEDULE B, SECTION II, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
 9. Provisions of the Plat of TUMLIN PROPERTIES, recorded in Plat Book 7, Page 26 of the Public Records of LAKE County, Florida, (As to Parcel 10) IS SHOWN HEREON AND DOES AFFECT PARCEL 1.
 22. Terms and Conditions contained in Warranty Deed recorded August 9, 1962 in Book 211, Page 143. (As to Parcels 1 & 10)
 - IS NOT SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY. FALLS ON THE R/W
 23. Easement granted to Sumter Electric Cooperative, Inc by instrument recorded October 1, 1970 in Book 414, Page 616. (As to Parcels 1 & 10)
 - WRONG DOCUMENT NUMBER
 24. INTENTIONALLY DELETED
 25. All of the terms and provisions set forth and contained in those certain Leases between J & J Gray Groves, Inc., Lessor, and Whiteco Metrocom, Lessee, recorded March 3, 1993 in Book 1212, Page 2259, and in Book 1212, Page 2261, and recorded March 23, 1995 in Book 1353, Page 1366, as affected by information in the Affidavit recorded June 20, 2001 in Book 1963, Page 713, and Assignment recorded March 12, 2003 in Book 2275, Page 1651, and Assignment and Assumption of Lease recorded October 11, 2004 in Book 2674, Page 1599, and recorded October 11, 2004 in Book 2674, Page 1602. (As to Parcels 1 & 10)
 - IS NOT A MATTER OF SURVEY. (MAY HAVE EXPIRED)
 26. Annexation recorded September 10, 2007 in Book 3504, Page 2250. (As to Parcels 1 & 10)
 - IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
 27. Ordinance No. 2013-29 as recorded November 15, 2013 in Book 4404, Page 477. (As to Parcels 1 & 10)
 - IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.



ALTA/NSPS CERTIFICATION: (2021)
TO: TRINITY LAND COMPANY, LLC, a Florida limited liability company AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 13, 16 AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 6-16-2023

ALTA/NSPS LAND TITLE SURVEY

DATE	BY	REVISIONS

PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

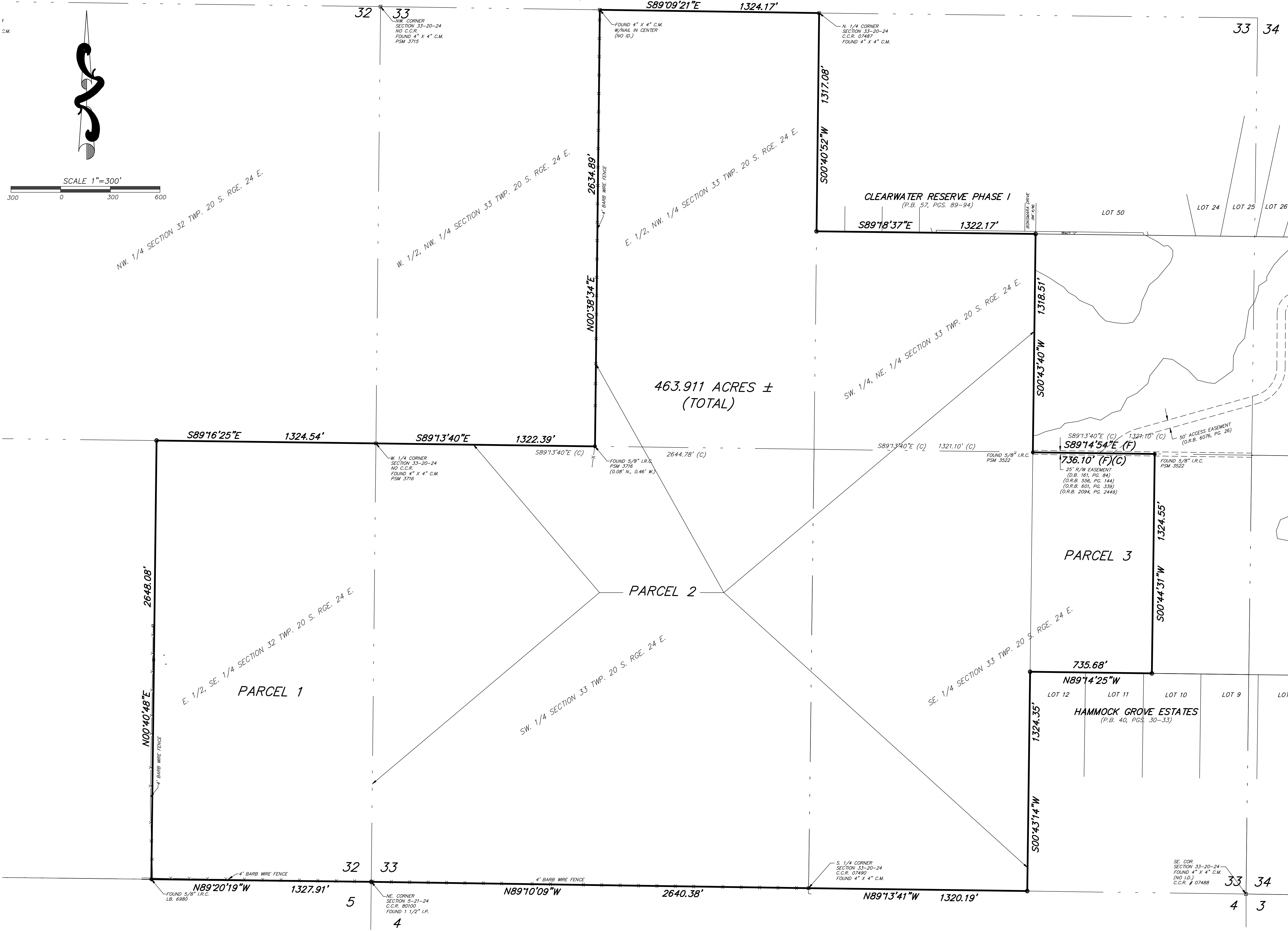
MAP OF BOUNDARY SURVEY
LOCATED IN
SECTIONS 27 AND 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

(SHEET 1 OF 1)

JOB NO.:	23-064
DATE:	6-23-2023
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	FIELD-BOOK
PAGE(S):	PAGES

C:\123-064\Hanoiwa Agua Marina\123-064 BOUNDARY SURVEY-CSD.dwg Jun 30, 2023 12:03pm

EXHIBIT A-2
Survey of BR Phases 3 & 4



Parcel 1:
The East 1/2 of the Southeast 1/4 of Section 32, Township 20 South, Range 24 East, in Lake County, Florida.

Parcel 2:
The West 3/4 of South 1/2; the East 1/2 of the Northwest 1/4; and the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 20 South, Range 24 East, in Lake County, Florida.

Parcel 3:
The Northeast 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 24 East, in Lake County, Florida, less the East 585 feet thereof.

CONTAINING 463.911 ACRES MORE OR LESS

- SURVEYOR'S NOTES:**
- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
 - (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO:
 - (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
 - (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
 - (5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
 - (6) THIS SURVEY IS CERTIFIED TO: DR. DAVID C. LEW; FRANK J. BANNING, JR. AND CAROL JUNE BANNING; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
 - (7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 - (8) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
 - (9) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
 - (10) THERE EXISTS VARIOUS INTERIOR TRAILS, ABANDONED (ADD/LIST ITEMS HERE) AND SEVERAL LOCAL DUMP AREAS CONTAINING A VARIETY OF DISCARDED DEBRIS AND RUBBLE, BUILDING MATERIALS (ADD/LIST ITEMS HERE) WITHIN THE LIMITS OF THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AS PART OF THIS SURVEY.
 - (11) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
 - (12) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1436299, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 9, 2023. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE BII" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- ITEM 5 Existing and/or dedicated Road Rights of Way as referred to in Deeds recorded in the following O.R. Books and Pages 556/144, 601/339, 807/2174 and 2094/2449, Public Records of Lake County, Florida. (as to all Parcels) IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 6 Easement contained in Warranty Deed recorded in O.R. Book 129, Page 141, Public Records of Lake County, Florida. (as to Parcel 2) IS NOT SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 7 Subject to easements contained in recorded in Deed Book 161, Page 82 and Deed Book 161, Page 84, Public Records of Lake County, Florida. (as to Parcel 3) IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM 8 Agreement recorded in O.R. Book 3504, Page 1178, Public Records of Lake County, Florida. (as to all Parcels) IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- ITEM 9 Right of First Refusal recorded in O.R. Book 5771, Page 621, Public Records of Lake County, Florida. (as to all Parcels) IS NOT A MATTER OF SURVEY.
- ITEM 10 Access Easement recorded in O.R. Book 6076, Page 26, Public Records of Lake County, Florida. (as to all Parcels) IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.

LEGEND

SEC.....SECTION
 TWP.....TOWNSHIP
 RGE.....RANGE
 D.B.....DEED BOOK
 O.R.B.....OFFICIAL RECORDS BOOK
 P.L.B.....PLAT BOOK
 P.G.....PAGE
 C.M.....CONCRETE MONUMENT
 I.P.....IRON PIPE
 I.R.C.....IRON REBAR WITH CAP
 C.C.R.....CERTIFIED CORNER RECORDS
 R/W.....RIGHT-OF-WAY
 ID.....IDENTIFICATION
 L.B.....LICENSED BUSINESS

ALTA/NSPS CERTIFICATION: (2021)
 TO: DR. DAVID C. LEW; FRANK J. BANNING, JR. AND CAROL JUNE BANNING;
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

ALTA/NSPS LAND TITLE SURVEY

MAP OF BOUNDARY SURVEY
 LOCATED IN
 SECTIONS 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM dw@peconline.com

JOB NO.:	23-099
DATE:	9-18-2023
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	2485/2492
PAGE(S):	64-65/10-

C:\23-099 Dr. David Lew (Banning 2)\23-099 BOUNDARY.dwg Sep 21, 2023 - 11:09am

SECTION VI

STATEMENT OF QUALIFICATIONS

ENGINEERING SERVICES

COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

February 1, 2024



gai consultants®



STATEMENT OF QUALIFICATIONS
ENGINEERING SERVICES
COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 1, 2024

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- 6) Recent, Current, and Project Workloads 34
- 7) Volume of Work Previously Awarded to Consultant by District 34



February 1, 2024

Mr. George S. Flint
c/o Governmental Management Services-Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

**RE: Statement of Qualifications For Engineering Services
County Road 33 Community Development District**

Dear Mr. Flint and Selection Committee Members:

GAI understands the County Road 33 Community Development District (County Road 33 CDD) is seeking a firm that can be proactive in support of its operations and infrastructure development. As a full-service engineering firm, GAI has the capacity to support the County Road 33 CDD's needs on a continuing basis by providing a full range of services, such as water, sewer, reuse, stormwater, electrical, wetland, roadway, and other improvements. As Project Manager, Kathy Leo, PE, will lead a highly qualified team of GAI staff—all of whom will serve as your advocates. GAI is proud of our 64-plus-year history of serving clients with professional engineering services.

Uniquely Qualified Team

GAI has assembled a team with the specific knowledge of the project and experience working with CDDs. This team will provide continuity and efficiency, to make quality of life a priority. The team consists of:

Kathy Leo, PE, Principal-in-Charge and Project Manager, will provide support directly to you and the Board of Supervisors, while serving as leader for the GAI team. With 31 years of experience, Kathy has been involved in many capacities with numerous CDDs for over 25 years.

GAI's Full-Service Technical Specialties include stormwater management, roadway design, structural engineering, environmental science, landscape architecture, economics, construction inspection, and more. Our team is fully prepared to resolve any issue that may arise.

Looking to the Future

As the County Road 33 CDD matures, we will adapt to those needs, and are committed to servicing the needs of the CDD in a timely manner.

The GAI team is fully dedicated to performing the work in accordance with the terms of this Request for Qualifications (RFQ), and looks forward to the opportunity to be a part of the County Road 33 CDD staff. We will be committed resources whenever necessary throughout the duration of this contract. We stand ready to help you find innovative solutions for utility maintenance and management; articulate a vision for success; and anticipate varied requirements of operating, designing, permitting, and constructing facilities.

You have the personal assurance of Project Manager, Kathy Leo, PE, that GAI will serve the County Road 33 CDD with the utmost respect and professionalism, while seamlessly performing the required duties of the District Engineer.

Sincerely,

GAI Consultants, Inc.



Kathleen Leo, PE
Vice President
321.319.3095 | k.leo@gaiconsultants.com





A BUSINESS REGISTRATION / FEDERAL, STATE, AND LOCAL LICENSES



REGISTRATION AND AUTHORIZATION TO DO BUSINESS IN FLORIDA

GAI Consultants, Inc., is a corporation organized under the laws of the State of Pennsylvania since 1958, and has been licensed to conduct business in the State of Florida since 1974.

State of Florida Department of State

I certify from the records of this office that G-A-I CONSULTANTS, INC. is a Pennsylvania corporation authorized to transact business in the State of Florida, qualified on December 11, 1974.


