

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

May 2, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Peace Crossing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 25, 2024

Board of Supervisors
Peace Crossing Community Development District

Dear Board Members:

The Board of Supervisors of the Peace Crossing Community Development District will hold a Regular Meeting on May 2, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-37, Approving Proposed Budget(s) for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Fiscal Year 2024/2025 Budget Funding Agreement
5. Consideration of Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
6. Consideration of Resolution 2024-08, Designating the Location of the Local District Records Office; and Providing an Effective Date
7. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent: *Stantec Consulting Services, Inc.*
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract

ATTENDEES:

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

- Consideration of Form of Agreement for Professional Engineering Services
8. Review/Ranking of Proposals for Lake Wales Spine Road Civil Site Work
 9. Acceptance of Unaudited Financial Statements as of March 31, 2024
 10. Approval of March 7, 2024 Regular Meeting Minutes
 11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: June 6, 2024 at 11:00 AM

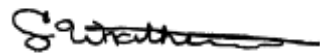
o QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 2	KEVIN MAYS	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 3	JUSTIN ONORATO	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 4	KEVIN KRAMER	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 5	MICHAEL OSBORN	☐	IN-PERSON	☐	PHONE	☐	NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Peace Crossing Community Development District ("**District**") prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2024

HOUR: 11:00 a.m.

LOCATION: Ramada by Wyndham Davenport Orlando South
43824 Highway 27
Davenport, Florida 33837

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 2ND DAY OF MAY, 2024.

ATTEST:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	83,682	42,906	40,087	82,993	86,290
Total revenues	83,682	42,906	40,087	82,993	86,290
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	40,000	10,000	16,000	26,000	48,000
Legal	25,000	26,038	7,500	33,538	25,000
Engineering	2,000	-	2,000	2,000	2,000
Dissemination agent*	667	-	167	167	1,000
Telephone	200	83	100	183	200
Postage	500	50	450	500	500
Printing & binding	500	208	256	464	500
Legal advertising	6,500	11,076	750	11,826	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	54	696	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total expenditures	83,682	47,719	35,274	82,993	86,290
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,813)	4,813	-	-
Fund balance - beginning (unaudited)	-	-	(4,813)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(4,813)	-	-	-
Fund balance - ending	\$ -	\$ (4,813)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

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

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	48,000
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Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
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General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
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The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Dissemination agent*	1,000
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The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone	200
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Postage	500
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Telephone and fax machine.

Printing & binding	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	1,750
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
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Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
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Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
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Website ADA compliance	210
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Total expenditures	\$ 86,290
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*These items will be realized when bonds are issued.

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

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

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**PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this ____ day of _____ 2024, by and between:

Peace Crossing Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Lake Wales, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

Lake Wales Property Holdings, LLC, a Delaware limited liability company and the developer of the lands in the District ("**Developer**"), with a mailing address of 300 Atlantic Street, Suite 1110, Stamford, Connecticut 06901.

Recitals

WHEREAS, the District was established by an ordinance adopted by the City Commission of the City of Lake Wales, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, the Developer presently owns and/or is developing portions of all real property described in **Exhibit A**, attached hereto and incorporated herein by reference ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2024/2025, which year commences on October 1, 2024, and concludes on September 30, 2025 ("**FY 2025 Budget**"); and

WHEREAS, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

1. The recitals stated above are true and correct and by this reference is incorporated herein as a material part of this Agreement.

2. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the District's Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by the Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. This Section provides for alternative methods of collection. In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides the Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce

this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to levy and certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

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

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

6. Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which consent shall not be unreasonably withheld, conditioned or delayed. Such consent shall not be required in the event of a sale of the majority of the lands within the District then owned by the Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of the Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding the Developer's obligations hereunder.

7. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 3 and 4 above.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party

not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. The Developer shall give thirty (30) days prior written notice to the District under this Agreement of any sale or disposition of the majority of the property described in **Exhibit A**.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the appropriate courts of Polk County, Florida.

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

11. This Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[signatures on following page]

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

ATTEST:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKE WALES PROPERTY HOLDINGS, LLC,
a Delaware limited liability company,