The document number of this corporation is 833525.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 8, 2024, 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 Eighth day of January, 2024*

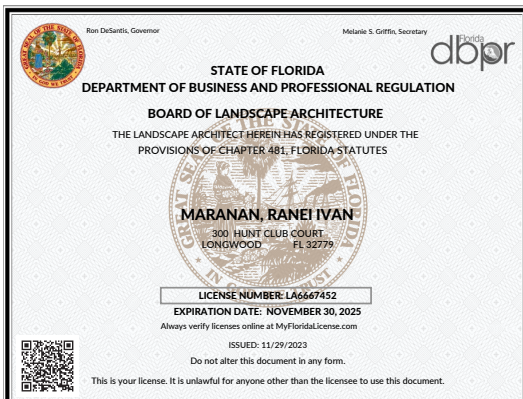
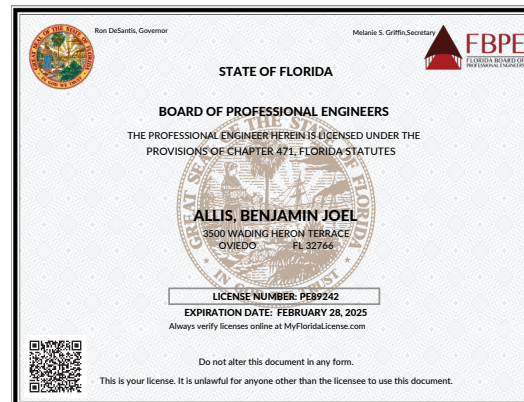
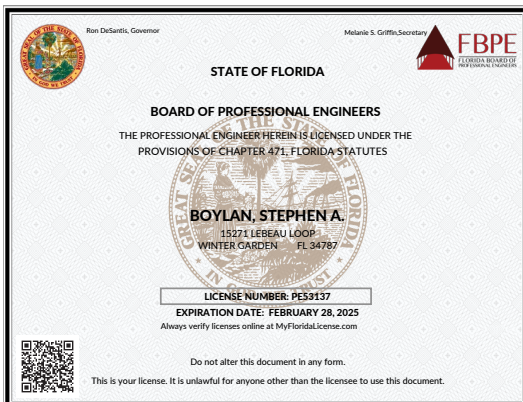
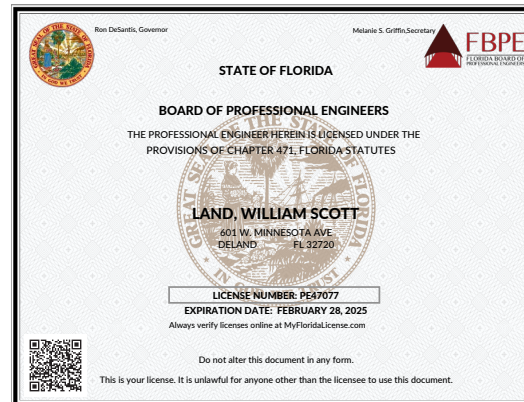
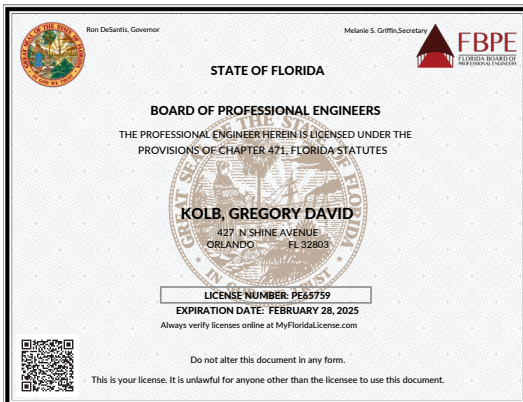
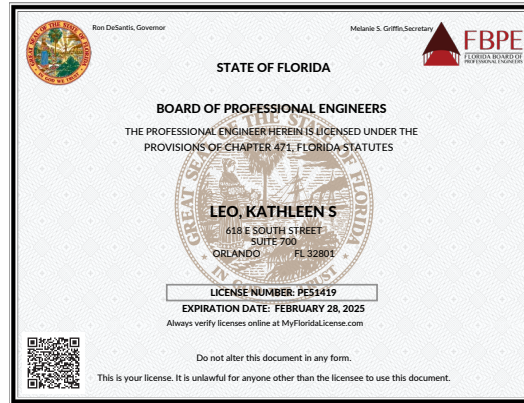
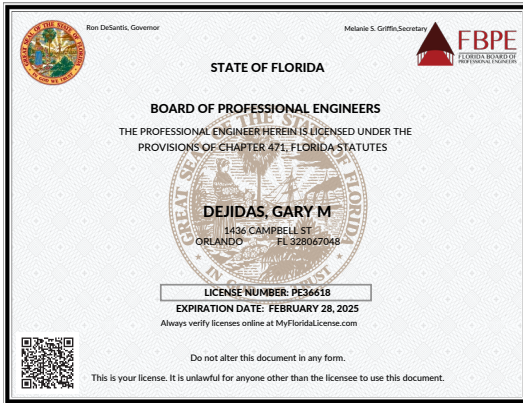



Secretary of State

Tracking Number: 7949469093CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>


LICENSES/CERTIFICATIONS

The State of Florida requires every engineering firm to have a Qualifying Engineering license. Gary Dejidas is GAI's Qualifying Engineer. Please see Mr. Dejidas' Professional Engineers License for GAI's proof of proper licensing in Florida.





LICENSES/CERTIFICATIONS



Authorized Gopher Tortoise Agent
 FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
 Division of Habitat and Species Conservation
 Wildlife Diversity Conservation Section
 620 South Meridian Street, Mail Station 2A
 Tallahassee, Florida 32399-1600
 (850) 921-1031

Permittee Name: Don Silverberg Permit Number: GTA-09-00004G
 Permittee Address: GAI Consultants Effective Date: January 21, 2021
 618 East South Street Suite 700 Expiration Date: March 31, 2025
 ORLANDO, FLORIDA 32801
 UNITED STATES

IS AUTHORIZED TO:

- Conduct gopher tortoise surveys
- Capture gopher tortoises using bucket traps
- Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
- Mark, transport, and release captured gopher tortoises at recipient sites
- Collect blood samples from gopher tortoises for USTD testing
- Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

Permittee Signature: *Don J. Silverberg* Date: 21 January 2021
Digital Signature: Don J. Silverberg
 DN: cn=Don J. Silverberg, o=Wildlife Diversity Conservation Section
 Date: 2021.01.21 11:48:54 -0500

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.

Authorized By: Eric Seckinger Authorized for: Eric Sutton, Executive Director

Authorizing Signature: *Eric Seckinger* Date: 01/21/2021
Wildlife Diversity Conservation Section

Is Authorized To (Continued):
This permit is in effect an amendment and supersedes all previous versions. All amended conditions and provisions of the previous permit (changed or new items) are indicated in bold text.

PERMIT CONDITIONS AND PROVISIONS:

- Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27, Florida Administrative Code (F.A.C.), the Gopher Tortoise Permitting Guidelines (April 2008 – revised July 2020) [hereafter, the "Permitting Guidelines"], and subsequent revisions of these guidelines that are in effect at the time the authorized activities are conducted, and subject to the following provisions/conditions.
- Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's **01/07/2021 application**, the assurances of which are herein incorporated by reference.
- The Permittee shall only take, attempt to take, pursue, hunt, harass, capture, possess, or transport gopher tortoises, or molest, damage or destroy any gopher tortoise burrows when such activity is authorized by a separate permit (e.g., Conservation, 10 or Fewer Burrows, Temporary Exclusion, Recipient Site, Scientific Collecting) issued by the FWC for a specified property that authorizes the Permittee to capture and possess gopher tortoises from or within that property.
- Gopher tortoise burrow surveys must be conducted in accordance with the Permitting Guidelines, or as amended. Surveys must be conducted no more than 90 days prior to submitting a relocation application.
- Tortoises shall only be relocated when the low temperature at the recipient site is forecasted by the National Weather Service to be above 50° Fahrenheit for three consecutive days after release (including the day of relocation). This three-day window of milder overnight temperatures is required to allow the relocated tortoises to settle into the recipient site and to reduce the chance of cold-related stress or mortality.
- Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not

PERMIT NO. GTA-09-00004G

Page: 1 / 2

be relocated off-site to the authorized recipient site and must be reported to the Gopher Tortoise Program (by phone 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of capture. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list a viable upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.

- Gopher tortoises released at a recipient site shall be released into an enclosure in conformance with the FWC enclosure requirements specified in the Permitting Guidelines, or as amended. Gopher tortoises should be released near existing abandoned burrows or excavated starter burrows at the recipient site.
- Marking of gopher tortoises must be done for all permits except for 10 or Fewer Burrows permits with on-site relocation. All tortoises must be marked with marginal scutes of tortoises ≥ 130 mm carapace length (CL) drilled or notched, and marginal scutes of juveniles < 130 mm CL notched. Passive Integrated Transponder (PIT) tags may be used as an alternative to drilling or notching the marginal scutes.
- During transport, gopher tortoises must be held in shaded conditions and in individual containers large enough to allow the tortoise to turn around. Tortoises must not be held more than 72 hours after capture unless otherwise authorized by FWC permit.
- Supervised backhoe excavation of gopher tortoise burrows shall only take place with at least two people present at each burrow. A backhoe operator and a person on the ground at the burrow is required at all times during backhoe excavation. Backhoes must be equipped with a flat blade on the bucket for digging. Excavation of a burrow should not be started unless it can be fully excavated in the same day. Burrow excavation is not complete until the burrow terminus is reached and all side chambers are found and completely excavated.
- This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.
- This permit is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities. This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, Florida Administrative Code and Chapter 120, Florida Statutes. Criteria for suspension, revocation, or non-renewal of authorized agent permits and registered agents can be found in the Permitting Guidelines, or as amended.
- Blood samples must be collected in conformance with FWC blood collecting protocol and associated affidavit described in Appendix 6 of the Permitting Guidelines available from MyFWC.com/GopherTortoise.
- The activities authorized under this Permit must be carried out by the Permittee or the Assistant(s) that are designated by the Permittee. The Permittee shall revise its list of designated Assistants utilizing the FWC online permitting system prior to that Assistant conducting any gopher tortoise activities authorized under this permit. The FWC reserves the right to deny a Permittee's designation of an individual as its Assistant if rights of the individual to obtain gopher tortoise permits have been suspended or revoked. All activities conducted by Assistants must be under the supervision and responsibility of the Permittee. Assistants must be directly supervised on-site by the Permittee when the Assistant(s) are collecting gopher tortoise blood samples or during backhoe excavation of gopher tortoise burrows. The Permittee shall be fully responsible for activities conducted by Assistants and contracted backhoe operators to the same extent as if they had themselves carried out those activities under this Permit.
- The Permittee and its Assistant(s) must carry with them either this original permit, or a complete copy, while engaged in the permitted gopher tortoise activities. The Assistant(s) must also be in possession of a copy of the letter of designation from the Permittee.
- The Permittee, by signing this permit, specifically agrees to allow authorized Commission personnel, upon presentation of credentials as may be required by law, access to sites to inspect the activities authorized under this permit.
- A request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.

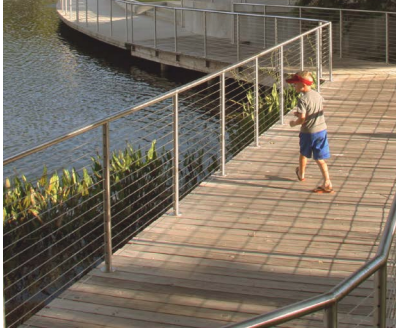
A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. The attached Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

PERMIT NO. GTA-09-00004G

Page: 2 / 2



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B STANDARD FORM 330





ARCHITECT-ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)
Engineering Services for The County Road 33 Community Development District

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER
N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Kathy Leo, PE | Vice President

5. NAME OF FIRM
GAI Consultants, Inc.

6. TELEPHONE NUMBER
321.319.3095

7. FAX NUMBER
407.843.1070

8. E-MAIL ADDRESS
k.leo@gaiconsultants.com

C. PROPOSED TEAM

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

	(CHECK)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			GAI Consultants, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	618 E. South Street, Suite 700 Orlando, FL 32801	Civil Engineering Services
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		

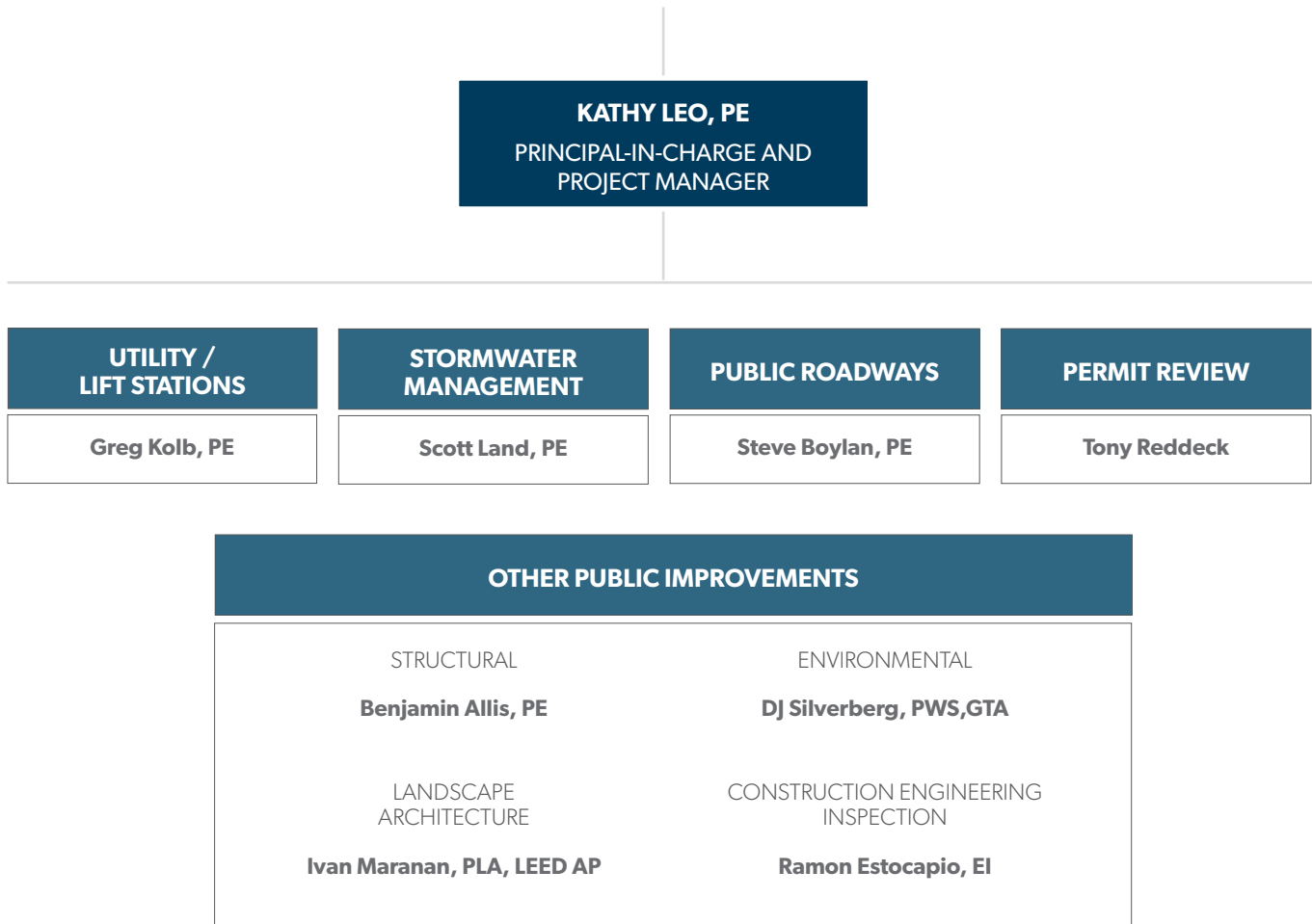
D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached, see next page)

ORGANIZATIONAL CHART OF PROPOSED TEAM

COUNTY ROAD 33

Community Development District





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

12. NAME Kathy Leo, PE	13. ROLE IN THIS CONTRACT Principal-in-Charge / Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		31	7

15. FIRM NAME AND LOCATION *(City and State)*
 GAI Consultants, Orlando, FL

16. EDUCATION *(Degree and Specialization)*
 MS, Environmental Engineering
 BS, Environmental Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
 Professional Engineer (PE): FL – 1997, #51419

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
 Ms. Leo serves as Vice President within GAI’s Community Infrastructure group. With 31 years of experience, she has a broad range of experience in the private and public markets. Ms. Leo is well versed in project development from conceptual planning to design and construction. She works hand-in-hand with team leaders—enabling successful project implementation, as part of a collaborative team. Ms. Leo has been involved with over a dozen CDDs in Florida during the past 25 years. She understands the process from construction to acceptance of infrastructure by a CDD. She has authored numerous Engineer’s Reports and has worked closely with District Attorneys and District Manager.

Affiliations: ASCE, Regional Vice President, 2002; Association of Florida Community Developers; Commercial Real Estate Women’s Network (CREW), Member; East Central Florida Branch, Past-President, 2001; East Central Florida Branch, President, 2000; Florida Engineering Society (FES); Lake County Bicycle and Pedestrian Advisory Committee 2000–2005

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Poinciana Community Development District (PCDD) Poinciana, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2000–Present	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		
District Engineer for continuing professional engineering services for PCDD, which included providing information, processing construction requisitions, processing and acceptance of utilities and stormwater systems, and budget assistance. As District Engineer, we prepared the engineering reports, which presented information pertinent to the financing of proposed improvements within the PCDD. Work performed with previous firm and continues with GAI.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Poinciana West Community Development District (PWCCD) Poinciana, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2006–Present	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		
District Engineer for continuing professional engineering services for PWCCD, which included providing information, processing construction requisitions, processing and acceptance of utilities and stormwater systems, and budget assistance. As District Engineer, we prepared the engineering reports, which presented information pertinent to the financing of proposed improvements within the PWCCD. Work performed with previous firm and continues with GAI.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Enterprise Community Development District (ECDD) Celebration, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2000–Present	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		
Project Manager for services including preparing the engineering report that presented information pertinent to the financing of proposed improvements within the districts, and for district engineering services, operations assistance, and maintenance of district facilities. This project involved providing information, maps, graphics, legal descriptions, and sketches in support of the petition filed before the Florida Land and Water Adjudicatory Commission in accordance with Chapter 120, “Administrative Procedures Act” and Chapter 190, “Community Development Districts.” Work performed with previous firm and continues with GAI.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Lake Harris Community Development District (LHCDD) Leesburg, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2022–Present	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		
District Engineer for continuing professional engineering services for LHCDD, including internal community roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems, and offsite roadway and utility improvements.			



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

12. NAME Greg Kolb, PE	13. ROLE IN THIS CONTRACT Utility / Lift Stations	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 2

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization)
MS, Civil Engineering
BS, Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Professional Engineer (PE): FL-2007, #65759

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Mr. Kolb is the Manager of GAI's Florida Water Division. He manages projects in water supply, treatment, and distribution; wastewater collection, treatment, and effluent disposal; and reclaimed water management. Mr. Kolb has held increasingly challenging roles on various types of water projects—ultimately overseeing tasks such as master planning, studies, permitting, public involvement, preliminary design, final design, and construction phase services. Prior to moving to Orlando, Mr. Kolb served as a Resident Engineer in the Atlanta area, where he managed water and wastewater treatment construction projects ranging in value from \$1.7 million to \$55 million. In recent years, he has served in Program Manager and District Engineer roles providing utility management services to Central Florida clients; presently, Mr. Kolb continues to deliver Engineer-of-Record (EOR) and project management responsibilities for unique and challenging water and wastewater projects.
Affiliations: Director-at-Large, Florida Water Environment Association (FWEA), 2016–2020; Water Environment Association; Water Environment Association; Engineers Without Borders, Professional Mentor for USF Student Chapter

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Enterprise Community Development District (ECDD) Celebration, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. Contract responsibilities include oversight of the contracted Operations & Maintenance (O&M) services for the district's water, wastewater, and reuse water service areas as well as utility management duties including various engineering analysis, reports, and CIP planning activities. Recently, Mr. Kolb has been involved with technical review of new development infrastructure plans, including proposed lift stations, pipeline crossings over wetlands, as well as potable water and reuse in-line booster pump stations.	

b. (1) TITLE AND LOCATION (City and State) Potable and Reuse Booster Pump Station, ECDD Celebration, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) 2024 (est.)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer. As part of the master planning for Celebration's water and reclaimed water service area expansion to the south, the need for new in-line potable water and reclaimed water booster pump stations was identified to provide supplementary pressure during peak demand conditions. The potable water pump station is equipped with four horizontal centrifugal pumps with a total installed capacity of 4,000-gpm, and connects to a 16-inch diameter transmission main. The reclaimed water pump station includes two horizontal centrifugal pumps with a total installed capacity of 1,800-gpm. GAI served as the owner's representative and project manager during the hydraulic evaluation, design, and FDEP permitting, and is currently providing project management and construction inspection services.	

c. (1) TITLE AND LOCATION (City and State) Buckman WRF Trunk Sewer Collapse Emergency Repair Design-Build, JEA Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) 2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Engineering Manager/Engineer-of-Record. This \$5.2 million project involved the design-build construction of emergency repairs to an existing 42-inch trunk gravity sewer and adjacent manholes just outside of the JEA Buckman Water Reclamation Facility (WRF) western property line. Field investigation, engineering, design, and construction services were performed on an emergency basis. The project involved a wide range of disciplines and trades, including sewer bypass pumping; demolition of the existing failed trunk sewer system; establishment of a gravity creek bypass system; removal of the existing 84-inch Bigelow Creek culvert pipe under Buckman Street; and construction of the replacement 60-linear-foot (lf), 42-inch trunk sewer system, two new sewer manholes, a new 5-ft by 8-ft stormwater box culvert system across Buckman Street, a new inlet headwall and transition structure, backfill and compaction, a new 8-inch sludge pipeline segment, and roadway restoration. Additional services included field inspection and oversight, construction phase engineering services, coordination of specialized field testing and investigation services, well point dewatering and produced groundwater management, and monitoring and maintenance of the pedestrian MOT at the east side of the project site. The new 42-inch gravity sewer system was in place and returned to service in May 2020, approximately 6 months after the initial system failure.	



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

12. NAME Scott Land, PE	13. ROLE IN THIS CONTRACT Stormwater Management	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		36	7

15. FIRM NAME AND LOCATION (City and State)
 GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization)
 BS, Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
 Professional Engineer (PE): FL – 1993, #47077

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 Mr. Land specializes in project management and planning for residential, industrial, and commercial development. He is a versatile leader with diversified management expertise supervising personnel, conducting design reviews, establishing schedules, and maintaining budgets. Mr. Land’s experience includes effective management of civil site development, site hydrology and drainage, underground utilities, roadway systems design, grading, erosion control management, and permitting. Results-driven, Mr. Land has served municipalities with the highest level of excellence, approachability, ethics, and project deadline timeliness. He is a proven construction management services leader with extensive experience in complex projects and environments requiring creativity, open mindedness, and detail orientation; as well as a team builder and professional mentor with communication expertise facilitating strong individual performance and top-caliber teams for overall project success.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Clay County Board of County Commissioners Green Cove Springs, Florida	2014	2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm As Deputy Director Public Works – Technical Services, planned, directed, and coordinated, through subordinate level supervisory and managerial personnel, the Public Works Engineering Department work plan; assigned projects and programmatic areas of responsibility; reviewed and evaluated work methods and procedures; and met with management staff to identify and resolve problems. Represented the Public Works Engineering Department to other City departments, elected officials, and outside agencies; coordinated Public Works Engineering Department activities with those of other departments, outside agencies, and organizations. Directed the Engineering Department, which was responsible for pro-viding development engineering services, overseeing the County’s Capital Improvement Program (CIP) by designing and managing the construction of various capital projects, providing inspection services for private and public works projects. Supervised Development Engineering Services, which included new development services, permitting, plans review, and communication with developers and their engineering consultants. Provided technical review for the procurement of continuing contracts for engineering services in the area of drainage, traffic, and construction engineering inspection.		
Eagletail Landing Residential Community, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design Leader responsible for providing site/civil engineering design services for Eagletail Landing, a new planned residential community with approximately 542 homes, located on CR 48 in Leesburg, Florida. GAI’s design for the project will provide the necessary infrastructure to service the residences and community, which includes offsite roadway improvements to CR 48 and Number 2 road, internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems based on regulations set forth by Lake County, City of Leesburg, Florida Department of Environmental Protection (FDEP), and South Johns River Water Management District (SJRWMD). GAI’s scope of engineering services consists of civil engineering, environmental engineering, final engineering, permitting, bidding assistance, and pre-construction, and construction phase services.		
Banning Ranch Residential Community, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design Leader responsible for providing site/civil engineering design services for Banning Ranch, a 160-plus-acre planned residential community with approximately 243 homes located along the westerly right-of-way of CR 33 in Leesburg, Florida. GAI’s design for the project will provide the necessary infrastructure to service the residences as well as two commercial parcels, and will include offsite water, sewer, and reuse improvements along CR 33 and Manor Oaks Court; on-site internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems; and offsite roadway improvements to CR 33 at the project entrances. The offsite utility improvements will cross Florida’s Turnpike right-of-way, and will require a utility permit from the FDOT; additional permitting through the SJRWMD, the City of Leesburg, Lake County, and FDEP will be required.		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Steve Boylan, PE	13. ROLE IN THIS CONTRACT Public Roadways	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		31	12

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization)
BS, Aersospace Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Professional Engineer (PE): FL – 1998, #53137; NC – 2020, #51363

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Mr. Boylan has 31 years of experience in design and project management, specializing in the design of major limited access and arterial roadway reconstruction, roadway rehabilitation, and elements of traffic design. He has managed projects throughout Florida ranging from small, meaningful safety improvements to high-density, high-impact urban reconstruction projects. Mr. Boylan is widely experienced in the coordination that large projects require, including specific experience in managing design-build projects, working with utilities, community stakeholders, and the public. He carries intimate knowledge of American Association of State Highway and Transportation (AASHTO), FDOT, and criteria that govern work on the public roadway system. **Certifications:** Roadside Design Guide Training, FDOT Specifications Training **Affiliations:** American Society of Highway Engineers, National Society of Professional Engineers, Florida Engineering Society, and American Mensa.