Witness

By: _____

Name: Marc Porosoff

Title: Vice President and Secretary

Witness

By: _____

Name: Jordan Socaransky

Title: Vice President

Exhibit A: Property Description

Exhibit B: Fiscal Year 2024/2025 Budget

Exhibit A
Property Description

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 17, 20, 21, 28, 29 AND 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 21, N89°48'26"E, 1,316.51 FEET; THENCE S27°39'54"E, 2,399.27 FEET TO A POINT A CURVATURE; THENCE 516.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°06'51", HAVING A RADIUS OF 820.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S09°36'28"E, 508.34 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, N89°35'27"E, 1,078.79 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 27, ACCORDING TO MAP SECTION 16180-2539; THENCE ALONG SAID WEST RIGHT-OF-WAY, S25°35'15"E, 1108.05 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, S25°25'23"W, 111.91 FEET; THENCE S47°49'41"W, 60.96 FEET; THENCE S27°34'24"W, 95.09 FEET; THENCE S32°16'40"W, 110.76 FEET; THENCE S38°18'44"W, 160.38 FEET; THENCE S51°55'44"W, 116.70 FEET; THENCE S50°06'35"E, 314.58 FEET; THENCE S26°59'30"E, 282.45 FEET; THENCE S22°05'35"W, 620.49 FEET; THENCE S23°26'22"E, 655.11 FEET; S63°04'53"W, 106.70 FEET TO A POINT OF CURVATURE; THENCE 495.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°48'33", SAID CURVE HAVING A RADIUS OF 1060.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°29'10"W, 491.47 FEET TO A POINT OF TANGENCY; THENCE S89°53'26"W, 201.68 FEET; THENCE S00°06'34"E, 42.96 FEET; THENCE S46°20'16"E, 73.20 FEET; THENCE S20°13'28"E, 154.70 FEET; THENCE S11°22'28"W, 104.80 FEET; THENCE S03°07'36"W, 287.04 FEET TO THE TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE S88°56'17"W, 717.44 FEET ALONG SAID NORTH BOUNDARY TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, AND THE WEST BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 12295, PAGE 1551 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARIES OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOKS 12295, PAGE 1551, BOOK 9219, PAGE 2241, BOOK 4473, PAGE 768, AND BOOK 7503, PAGE 62, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BY THE FOLLOWING (5) FIVE COURSES: (1) S00°46'39"E, 1,040.58 FEET, (2) N90°00'00"W, 3.50 FEET, (3) S00°46'39"E, 32.50 FEET, (4) N90°00'00"E, 3.50 FEET, (5) S00°46'39"E, 249.95 FEET TO THE CENTER OF SAID SECTION 28; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, S00°42'20"E, 814.59 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S00°49'35"E, 167.19 FEET TO THE NORTHEAST CORNER OF LOT 2, BOHANNON ESTATES, ACCORDING THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LOT 2 BY THE FOLLOWING FIVE (5) COURSES: (1) N82°30'33"W, 257.01 FEET, (2) S13°44'42"W, 144.38 FEET, (3) S21°11'41"W, 115.35 FEET, (4) S26°03'46"W, 31.66 FEET, (5) S40°36'36"W, 31.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE CONTINUE S40°36'36"W, 25.68 FEET TO THE CENTERLINE OF CONNER ROAD AS DEPICTED BY SAID PLAT; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING TWO (2) COURSES: (1) S59°04'44"E, 47.64 FEET, (2) S64°02'01"E, 127.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG SAID NORTH BOUNDARY S89°08'51"W, 1,087.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, S89°09'13"W, 445.00 FEET TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4470, PAGE 1340 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY S19°14'30"E, 1,411.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 28; THENCE ALONG SAID SOUTH BOUNDARY, S89°23'02"W, 1,327.90 TO THE SOUTHEAST CORNER OF SECTION 29; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 BY THE FOLLOWING THREE (3) COURSES: (1)

N00°30'44"W, 667.14 FEET, (2) S88°50'08"W, 1,321.91 FEET, (3) S00°33'15"E, 665.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID SOUTH BOUNDARY LINE S88°53'47"W, 1,322.20 FEET TO THE SOUTH 1/4 CORNER OF SECTION 29; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S88°53'25"W, 2,641.06 FEET TO THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 30, S88°57'31"W, 1,333.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°36'35"W, 1,327.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SAID SECTION 30, S89°01'44"W, 1,330.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, S89°02'57"W, 598.00 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF THE WEST 740 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY LINE, N00°45'54"W, 620.21 FEET; THENCE N80°28'43"E, 3,383.97 FEET; THENCE N60°16'40"E, 2,937.24 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 29; THENCE ALONG SAID EAST BOUNDARY, N00°32'57"W, 1,453.45 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29, ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 20, N00°17'25"W, 4,008.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S89°33'41"W, 2,659.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, N00°29'56"W, 1,346.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17, N00°33'51"W, 2,606.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD (COUNTY ROAD 17), ACCORDING TO OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ARC OF A CURVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING THREE (3) COURSES: (1) 980.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°53'40", HAVING A RADIUS OF 2,824.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°49'55"E, 975.87 FEET, (2) S70°53'05"E, 3,119.60 FEET TO A POINT OF CURVATURE, (3) 921.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°10'03", HAVING A RADIUS OF 2,904.66 FEET AND BEING SUBTENDED BY A CHORD BEARING S79°58'07"E, 917.17 FEET; THENCE S35°39'44"W, 426.26 FEET; THENCE S35°36'38"W, 342.19 FEET; THENCE N54°24'59"W, 100.00 FEET; THENCE S35°36'38"W, 352.92 FEET; THENCE S35°25'54"W, 63.16 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 214.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°02'58", HAVING A RADIUS OF 720.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S76°15'41"E, 213.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 135.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°14'48", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°09'46"E, 135.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 860.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°42'41", HAVING A RADIUS OF 1,660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S60°41'02"E, 851.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 45.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°04'46", HAVING A RADIUS OF 840.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S44°17'18"E, 45.14 FEET; THENCE N47°15'05"E, 251.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO MAINTAINED RIGHTS-OF-WAY FOR CONNER ROAD AND MOUNTAIN LAKE CUT-OFF ROAD.