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Continuing Services Contract for Roadway Design Various Counties, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Project Oversight for a 5-year, \$5 million continuing services contract with FDOT District Five beginning in 2019 through 2024. The purpose of this agreement is to prepare a set of contract documents, including plans, specifications, supporting engineering analysis, calculations, and other technical documents in accordance with FDOT policy, procedures and requirements on a task work order-driven basis—focusing on efficient delivery of “mid-range” task work order-driven projects that enact targeted improvements to safety and operations.		
b. (1) TITLE AND LOCATION (City and State) US 27 from Barry Road to US 192, FDOT Districts One and Five Polk and Lake Counties, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2013–2016	2013–2016
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Project Manager preparing design plans for this 4.45-mile design-build project to widen US 27 from 4 to 6 lanes, which includes ramp widening and reconstruction as well as improvements to US 192. The project includes the widening of a 179 ft by 8-1/2 ft, two-span bridge that will utilize hammerhead piers and Fib’s supported on driven pile foundations.		
c. (1) TITLE AND LOCATION (City and State) Neptune Road Widening Osceola County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2022	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Project Oversight for the widening of Neptune Road from Partin Settlement Road to US 192. Neptune Road is an important thoroughway connecting St. Cloud and downtown Kissimmee; this 3.9-mile improvement project completed the corridor while addressing capacity and safety issues.		
d. (1) TITLE AND LOCATION (City and State) US 231 Widening, FDOT District Three Bay County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Project Manager for the widening of US 231 from four to six lanes, outside of Panama City. This widening will be accomplished using a suburban typical section and introducing two new interchanges to improve safety and operations. Close coordination with an adjacent railroad, major distribution centers, and numerous utilities are critical to the success of this project, as this portion of road also serves as a primary evacuation route.		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Tony Reddeck	13. ROLE IN THIS CONTRACT Permit Review	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		28	6

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization)
BS, Civil Engineering/Environmental Engineering
BS, Finance

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Mr. Reddeck brings more than 28 years of broad experience managing commercial and residential projects, including feasibility studies, design, cost analysis, permitting, and construction administration. He has demonstrated ability in managing large-scale projects with an emphasis on ensuring timely completions within the project budget. When working with prospective clients, Mr. Reddeck prepares a comprehensive scope of services that specifically meets their needs for a successful project.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Egletail Landing Residential Community, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
<p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>a. Project Manager responsible for providing site/civil engineering design services for Egletail Landing, a new planned residential community with approximately 542 homes, located on CR 48 in Leesburg, Florida. GAI's design for the project will provide the necessary infrastructure to service the residences and community, which includes offsite roadway improvements to CR 48 and Number 2 road, internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems based on regulations set forth by Lake County, City of Leesburg, Florida Department of Environmental Protection (FDEP), and South Johns River Water Management District (SJRWMD). GAI's scope of engineering services consists of civil engineering, environmental engineering, final engineering, permitting, bidding assistance, and pre-construction, and construction phase services.</p>		
Banning Ranch Residential Community, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
<p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>b. Project Manager responsible for providing site/civil engineering design services for Banning Ranch, a 160-plus-acre planned residential community with approximately 243 homes located along the westerly right-of-way of CR 33 in Leesburg, Florida. GAI's design for the project will provide the necessary infrastructure to service the residences as well as two commercial parcels, and will include offsite water, sewer, and reuse improvements along CR 33 and Manor Oaks Court; on-site internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems; and offsite roadway improvements to CR 33 at the project entrances. The offsite utility improvements will cross Florida's Turnpike right-of-way, and will require a utility permit from the FDOT; additional permitting through the SJRWMD, the City of Leesburg, Lake County, and FDEP will be required.</p>		
Hodges Reserve Residential Community, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
<p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>c. Project Manager responsible for providing site/civil engineering design services for Hodges Reserve, an approximately 149-acre planned residential community acres located on Dewey Robbins Road just east of the major US 27 thoroughfare in Leesburg, Florida. GAI's design for the project will provide the necessary infrastructure to service the residences, and will include offsite water and sewer improvements along Dewey Robbins Road west to US 27; on-site internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems; and offsite roadway improvements to Dewey Robbins Road at each of the project entrances. Permitting through the SJRWMD, the City of Leesburg, Lake County, and FDEP will be required.</p>		
Whitemarsh Residential Community, PH 2 & 3, Hanover Land Company, LLC Leesburg, Florida	Ongoing	Ongoing
<p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>d. Project Manager responsible for providing site/civil engineering design services for Whitemarsh, an approximately 158-acre, mixed-use residential community located west of the intersection of US 27 and Great Egret Drive in Leesburg, Florida. GAI's design for the project will provide the necessary infrastructure to service the residences and several commercial facilities, and will include development of the community's water and sanitary sewer system, which will connect to the City's existing 12" watermain and 6" forcemain, immediately offsite on the busy US 27 thoroughfare. GAI's design includes the community's internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems. Permitting through the City of Leesburg, the SJRWMD, and FDEP will be required.</p>		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Benjamin Allis, PE	13. ROLE IN THIS CONTRACT Structural	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		26	12

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization) MBA, Business Administration; MS, Civil Engineering; BS, Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (PE): FL – 2020, #89242; PA – 2005, #PE059779; DC – 2009, #PE905466; WV – 2010, #018543; VA – 2012, #0402050086
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Mr. Allis specializes in the design, construction engineering, and project management of structural projects. He has provided services for an array of transportation clients including departments of transportation, toll authorities, private authorities, and contractors. He specializes in the design and analysis of bridges and other transportation-related structures, including both new construction and rehabilitation projects.

Mr. Allis has worked on conventional design-bid-build and design-build projects including both roadway and rail bridges that involved superstructure and substructure component designs comprising steel, concrete, timber, and masonry structural components. He has performed the tasks necessary for TS&L submissions, foundation submissions, final design submissions, and construction engineering, including design calculations, structural detailing, load rating analyses, cost estimating, project scheduling, specification development, report writing, and construction submission reviews.

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Citrus Park Retaining Wall Cost Savings Initiative, Prince Contracting, Hillsborough County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2020	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Project Manager for the value engineering design to improve constructability and cost of a proposed retaining wall as part of the extension of Citrus Park Drive Extension from Countryway Boulevard to Sheldon Road in Hillsborough, County, Florida.		

b. (1) TITLE AND LOCATION (City and State) Lot 14 Enhanced Walkway, University of Northern Florida, City of Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2020	2022
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Structure Lead for the design and construction of a new timber boardwalk pedestrian bridge to improve safety and student mobility on the UNF campus. Innovative design and permitting was implemented to allow crossing of an existing stormwater pond to provide a clear line of sight and improve safety of students and faculty.		

c. (1) TITLE AND LOCATION (City and State) I-95 at I-10 Operational Improvements Design-Build, FDOT District Two, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	Ongoing	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Quality Manager and Structure Oversight for the design-build project. Responsibilities include completion of independent QA reviews for all structural deliverables.		

d. (1) TITLE AND LOCATION (City and State) I-275 (SR 93) from South of Gandy Boulevard to North of 4th Street North, Archer Western Contractors, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	Ongoing	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
Project Engineer for construction engineering, including the QC checking of the Bridge 28 Demolition Plan and the development of beam bracing schemes for multiple bridges. Construction engineer for the bracing designs and construction observation and certification for numerous bridges.		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME DJ Silverberg, PWS, GTA	13. ROLE IN THIS CONTRACT Environmental	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		37	29

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization)
MS, Biological Sciences (Ecology)
BS, Biological Sciences (Marine)

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Professional Wetland Scientist (PWS); Environmental Professionals of Florida: Registered Environmental Professional (REP); Authorized Gopher Tortoise Agent, Florida Fish & Wildlife Conservation Commission (GTA)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Mr. Silverberg, a Professional Wetland Scientist since 1995, has been conducting ecological consulting studies since 1987. He has conducted preliminary land use assessments, wetland delineations, and listed species evaluations for more than 600 sites throughout Florida; and wetland jurisdictional delineations for local, state, and federal regulatory programs. Permit applications for all levels of the U.S. Army Corps of Engineers (USACE) Permit Program, the Florida Department of Environmental Protection (FDEP), and various Florida Water Management District Environmental Resource Permit (ERP) programs. Mr. Silverberg specializes in client and regulatory agency interaction, technical writing, wetland delineation, plant identification, and project management. He has also identified and mapped plant communities, including seagrasses, through photo interpretation and field investigation.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Eustis Master Stormwater Plan Eustis, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2012	2012
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Ecological Project Manager. Provided ecological consulting services to the City of Eustis for a regional stormwater management facility. Conducted field studies, including qualitative and quantitative wildlife surveys, vegetation community inventories, wetland delineations, and permitting support for a construction level Environmental Resource Permit (ERP) and a Section 404 Federal Dredge and Fill Permit. Coordinated with the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service regarding bald eagles, prepared a bald eagle management plan, and designed and negotiated a compensatory wetland mitigation plan with the SJRWMD and the USACE.		<input type="checkbox"/> Check if project performed with current firm

(1) TITLE AND LOCATION (City and State) City of DeBary General Engineering Services DeBary, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2014	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Ecological Project Manager. Provided ecological consulting services to the City of DeBary for a series of Capital Improvement Program (CIP) projects. Conducted field studies, including qualitative and quantitative wildlife surveys, vegetation community inventories, wetland delineations, and permitting support for Environmental Resource Permit (ERP) and Section 404 Federal Dredge and Fill Permit applications. Prepared wetland mitigation plans. Coordinated with the FFWCC and the USFWS regarding listed species issues.		<input checked="" type="checkbox"/> Check if project performed with current firm

(1) TITLE AND LOCATION (City and State) Victory Pointe Park Clermont, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2016	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Provided ecological consulting services to the City of Clermont for a regional storm water management facility. Conducted field studies, including qualitative and quantitative wildlife surveys, vegetation community inventories, wetland delineations, and permitting support for a construction level Environmental Resource Permit (ERP) and a Section 404 Federal Dredge and Fill Permit. Coordinated with the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service regarding RTE species, and designed and negotiated a compensatory wetland mitigation plan with the SJRWMD and the USACE.		<input checked="" type="checkbox"/> Check if project performed with current firm

(1) TITLE AND LOCATION (City and State) Wekiva Parkway Segments 3A, 3B, and 5, FDOT Lake County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2021	N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Ecological Project Manager. Provided ecological consulting services to the design teams for three segments of the Wekiva Parkway, including several miles of new roadway corridor. Tasks included qualitative and quantitative surveys for listed plant and animal species such as gopher tortoise (Gopherus polyphemus) and sand skink (Neoseps reynoldsi), wetland delineation, Environmental Resource Permit and Federal Dredge and Fill Permit applications, and regulatory agency coordination.		<input checked="" type="checkbox"/> Check if project performed with current firm



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

12. NAME Ivan Maranan, PLA, LEED AP	13. ROLE IN THIS CONTRACT Landscape Architecture	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		17	5

15. FIRM NAME AND LOCATION (City and State)
 GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization) 17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
 BLA, Landscape Architecture Professional Landscape Architect (PLA): FL – 2019, #LA6667452

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 Mr. Maranan has more than 17 years of experience providing site design and landscape architecture services. His areas of specialty include theme/entertainment design, resort design, institutional/healing environments, multifamily design, 3D modeling and printing, rapid prototyping, digital graphics, and construction documents.
Certifications: Leadership in Energy and Environmental Design Accredited Professional Building Design and Construction (LEED AP BD+C), U.S. Green Building Council (USGBC)

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Ocoee Master Stormwater System/Unity Park Ocoee, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2023	2023

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm
 Landscape Architect for the development of the hardscape and landscape packages for both design development and construction documentation phases. The site design focused on improving water quality by utilizing detention areas and filtration areas while creating a usable space that allows for both active and passive recreation.

b. (1) TITLE AND LOCATION (City and State) Miller Electric: Parking Lot Improvements Jacksonville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2021	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm
 Project Manager and Lead Designer for the renovation and reconfiguration for the main office of Miller Electric Company. The main objective for this project was to develop a concept that provided solutions in drainage, conflicts logistics, vehicular, and pedestrian circulation. The concept utilized rain gardens for drainage/filtration, dedicated route for logistics and large service vehicle storage, and improvements to the vehicular entry arrival sequence.

c. (1) TITLE AND LOCATION (City and State) Seminole State College: "L" Building Courtyard Sanford, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2019	2019

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm
 Project Manager and Lead Designer for the 1.2-acre renovation to the "L" Building on the main campus of Seminole State College. Located in one of the busiest areas of the campus, the objective of the project was to create a vibrant space in this underdeveloped area to enhance the student experience on campus. The design was driven by the architecture and student activity. The plan calls for wide shaded walkways, collaborative study areas, overhead shade structure, and an activity area that includes billiards, ping-pong, dart boards, and televisions. A future phase of the project will include food service in an indoor/outdoor environment. The concept creates a space that projects the interior space outward and establishes a multiuse exterior space to improve on-campus student life.

d. (1) TITLE AND LOCATION (City and State) Village Park Winter Park, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2016	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Check if project performed with current firm
 Project Manager for the hardscape and landscape of this multifamily project. Worked in collaboration with Civil Engineer, Architect, and Construction Manager to develop this project on a previously developed construction site. The amenities include a shuffleboard court, residential gardens, and a pavilion with a grill and Albin Polasek sculpture. This project was certified as a Florida-Friendly Landscape by the Florida Yards and Neighborhoods.



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

12. NAME Ramon Estocapio, EI	13. ROLE IN THIS CONTRACT Construction Engineering Inspection	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 4

15. FIRM NAME AND LOCATION (City and State)
GAI Consultants, Orlando, FL

16. EDUCATION (Degree and Specialization) MS, Environmental Science; MS, Environmental Studies; BS, Environmental and Sanitary Engineering; BS, Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Engineer-in-Training (EIT): California Professional Engineer (PE): Philippines
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Mr. Estacapio has over 24 years' experience in construction and civil engineering related work; 12 years' experience as a Project Administrator/Project Engineer for civil engineering, environmental, and communications projects. He has 10 years' experience in FDOT projects focusing on Intelligent Transportation Systems (ITS) and ITS on-site installation and Construction Management.
Certifications: TIN: E232735702120; Florida Department of Transportation (FDOT) Construction Training Qualification Program (CTQP), Final Estimates Levels 1+2; IMSA, Traffic Signal Inspector, Traffic Signal Technician Levels 1+2, Fiber Optics Levels 1+2; 40-Hr HAZWOPER; Intermediate (MOT)

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) SR 405 at Sisson Road, FDOT District Five Brevard County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2020	2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior ITS Inspector. Project consisted of milling and resurfacing, base work, shoulder treatment, drainage improvements, traffic signals, signing and pavement markings, ITS work, and other incidental work at the intersection of SR 405 (Columbia Blvd.). Responsible for monitoring contractor's construction operations, and providing MOT inspections for day and night time construction operations.		<input checked="" type="checkbox"/> Check if project performed with current firm

b. (1) TITLE AND LOCATION (City and State) SR 507 (Babcock St) from Palm Bay Rd to NASA Blvd, FDOT District Five Brevard County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2021	2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior ITS Inspector. Improvements consisted of the construction and integration of the Intelligent Transportation System (ITS) along SR 507 from Palm Bay Rd to Nasa Blvd via fiber optic cable. The project includes installation of fiber optic cable and communication equipment for integration and upgrades to existing integrate existing ITS backbone along the project limits. Responsible for monitoring contractor's construction operations, and providingMOT inspections for day and night time construction operations.		<input checked="" type="checkbox"/> Check if project performed with current firm

c. (1) TITLE AND LOCATION (City and State) SR 500 (US 192) New Haven Ave from Dairy Rd to US 1, FDOT District Five Brevard County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2021	2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior ITS Inspector. Improvements consisted of the construction and integration of the Intelligent Transportation System (ITS) along SR 500 and the New Haven Avenue Corridor via fiber optic cable. The project includes installation of fiber optic cable and communication equipment along the project limits at a distance of approximately 2.10 miles. Responsible for monitoring contractor's construction operations, and providing MOT inspections for day and night time construction operations.		<input checked="" type="checkbox"/> Check if project performed with current firm

d. (1) TITLE AND LOCATION (City and State) Widen Beachline Expressway (SR 528) from Florida's Turnpike to McCoy Road, Florida's Turnpike Enterprise, Orange County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2020	2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior ITS inspector. Performed review of plans for Toll Plaza demolition and modification, Lighting and signage installation of SR528/Beachline from MM 4.5 to 8.5 and ITS system consisting of CCTV upgrading, MVDS installation, TTS (Bluetooth), Toll Plaza loop detector and DMSs. Ensure plan compliance to the Toll Gantry TTS detectors, Fuel supply, Generators and SCADA system. Performed inspection service for all facets of the project, including review of OTDR traces, SATs, subsystem testing, system testing, grounding, and power requirements. Implement proper MOT. Verified contractors' compliance to the approved plans and specifications for directional bores, ITS field cabinet control and installation, ITS electrical power service, underground fiber optic installation, ITS conduit aboveground/underground, bridge mount ITS conduit, fiber optic pull box/splice box, CCTV Pole and electrical services grounding test, ITS ethernet switch and digital video encoder and DMS boards. Ensured proper integration of all Switch, Video Encoders, CCTVs and Switch/Router at Hub. Conducted stand-alone tests, sub-system, system testing and auditing of DMS, CCTV and MVDS.		<input type="checkbox"/> Check if project performed with current firm



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

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

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION <i>(City and State)</i> Poinciana Community Development District (PCDD) Poinciana, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2000-Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Poinciana CDD	b. POINT OF CONTACT NAME Tricia Adams, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While at a previous firm, Kathy Leo provided continuing professional engineering services for the Poinciana Community Development District (PCDD). These services include providing information, processing construction requisitions, processing and acceptance of utilities and stormwater systems, and budget assistance. She prepared numerous engineering reports, which presented information pertinent to the financing of proposed improvements within the PCDD.

GAI continues to hold the contract with the PCDD for engineering services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME GAI Consultants + Individual Experience	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE Civil Engineering
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

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

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Poinciana West Community Development District (PWCCD) Poinciana, Florida	2006-Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Pocinciana West CDD	Tricia Adams, District Manager	407.841.5524

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

While at a previous firm, Kathy Leo provided continuing professional engineering services for the Poinciana West Community Development District (PWCCD). These services include providing information, processing construction requisitions, processing and acceptance of utilities and stormwater systems, and budget assistance. She prepared the engineering report, which presented information pertinent to the financing of proposed improvements within the PWCCD.

GAI continues to hold the contract with the PCDD for engineering services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	GAI Consultants + Individual Experience	Orlando, FL	Civil Engineering



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

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

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Enterprise Community Development District (ECDD) Celebration, Florida	PROFESSIONAL SERVICES 2000-Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Enterprise CDD	b. POINT OF CONTACT NAME Brenda Burgess, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.566.1935
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Under a continuing services contract with a previous firm, Ms. Leo worked on engineering site development projects for the Enterprise Community Development District (ECDD), which owns and maintains the utility system servicing Celebration, Florida and its commercial corridors. Ms. Leo's responsibilities included preparing the annual engineering report that presents information pertinent to condition of utilities within the ECDD; and overseeing several engineering functions, including updates to the Board of Supervisors, utility acquisition, operations and maintenance support, and design of capital projects.

GAI continues to support the ECDD's operations and infrastructure development in the capacity of District Engineer via a continuing services contract obtained in 2018. Contract responsibilities continue with operations and maintenance support, plans, and permit review. GAI's other projects for the ECDD under this contract have included the following:

Plan Reviews: GAI provided plan reviews including Celebration Boulevard plans and permits submitted by a developer in order to evaluate proposed utility improvements in the interest of the ECDD. This roadway was approximately 1 mile long and included bridge crossing the over the Reedy Creek.

Celebration Lift Station Upgrades: GAI provided design and permitting services for proposed upgrades to Lift Station 2 related to the addition of 4 multi-family buildings that would discharge to the lift station. It was determined that Lift Station 2 pumps would need to be upgraded, and the 4-inch forcemain replaced with 6-inch forcemain. GAI's project responsibilities included route and utility survey for approximately 1,250 feet of pipeline; lift station analysis and design; construction plans; permitting; coordination with the ECDD and Osceola County; and construction administration services.

Celebration Boulevard Extension and Island Village Utility Construction Inspection: GAI provided construction inspection services for the installation of utilities related to an approximately 1-mile extension of Celebration Boulevard from Celebration High School to the main entrance of the new Island Village development. The scope of work included installation of a 16-inch watermain, 8-inch forcemain, 8-inch reuse main, and associated connections/details.

Celebration Island Village In-line Potable and Reuse Booster Pump Stations: As part of the master planning for Celebration's water and reclaimed water service area expansion to the south for the Celebration Island Village development, the need for new in-line potable water and reclaimed water booster pump stations was identified to provide supplementary pressure during peak demand conditions. GAI served as the owner's representative and project manager during the schematic design and hydraulic evaluation, design development, final design, and FDEP permitting, and currently is providing project management and construction inspection/oversight services.

GAI continues to hold the contract with the ECDD for engineering services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME GAI Consultants + Individual Experience	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE Civil Engineering
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

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

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION <i>(City and State)</i> Urban Orlando Community Development District Orlando, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008-2016	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Urban Orlando CDD	b. POINT OF CONTACT NAME Gary Moyer, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.566.1935
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Individual Experience of Kathleen Leo, PE

Kathy Leo, as District Engineer, supported the CDD for many years. In this capacity, she was responsible for the acquisition of District facilities while the community was under construction as infrastructure was conveyed from the developer to the CDD. In later years as the CDD became more of an operational entity, she supported the District staff with preparation of the annual budgets and preparation for monthly board meetings. The CDD owns and maintains several parks and alleyways. Support was provided to the field maintenance team for engineering issues and a unique pavement management system for long-term maintenance budgeting was implemented to save the district. In the 2004 hurricane season, Ms. Leo worked with the CDD to seek nearly \$2M in funding from the Federal Emergency Management Agency for disaster work with the CDD. A series of appeals was required, but funding was ultimately secured.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Individual experience with previous Firm	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE Civil Engineering
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

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

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
Lake Harris Community Development District Leesburg, Florida	2022-Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Harris Community Development District	George Flint, Vice President Government Management Services	407.841.5524

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

The Lake Harris Community Development District (Lake Harris CDD) was established for planning, acquiring, operating, and maintaining community-wide improvements in the Eagletail Residential Community with approximately 542 homes, located on CR 48 in Leesburg, Florida. Prior to the formation of the Lake Harris CDD, Hanover Land Company contracted with GAI to provide site/civil engineering design services for the infrastructure necessary to service the residences in this community. GAI services as the Lake Harris CDD Engineer for the project consists of internal community roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems, and offsite roadway and utility improvements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	GAI Consultants	Orlando, FL	Civil Engineering



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

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

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION <i>(City and State)</i> Eagletail Residential Community Leesburg, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> Ongoing

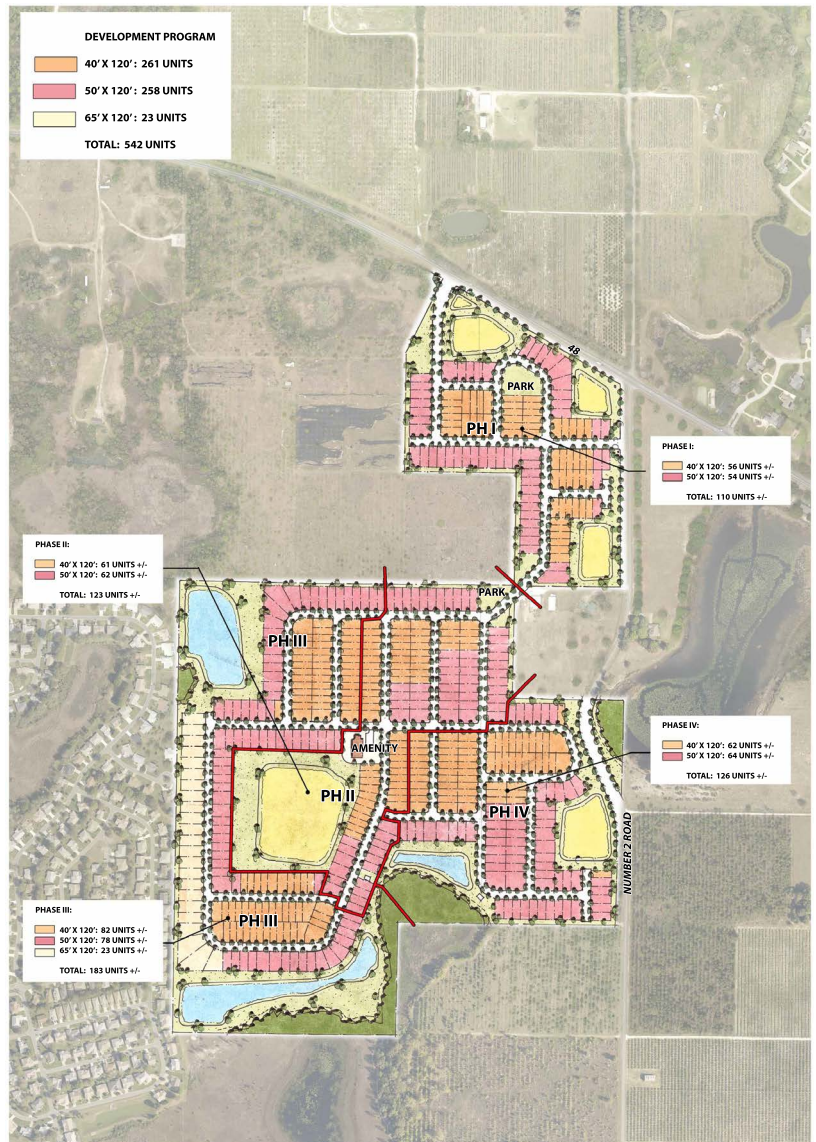
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hanover Land Company, LLC	b. POINT OF CONTACT NAME Tony Iorio, Vice President of Land Development	c. POINT OF CONTACT TELEPHONE NUMBER 407.988.1408
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Eagletail Landing is a new, planned residential community with approximately 542 homes, located on CR 48 in Leesburg, Florida. GAI was contracted to provide site/civil engineering design services for the infrastructure necessary to service the residences; the design included internal community roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems. GAI's design also incorporated offsite roadway improvements to CR 48 and Number 2 Road, including approximately 1.4 miles of force main and water main extensions. The scope of engineering services included geotechnical investigation; site layout and grading plans; utility coordination; permitting through the City of Leesburg, Lake County, SJRWMD, and FDEP; preliminary and final engineering plans; MOT; and construction administration.