CONTAINING 1,863.752 ACRES (81,185,027 SQUARE FEET), MORE OR LESS.

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of May, 2024.

ATTEST:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Ramada by Wyndham Davenport Orlando South 43824 Highway 27, Davenport, Florida 33837-6808</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	11:00 AM
November 7, 2024	Regular Meeting	11:00 AM
December 5, 2024	Regular Meeting	11:00 AM
January __, 2025*	Regular Meeting	11:00 AM
February 6, 2025	Regular Meeting	11:00 AM
March 6, 2025	Regular Meeting	11:00 AM
April 3, 2025	Regular Meeting	11:00 AM
May 1, 2025	Regular Meeting	11:00 AM
June 5, 2025	Regular Meeting	11:00 AM
July 3, 2025	Regular Meeting	11:00 AM
August 7, 2025	Regular Meeting	11:00 AM
September 4, 2025	Regular Meeting	11:00 AM

***Exception**

The January meeting date is on the day after the New Year's Day holiday.

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-08

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Peace Crossing Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Lake Wales, Florida; and

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

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

SECTION 1. The District’s local records office shall be located at _____.

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

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
Peace Crossing CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

04/08/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$670.60

Order No: 10038927

Customer No: 1140646

PO #: RFQ for Engineering

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Peace Crossing Community Development District ("District"), located in the City of Lake Wales, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on April 22, 2024 to the attention of Craig Wrothell, Wrothell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

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

April 8, 2024 #10038927

KAITLYN FELTY
Notary Public
State of Wisconsin

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

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**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