GAI also provided landscape architecture services, which encompassed all design stages from concept to construction documentation, and included features such as street trees, common and recreation areas, an amenity center, and buffer plantings that complied with the City of Leesburg Land Development Code. Hardscape features included entry/wall signs, specialty paving, small shade structures, playground equipment, walls, site furnishings, fences, and walkways.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME GAI Consultants	(2) FIRM LOCATION <i>(City and State)</i> Orlando, FL	(3) ROLE Site/Civil Engineering, Landscape Architecture
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

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

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Banning Ranch Residential Community Leesburg, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Hanover Land Company, LLC	Tony Iorio, Vice President of Land Development	407.988.1408

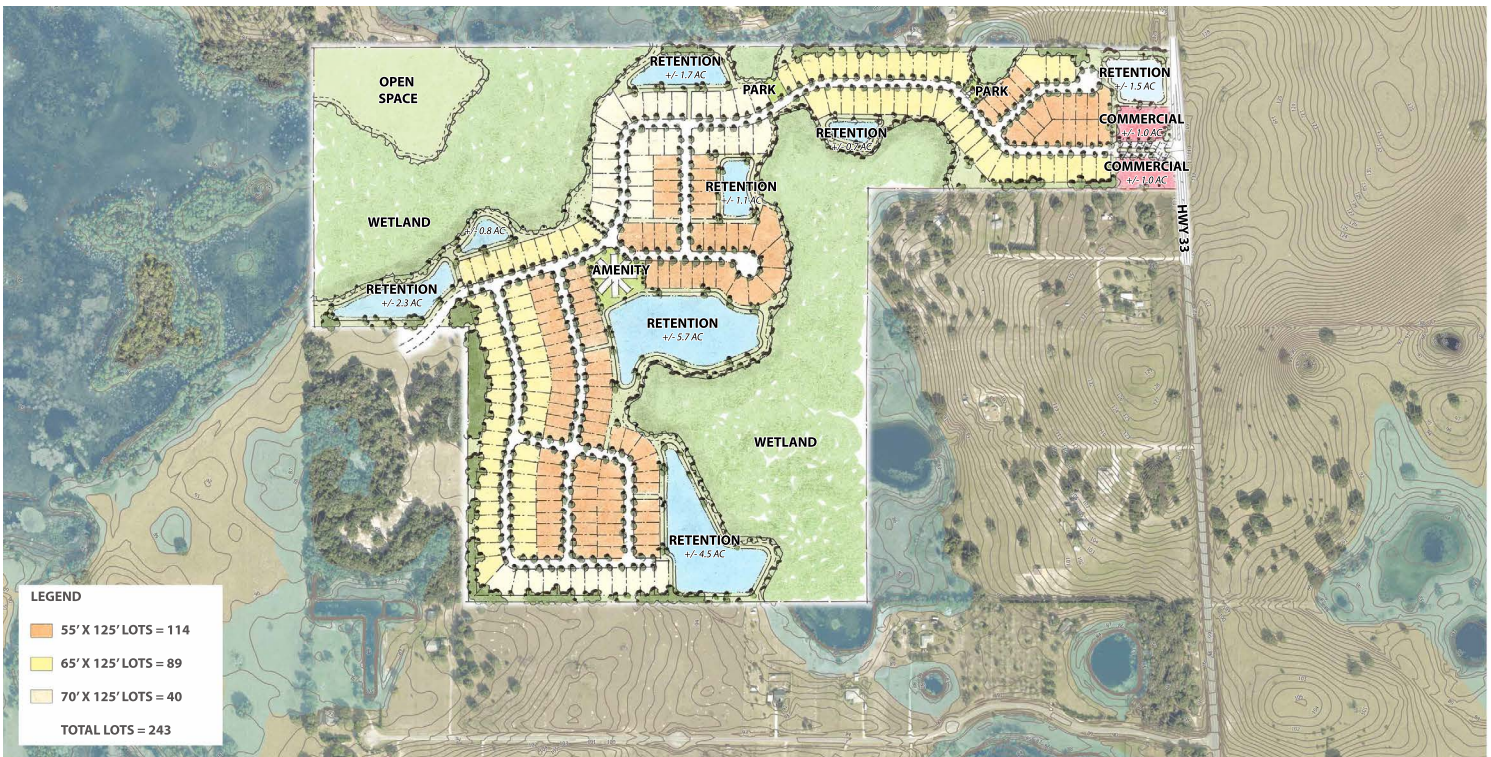
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Banning Ranch is a new, 160-plus-acre planned residential community with approximately 243 homes located along the westerly right-of-way of CR 33 in Leesburg, Florida. GAI was contracted to provide site/civil engineering design services for the infrastructure necessary to service the residences and two adjacent commercial parcels; the design included internal community roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems.

GAI's design also incorporated offsite improvements, including 9,800 lf of 12" force main, 10" water main, and 16" reuse main extensions along CR 33 and Manor Oaks Court; as well as roadway enhancements on CR 33 at the community's entrances.

The project required extensive utility coordination, and permitting through FDOT, as the project area is located within Florida's Turnpike right-of-way; additional permitting was required through the St. Johns River Water Management District (SJRWMD), the City of Leesburg, Lake County, and Florida Department of Environmental Protection (FDEP).

Other GAI-provided services included geotechnical investigation; site layout and grading plans; preliminary and final engineering plans; sanitary lift station design; MOT; and construction administration.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. GAI Consultants	Orlando, FL	Site/Civil Engineering, Geotechnical, Construction Administration



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

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

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
Whitemarsh Residential Community, Phases 2 & 3 Leesburg, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Hanover Land Company, LLC	Tony Iorio, Vice President of Land Development	407.988.1408

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

Whitemarsh is a new planned, approximately 158-acre, mixed-use residential community located west of the intersection of US 27 and Great Egret Drive in Leesburg, Florida. Whitemarsh will comprise 249 single-family homes and 48 townhomes, along with several commercial facilities. GAI was contracted to provide site/civil engineering design services for Phase 1 development of the community's water and sanitary sewer system, which will connect to the City's existing 12" watermain and 6" forcemain, immediately offsite on the busy US 27 thoroughfare. GAI's design includes the community's internal roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems.

GAI's scope of services include master utility analysis; site layout and grading plans; stormwater and floodplain design; permitting through the City of Leesburg, the SJRWMD, and FDEP; preliminary and final engineering plans; sanitary lift station design; and construction administration.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. GAI Consultants	Orlando, FL	Site/Civil Engineering, Construction Administration



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

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

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Hodges Reserve Residential Community Leesburg, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

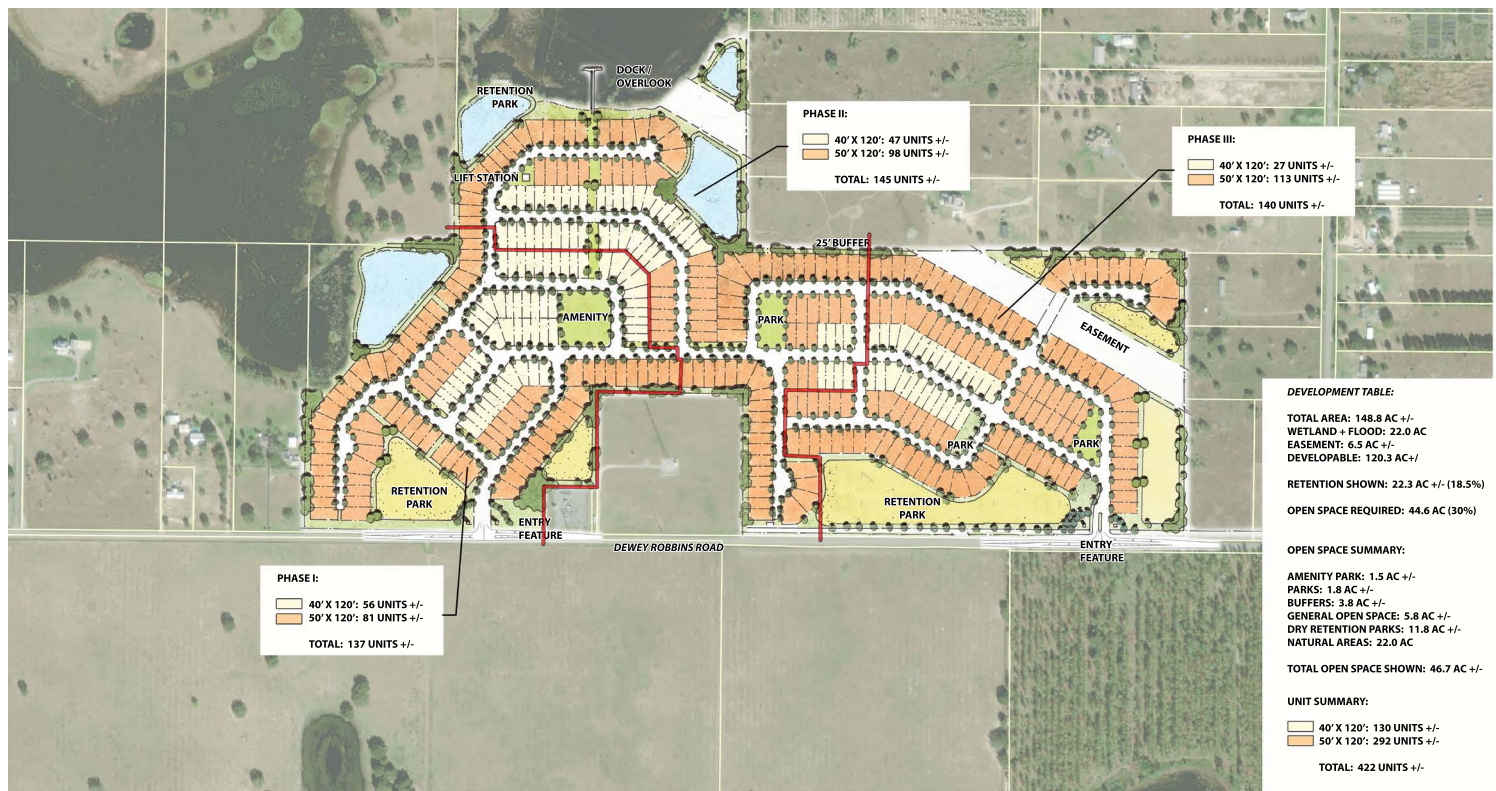
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Hanover Land Company, LLC	Tony Iorio, Vice President of Land Development	407.988.1408

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

Hodges Reserve is a new, approximately 149-acre planned residential community located on Dewey Robbins Road just east of the major US 27 thoroughfare in Leesburg, Florida. GAI was contracted to provide site/civil engineering design services for the infrastructure necessary to service the residences; the design included internal community roadways, site grading, stormwater collection, potable water, and wastewater collection and transmission systems.

GAI's design also incorporated offsite roadway improvements along US 27 and at Dewey Robbins Road, including over 1.5 miles of 8" force main and 12" water main extensions; as well as upgrades at each of the community's entrances.

GAI's scope of services included geotechnical investigation; site layout and grading plans; utility coordination; permitting through the City of Leesburg, Lake County, SJRWMD, FDOT, and FDEP; preliminary and final engineering plans; sanitary lift station design; MOT; and construction administration.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. GAI Consultants	Orlando, FL	Site/Civil Engineering, Geotechnical, Construction Administration



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

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

20. EXAMPLE PROJECT KEY NUMBER

10

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

**Victory Pointe Park
Clermont, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2018

CONSTRUCTION *(If applicable)*

2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

City of Clermont

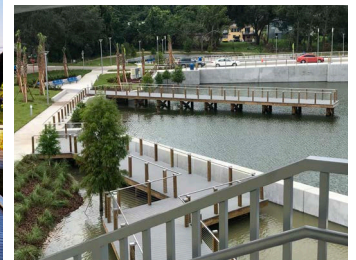
b. POINT OF CONTACT NAME

Richard Levey, Managing Director

c. POINT OF CONTACT TELEPHONE NUMBER

407.408.4442

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



As part of the City of Clermont's Downtown Master Plan process, GAI's Community Solutions Group identified Victory Pointe Park as a key catalyst project, based on the City's need for a new stormwater facility on the west side. The Victory Pointe Park project re-envisioned the typical stormwater pond approach by creating a community amenity that provides recreation, a wildlife habitat, and a signature address for adjacent future development.

The new park receives stormwater from a significant portion of the downtown streets, and includes a series of cascading filter marsh treatment areas designed to reference native Florida environments—just part of a series of innovative stormwater strategies developed to help improve water quality within Lake Minneola and expand development opportunities downtown. In addition to providing environmental improvements and serving as a development catalyst, the project establishes the adjacent lakefront as the location for the myriad special events hosted by the city, creating economic opportunities for merchants and restaurants. Environmental services included assessment, permitting, and mitigation of 3.45 acres of contiguous wetland and 0.4 acre of isolated wetlands with local, state, and federal agencies. Services also included assessment and permitting of a stormwater management facility (3.1-acre site; 90-acre contributing basin) with related local, state, and federal permitting activities associated with impacts. GAI also assisted the City in obtaining a \$600,000 Lake County Water Authority Grant to support the project budget.

The project was opened to the public in August 2018.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	GAI Consultants	Orlando, FL	Civil Engineering, Landscape Architecture

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Name	Role										
Kathy Leo, PE	Principal-in-Charge and Project Manager	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Greg Kolb, PE	Utility / Lift Stations			✓				✓		✓	
Scott Land, PE	Stormwater Management			✓			✓	✓	✓	✓	✓
Steve Boylan, PE	Public Roadways						✓				✓
Tony Reddeck	Permit Review	✓	✓				✓	✓	✓	✓	
Benjamin Allis, PE	Structural										
DJ Silverberg, PWS, GTA	Environmental										✓
Ivan Maranan, PLA, LEED AP	Landscape Architecture										
Ramon Estocapio, EI	Construction Engineering Inspection			✓							

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Poinciana Community Development District (PCDD) Poinciana, Florida	6	Eagletail Landing Residential Community Leesburg, Florida
2	Poinciana West Community Development District (PCDD), Poinciana, Florida	7	Banning Ranch Residential Community Leesburg, Florida
3	Enterprise Community Development Districts (ECDD), Celebration, Florida	8	Whitemarsh Residential Community, Ph 2 & 3 Leesburg, Florida
4	Urban Orlando Community Development District (CDD), Orlando, Florida	9	Hodges Reserve Residential Community Leesburg, Florida
5	Lake Harris Community Development District (LHCDD), Leesburg, Florida	10	Victory Pointe Park Clermont, Florida

H. ADDITIONAL INFORMATION

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

See Section 3 – Additional Information.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

February 1, 2024

33. NAME AND TITLE

Kathleen Leo, PE, Vice President

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 GAI Consultants, Inc. (Orlando Office, since 1982)			3. YEAR ESTABLISHED 1958	4. UNIQUE ENTITY IDENTIFIER JJL1D9QV6V47
2b. STREET 618 E. South Street, Suite 700			5. OWNERSHIP	
2c. CITY Orlando	2d. STATE FL	2e. ZIP CODE 32801	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Lawrence S. Gendzier, Esq., MBA, Corporate Counsel/Assistant Vice President			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER 407.423.8398		6c. E-MAIL ADDRESS l.gendzier@gaiconsultants.com		7. NAME OF FIRM (If Block 2a is a Branch Office) GAI Consultants, Inc.

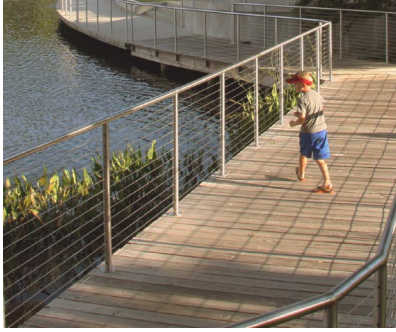
8a. FORMER FIRM NAMES (If any)	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
--------------------------------	----------------------	------------------------------

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			
05	Archaeologist	41		B02	Bridges	7
07	Biologist	19	1	C10	Commercial Building (low rise); Shopping Centers	3
08	CADD Technician	57	9	C15	Construction Management	7
12	Civil Engineer	145	24	D02	Dams (Earth; Rock); Dikes; Levees	3
15	Construction Inspector	51	5	E01	Ecological & Archeological Investigations	5
16	Construction Manager	6		E09	Environmental Impact Studies, Assessments or Statements	6
19	Ecologist	6	1	E10	Environmental And Natural Resource Mapping	5
20	Economist	2	2	E11	Environmental Planning	5
21	Electrical Engineer	38	3	H07	Highways; Streets; Airfield Paving; Parking Lots	8
23	Environmental Engineer	20	2	H11	Housing (Residential, Multi-Family; Apartments, Condominiums)	6
24	Environmental Scientist	80	2	I03	Industrial Waste Treatment	6
27	Foundation/Geotechnical Engineer	9		L02	Land Surveying	4
29	Geographic Information System Specialist	22	1	L03	Landscape Architecture	5
30	Geologist	15		N03	Nuclear Facilities; Nuclear Shielding	6
38	Land Surveyor	16	2	P04	Pipelines (Cross-Country – Liquid & Gas)	8
39	Landscape Architect	11	8	P05	Planning (Community, Regional, Areawide and State)	5
42	Mechanical Engineer	15	1	P06	Planning (Site, Installation, and Project)	5
43	Mining Engineer	10		P12	Power Generation, Transmission, Distribution	9
47	Planner: Urban/Regional	16	11	R04	Recreation Facilities (Parks, Marinas, Etc.)	5
48	Project Manager	31	6	S05	Soils & Geologic Studies; Foundations	4
57	Structural Engineer	13	5	S09	Structural Design; Special Structures	4
58	Technician/Analyst	123	11	S13	Storm Water Handling & Facilities	3
60	Transportation Engineer	14	2	T02	Testing & Inspection Services	5
62	Water Resources Engineer	5	1	T03	Traffic & Transportation Engineering	6
	Other Employees	138	35	T04	Topographic Surveying and Mapping	7
				W02	Water Resources; Hydrology; Ground Water	4
				W03	Water Supply; Treatment and Distribution	6
	Total	902	132			

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	5	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	10	2. \$100,00 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	10	3. \$250,000 to less than \$500,000			
		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 December 01, 2023
c. NAME AND TITLE Anthony F. Morrocco, PE, PLS, MBA, President	



C ADDITIONAL INFORMATION



1) ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

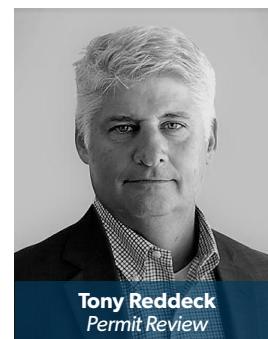
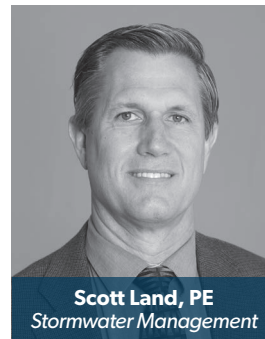
We have established deep trusting relationships by performing on several long-term continuing contracts similar to this request. GAI has learned through working as an extension of staff for numerous municipalities that communication is essential to gaining consensus and project buy-in, resulting in cost-savings and schedule adherence for the clients.

GAI has a team of respected professionals with an excellent history in producing results for this effort.

KEY PERSONNEL

GAI's team consists of:

- Kathy Leo, PE, Principal-in-Charge and Project Manager**, will provide support directly to you, the Board of Supervisors, and leadership for the GAI team. She has been involved in many capacities with numerous CDDs for over 25 years.
- Greg Kolb, PE** will lead Utility / Lift Stations and maintain the highest level of service for the community. He has over 24 years of experience in water supply, treatment, and distribution and has served in Program Manager and District Engineer roles providing utility management services to Central Florida clients.
- Scott Land, PE** will lead Stormwater Management for the team. He has over 36 years of experience in effective management of civil site development, site hydrology and drainage, underground utilities, roadway systems design, grading, erosion control management, and permitting.
- Steve Boylan, PE** will lead Public Roadways for the team. He has over 31 years of experience in design and project management, specializing in the design of major limited access and arterial roadway reconstruction, roadway rehabilitation, and elements of traffic design.
- Tony Reddeck** will lead Permit Review for the team. He has more than 28 years of broad experience managing commercial and residential projects, including feasibility studies, design, cost analysis, permitting, and construction administration.

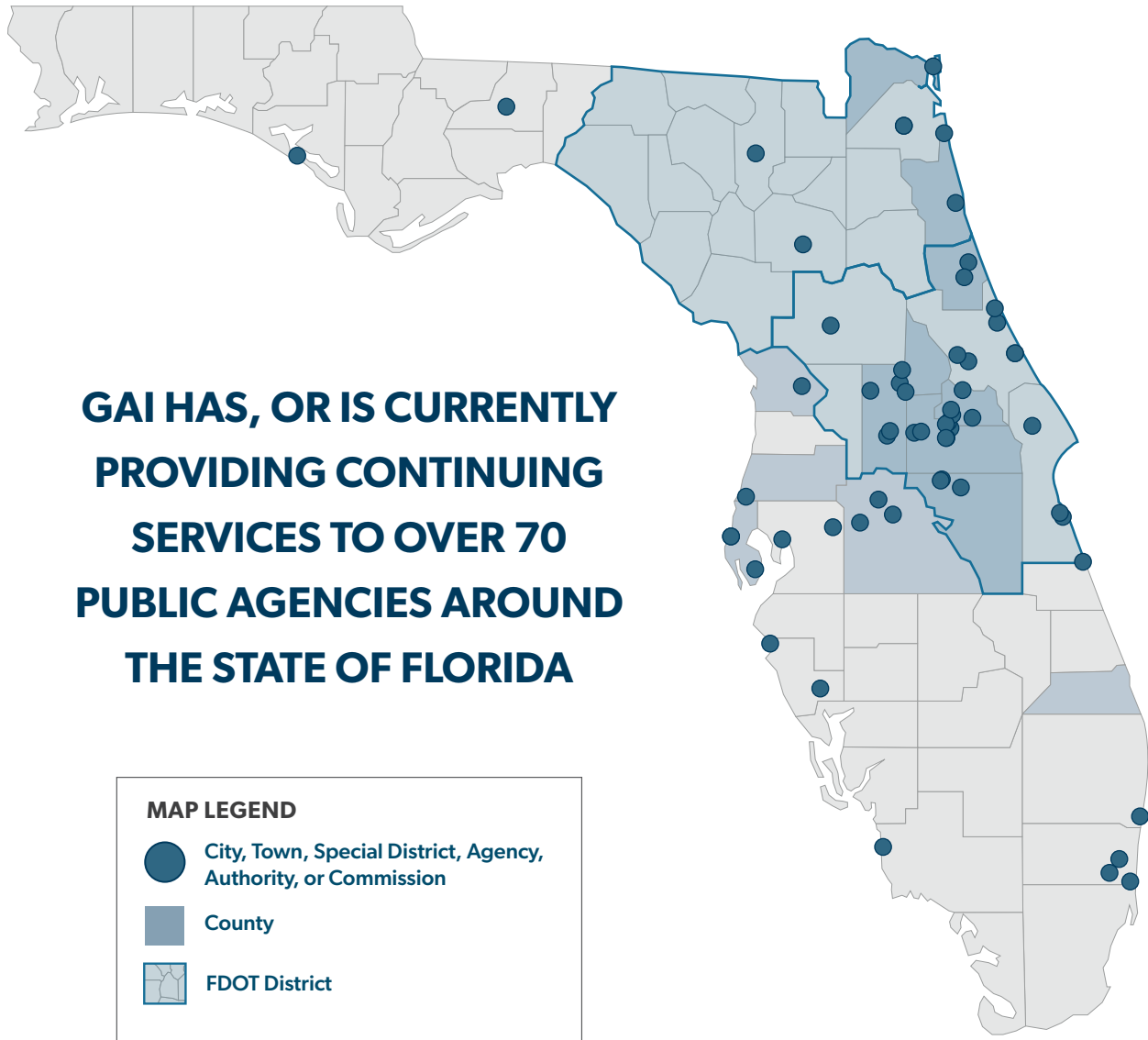


2) CONSULTANT'S PAST EXPERIENCE

The GAI team prides itself on our ability to listen and work together as one team with our clients. We will connect all project aspects to creatively think and communicate with a holistic approach to the County Road 33 CDD. As shown in this proposal, GAI has the capabilities to provide multi-discipline professional services to support the engineering and planning projects that County Road 33 CDD requires. As Principal-in-Charge and Project Manager, Kathy Leo will be the point of initial contact, receiving tasks and direction from the County Road 33 CDD, and keeping the County Road 33 CDD continuously informed of the project's progress. She will be supported by our team whose history of working experience will ensure seamless coordination as the project progresses.

Ms. Leo has been District Engineer for nine CDDs throughout Florida from creation of the CDD to turnover. She is currently under contract with the Lake Harris CDD (LHCDD), Poinciana CDD (PCDD), Poinciana West CDD (PWCCD), and Enterprise CDD (ECDD) as district engineer. Additionally, she has held the previous contracts providing services to include providing information, processing construction requisitions, processing and acceptance of utilities and stormwater systems, budget assistance, and prepared the engineering report, which presented information pertinent to the financing of proposed improvements within the PWCCD. Ms. Leo also assisted in the original procedures of the PWCCD and is well versed on all procedures and regulations pertaining to CDD.

The map below and table on the following page show GAI's Continuing Services contracts around the state of Florida.



OUR LONGSTANDING HISTORY OF CONTINUING SERVICES CLIENTS IS EVIDENCE THAT WE UNDERSTAND HOW TO SERVE AS AN EXTENSION OF STAFF, PROVIDE EFFICIENT, MEANINGFUL VALUE, AND COLLABORATE TO MAINTAIN LONG-TERM WORKING RELATIONSHIPS.

GAI Continuing Services Contracts

Continuing Services Contracts	Year Started	Contract Period
CITIES AND TOWNS		
1 Winter Park	2001	Current/Ongoing
2 Jacksonville	2002	Current/Ongoing
3 Kissimmee	2002	Current/Ongoing
4 New Smyrna Beach	2002	Current/Ongoing
5 Orlando	2003	Current/Ongoing
6 Palm Coast	2003	Current/Ongoing
7 Maitland	2004	Current/Ongoing
8 North Miami Beach	2004	Current/Ongoing
9 Oviedo	2004	Current/Ongoing
10 Leesburg	2005	Current/Ongoing
11 Miramar	2005	Current/Ongoing
12 Casselberry	2006	Current/Ongoing
13 Bunnell	2007	Current/Ongoing
14 Jacksonville Beach	2007	Current/Ongoing
15 Tampa	2007	Current/Ongoing
16 Winter Garden	2004	2016
17 Plant City	2007	2017
18 Polk City	2010	Current/Ongoing
19 Eustis	2011	Current/Ongoing
20 Lakeland	2011	Current/Ongoing
21 Panama City	2012	Current/Ongoing
22 Sarasota	2012	Current/Ongoing
23 Inverness	2013	Current/Ongoing
24 Sanford	2013	Current/Ongoing
25 Clermont	2014	Current/Ongoing
26 Clearwater Public Works	2012	Current/Ongoing
27 Eatonville	2012	Current/Ongoing
28 St. Petersburg	2014	Current/Ongoing
29 Umatilla	2017	2026
30 Minneola	2017	2022
31 St. Augustine	2017	2022
32 Daytona Beach	2017	2022
33 Ormond Beach	2017	Current/Ongoing
34 Fernandina Beach	2018	2023
35 Naples	2019	2024
36 New Smyrna Beach	2019	Current/Ongoing
37 Ocoee	2015	Current/Ongoing

Continuing Services Contracts	Year Started	Contract Period
CITIES AND TOWNS (cont'd)		
38 Titusville	2013	2017
39 North Port	2013	2016
40 St. Cloud	2016	Current/Ongoing
41 Lake Alfred	2017	2020
42 Sebastian	2018	2021
43 Lake Helen	2015	2018
44 Melbourne	2017	2020
45 Deerfield Beach	2017	Current/Ongoing
46 Longwood	2017	Current/Ongoing
47 Tallahassee	2015	2017
48 Mount Dora	2018	2020
49 Clearwater	2018	Current/Ongoing
COUNTIES		
50 Nassau County	2012	Current/Ongoing
51 Lake County	2014	2020
52 Martin County	2017	Ongoing
53 Osceola County	2014	Current/Ongoing
54 Seminole County	2014	Current/Ongoing
55 Orange County	2017	2020
56 Pasco County	2017	2022
57 Polk County	2016	Current/Ongoing
58 Flagler County	2018	2025
59 Citrus County	2018	2021
60 Pinellas County	2021	Current/Ongoing
SPECIAL DISTRICTS, AGENCIES, AUTHORITIES & COMMISSIONS		
61 Orlando Utilities Commission	1997	Current/Ongoing
62 FDOT District Five	1999	Current/Ongoing
63 JEA (Jacksonville Electric Authority)	2003	Current/Ongoing
64 Tindall Hammock Irrigation & Soil Conservation District	2008	2022
65 Bay Laurel Center Community Development District	2009	Current/Ongoing
66 Florida Governmental Utility Authority (FGUA)	2009	Current/Ongoing
67 Nassau Amelia Utilities (NAU)	2012	Current/Ongoing
68 Gainesville Community Redevelopment Agency	2014	Current/Ongoing
69 FDOT District Two	2014	Current/Ongoing
70 Kissimmee Community Redevelopment Agency	2012	2015
71 Melbourne Airport Authority	2017	2025

3) GEOGRAPHIC LOCATION

Established in 1958 in Pittsburgh, Pennsylvania, and still headquartered there today, we currently serve our clients from 25 office locations throughout the Eastern, Midwestern, and Southern United States. GAI has been serving clients in Florida since 1982.

GAI offices are strategically located to meet the needs of our clients. GAI's Orlando office will serve as the primary location through which all professional engineering services will be coordinated. GAI's Chairman and Chief Executive Officer, Gary Dejidas, PE, is located in our Orlando office. We have additional Florida offices to provide support to the County Road 33 CDD, including Tampa, Jacksonville, and Palm Beach Gardens. All staff proposed are located in the Orlando office.

GAI Florida Offices

Primary Office for this Assignment:

GAI – ORLANDO
618 E. South Street
Suite 700
Orlando, FL 32801
407.423.8398




GAI – TAMPA

36181 East Lake Road
#387
Palm Harbor, FL 34685
T 813.605.7064

GAI – PALM BEACH GARDENS

4400 PGA Boulevard
Suite 601
Palm Beach Gardens, FL 33410
T 561.345.6129

GAI – JACKSONVILLE

12574 Flagler Center Blvd
Suite 202
Jacksonville, FL 32258
T 904.363.1110

4) WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

Time is money! GAI understands that the ability to achieve successful projects is based on factors such as cost control, work quality, and schedule adherence. A project only meets a schedule if the work to be completed is carefully scoped, planned, budgeted, scheduled, and controlled. We will work with the County Road 33 CDD to ensure tasks are completed in an efficient and timely manner.

GAI proposes holding a workshop with the County Road 33 CDD staff and the District Manager at the inception of the contract to develop new ways to run the various functions of the County Road 33 CDD—as well as ensure that the GAI team will work most efficiently within the allocated budget.

5) CERTIFIED MINORITY BUSINESS ENTERPRISE

GAI is not a certified minority business enterprise. However, GAI works in partnership with our clients to support their Disadvantaged Business Enterprise (DBE) programs. We advocate for minority and woman-owned business participation in our projects, and maintain strong relationships with a large number of DBE professional service firms. These firms complement our services by providing auxiliary resources, specialty services, and assistance in a variety of engineering, environmental, geotechnical, electrical, and public relations disciplines, ultimately allowing us to better serve our clients.

6) CURRENT AND PROJECTED WORKLOADS

GAI is a national firm and has the ability to leverage resources on a broad basis to serve the County Road 33 CDD. Project team lead, Kathy Leo, PE, has availability to lead and support the needs of the District. Staff reflected on the organization chart (see page 8) have varying levels of availability depending upon project schedules. As this is an on-call contract, what is required and when can vary widely. As specific task needs arise, we will make sure that the County Road 33 CDD has the right people for the tasks.

7) VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

GAI has not been awarded any work from the County Road 33 CDD.



gai consultants®

GAI Consultants, Inc.

618 E. South Street, Suite 700
Orlando, FL 32801
407.423.8398

gaiconsultants.com

SECTION VII

SECTION C

SECTION 1

County Road 33
Community Development District

Unaudited Financial Reporting
January 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

County Road 33

Community Development District

Combined Balance Sheet

January 31, 2024

		<i>General Fund</i>
Assets:		
Operating Account	\$	13,801
Total Assets	\$	13,801
Liabilities:		
Accounts Payable	\$	7,388
Total Liabilities	\$	7,388
Fund Balance:		
Unassigned	\$	6,413
Total Fund Balances	\$	6,413
Total Liabilities & Fund Balance	\$	13,801

County Road 33

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Developer Contributions	\$ 123,928	\$ 41,309	\$ 27,807	\$ (13,503)
Total Revenues	\$ 123,928	\$ 41,309	\$ 27,807	\$ (13,503)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
FICA Expense	\$ 918	\$ 306	\$ -	\$ 306
Engineering	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 25,000	\$ 8,333	\$ 4,004	\$ 4,329
Management Fees	\$ 40,000	\$ 13,333	\$ 10,000	\$ 3,333
Information Technology	\$ 1,800	\$ 600	\$ 450	\$ 150
Website Maintenance	\$ 2,950	\$ 983	\$ 1,850	\$ (867)
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 1,000	\$ 333	\$ -	\$ 333
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 333	\$ 1	\$ 333
Legal Advertising	\$ 15,000	\$ 5,000	\$ 1,199	\$ 3,801
Other Current Charges	\$ 2,500	\$ 833	\$ -	\$ 833
Office Supplies	\$ 625	\$ 208	\$ -	\$ 208
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
Total Expenditures	\$ 123,928	\$ 44,759	\$ 21,393	\$ 23,366
Excess Revenues (Expenditures)	\$ -		\$ 6,413	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 6,413	

County Road 33
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 16,750	\$ -	\$ -	\$ 11,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,807
Total Revenues	\$ 16,750	\$ -	\$ -	\$ 11,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,807
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 3,159	\$ 356	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,004
Management Fees	\$ -	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ -	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 261	\$ 424	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,199
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Total Expenditures	\$ 3,569	\$ 4,264	\$ 4,486	\$ 9,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,393
Excess Revenues (Expenditures)	\$ 13,181	\$ (4,264)	\$ (4,486)	\$ 1,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,413

SECTION 2

County Road 33
Community Development District

Funding Request #1
October 18, 2023

Bill to:

	Payee		General Fund FY2024
1	Funds to open Operating Account	\$	5,000.00
2	Insurance - Fiscal Year 2024	\$	5,000.00
3	ADA Website Creation	\$	1,750.00
4	Legal Advertising	\$	5,000.00
		\$	16,750.00
		Total:	\$ 16,750.00

Please make check payable to:

County Road 33 Community Development District
219 E Livingston Street
Orlando, FL 32801

County Road 33
Community Development District

Funding Request #2
January 12, 2024

Bill to:

	Payee		General Fund FY2024
1	Florida Commerce Invoice # 89645 - Special District Fee - FY24	\$	150.00
2	Governmental Management Services Invoice # 1 - Management Fees - November 2023 Invoice # 2 - Management Fees - December 2023 Invoice # 3 - Management Fees - January 2024	\$ \$ \$	3,483.33 3,483.33 3,584.08
3	Kutak Rock LLP Invoice # 3326136 - General Counsel - November 2023	\$	356.00
		\$	11,056.74
		Total:	\$ 11,056.74

Please make check payable to:

County Road 33 Community Development District
219 E Livingston Street
Orlando, FL 32801

County Road 33
Community Development District

Funding Request #3
February 1, 2024

Bill to:

	Payee		General Fund FY2024
1	Kutak Rock LLP		
	Invoice # 3312004 - General Counsel - October 2023	\$	3,158.50
	Invoice # 3342228 - General Counsel - December 2023	\$	489.50
2	Supervisor Fees - 01/24/24 meeting		
	Duane "Rocky" Owen	\$	215.30
	Thomas Franklin	\$	215.30
		Total:	\$ 4,078.60

Please make check payable to:

County Road 33 Community Development District
219 E Livingston Street
Orlando, FL 32801

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3312004

Client Matter No. 45523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

County Road 33 CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3312004

45523-1

Re: General Counsel

For Professional Legal Services Rendered

10/10/23	M. Rigoni	0.20	55.00	Correspondence with development team regarding district next steps
10/11/23	M. Rigoni	0.40	110.00	Coordinate organizational meeting and confer with staff
10/11/23	D. Wilbourn	0.50	85.00	Communications regarding organizational meeting preparation
10/12/23	M. Rigoni	0.40	110.00	Confer with Iorio and staff regarding organizational meeting; review final ordinance; finalize notice of establishment; update development status chart
10/13/23	S. Sandy	0.30	90.00	Prepare for organizational meeting
10/13/23	D. Wilbourn	3.00	510.00	Prepare organizational meeting documents
10/16/23	M. Rigoni	0.30	82.50	Confer with District staff regarding organizational meeting agenda
10/16/23	S. Sandy	0.20	60.00	Prepare for organizational meeting
10/16/23	D. Wilbourn	1.20	204.00	Prepare for organization meeting and revise supporting documents
10/17/23	M. Rigoni	2.70	742.50	Finalize organizational meeting documents and various agreements;

KUTAK ROCK LLP

County Road 33 CDD
November 22, 2023
Client Matter No. 45523-1
Invoice No. 3312004
Page 2

10/17/23	S. Sandy	0.30	90.00	confer with Brooks and Flint Prepare documents for organizational meeting
10/19/23	S. Sandy	0.20	60.00	Prepare for organizational meeting
10/23/23	M. Rigoni	0.20	55.00	Review final organizational meeting agenda; confer with Flint
10/25/23	M. Rigoni	1.10	302.50	Prepare for and attend organizational meeting; perform meeting follow-up
10/25/23	S. Sandy	0.70	210.00	Conduct meeting follow-up
10/25/23	D. Wilbourn	0.80	136.00	Board meeting follow-up; finalize hearing and election notices
10/26/23	S. Sandy	0.10	30.00	Prepare agreement for ADA website review
10/26/23	D. Wilbourn	0.50	85.00	Prepare website services agreement
10/30/23	S. Sandy	0.30	90.00	Review correspondence with Gaskins; review registered agent form; confer with District staff regarding same
10/30/23	D. Wilbourn	0.30	51.00	Communications with district manager regarding DEO special district invoice

TOTAL HOURS 13.70

TOTAL FOR SERVICES RENDERED \$3,158.50

TOTAL CURRENT AMOUNT DUE \$3,158.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3342228

Client Matter No. 45523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

County Road 33 CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3342228

45523-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/23	L. Whelan	0.70	269.50	Allocation of attorney time relative to legislative monitoring activities
12/13/23	M. Rigoni	0.80	220.00	
TOTAL HOURS		1.50		Attend initial landowners' election; finalize notice of public hearings for uniform method, rules of procedure, and FY 2024 budget; confer with Brooks

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KUTAK ROCK LLP

County Road 33 CDD
January 30, 2024
Client Matter No. 45523-1
Invoice No. 3342228
Page 2

TOTAL FOR SERVICES RENDERED \$489.50

TOTAL CURRENT AMOUNT DUE \$489.50

UNPAID INVOICES:

November 22, 2023	Invoice No. 3312004	3,158.50
December 13, 2023	Invoice No. 3326136	356.00

TOTAL DUE \$4,004.00

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JAN 26 2023

**Attendance Confirmation
for
BOARD OF SUPERVISORS**

ACT

District Name:

County Road 33 CDD

Board Meeting Date:

January 24, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas <i>needs oath</i>		No
2	Anthony Iorio	✓	No
3	Doug Beasley	✓	No
4	Rocky Owen	✓	Yes (\$200)
5	Tom Franklin	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

1/24/24
Date

****RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT****

County Road 33
Community Development District

Funding Request #4
February 15, 2024

Bill to:

	Payee		General Fund FY2024
1	Governmental Management Services Invoice # 4 - Management Fees - February 2024	\$	1,957.20
2	Supervisor Fees - 10/25/23 meeting Duane "Rocky" Owen	\$	215.30
	Thomas Franklin	\$	215.30
Total:			\$ 2,387.80

Please make check payable to:

County Road 33 Community Development District
219 E Livingston Street
Orlando, FL 32801

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 4
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

Bill To:

County Road 33 CDD
 219 E. Livingston St.
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2024		1,666.67	1,666.67
Website Administration - February 2024		100.00	100.00
Information Technology - February 2024		150.00	150.00
Office Supplies		0.09	0.09
Postage		26.79	26.79
Copies		13.65	13.65
		Total	\$1,957.20
		Payments/Credits	\$0.00
		Balance Due	\$1,957.20

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Attendance Confirmation for BOARD OF SUPERVISORS

District Name: County Road 33 CDD

Board Meeting Date: October 25, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas	✓	No
2	Anthony Iorio	✓	No
3	Doug Beasley	✓	No
4	Rocky Owen	✓	Yes (\$200)
5	Tom Franklin	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/25/23
Date

****RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT****

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