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

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

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

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

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

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

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

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

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

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

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

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

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

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7C

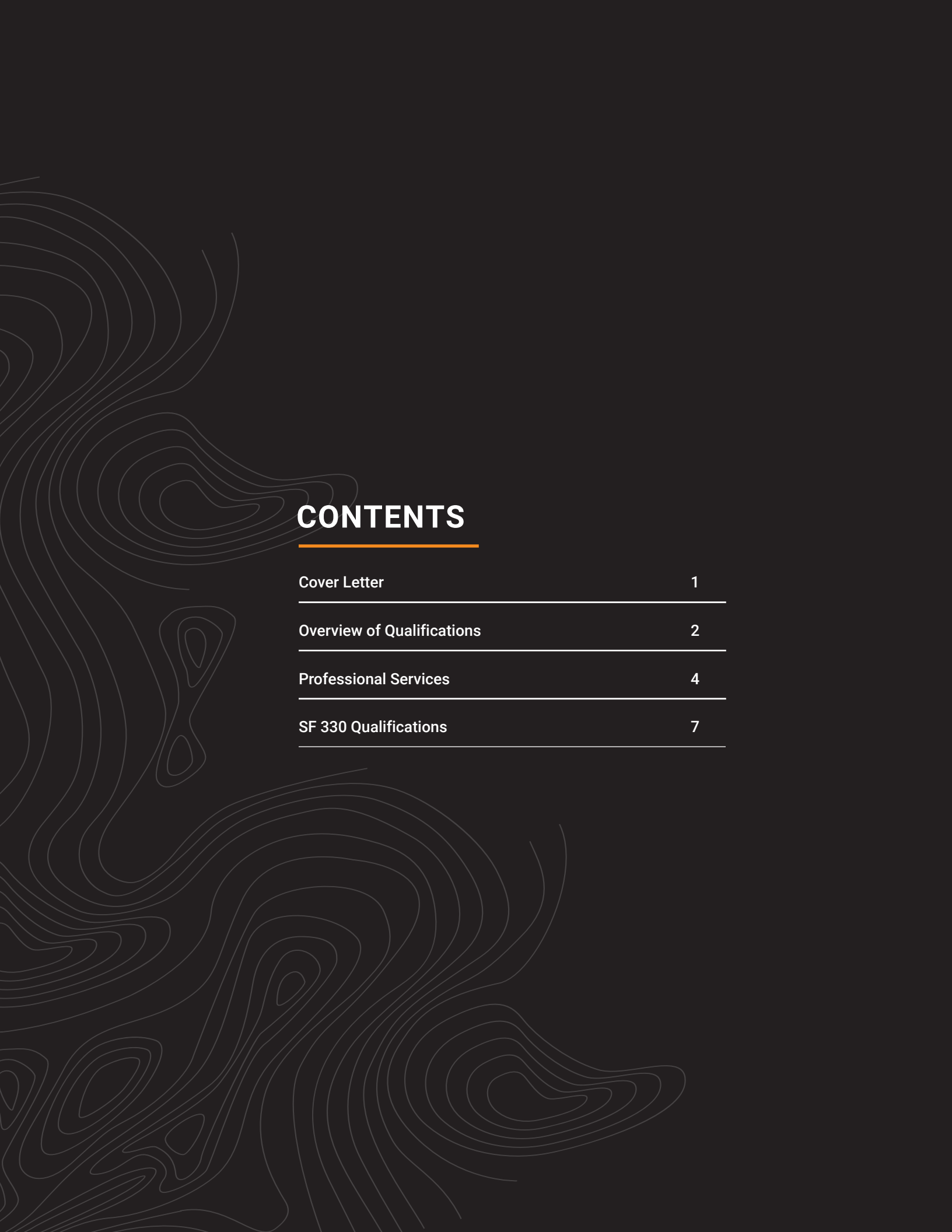


Peace Crossing Community Development District

Engineering Services

Submitted by Stantec Consulting Services Inc.

April 22, 2024

The background of the page is a dark gray with a white topographic map pattern. The map features various contour lines of different thicknesses, creating a sense of depth and movement. The lines are more densely packed in some areas and more spread out in others, typical of a topographic representation.

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April 22, 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E
Sarasota, FL 34240



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

Reference: RFQ for District Engineering Services for Peace Crossing Community Development District (CDD)

Dear Selection Committee,

Serving as district engineers for community development and stewardship districts in Florida isn't new for us. In fact, we've been doing so for more than 30 years. Our history of success is shared with the clients that we helped shape some of the most successful and innovative communities in the state, such as Lakewood Ranch, Babcock Ranch, North River Ranch, Wellen Park, Hi Hat Ranch, and countless Community Development Districts (CDD's) across the state. CDD's, like Peace Crossing, are essential tools for creating and maintaining high-quality communities that balance environmental, social, and economic needs and we have a deep understanding of the unique needs of these districts and offer a comprehensive range of professional engineering services to meet them. Whether it is planning, design, permitting, construction, operation, or maintenance, we have the skills and resources to deliver solutions that are efficient, effective, and aligned with your vision.

It is for that reason that we are excited to present our qualifications to serve as District Engineer for the Peace Crossing Community Development District. As a leading engineering firm in Florida, we have the expertise, experience, and enthusiasm to support your vision and goals.

Your vision is our vision. We intend to support the Peace Crossing CDD every step of the way. Our team understands the opportunities and challenges regarding the management of land and development, professional services, and stakeholders. As a professional engineering consultant, we strive to provide you with best-in-class engineering services and be your trusted partner.

So why Stantec? Our team appreciates the opportunity to submit its qualifications to provide Professional Engineering Services for the the Peace Crossing CDD. The Stantec team is right for the job for several reasons:

- **We know Peace Crossing CDD and are ready to hit the ground running!** Our team, including Rob Engel, PE; Travis Fledderman, PE; Ben Quartermaine, PE; and Matt Crim, PE, PTOE have had the honor of serving Peace Crossing CDD since its inception, serving as the Interim District Engineer for the CDD creation hearings and approval, bond estimates, and management of the bid process on the property. We are intimately familiar with this land and look forward to continue serving the District.
- **We are experts in Special Districts in Florida: In addition to serving** as the current District Engineer for the Peace Crossing Community Development District, Stantec serves as District Engineer for more than 60 CDD's, offering specialized engineering services to similar, Florida-based communities. Our dedication to these communities drives us to deliver high-quality, reasonably priced consulting services. With a staff focused on serving CDDs, our commitment ensures that addressing residents' questions, fulfilling Board of Supervisors' requests, and resolving District Manager issues is our top priority, with immediate response times. Additionally, with a significant number of CDD clients, Stantec provides the most efficient services at the most competitive cost.
- **We have every professional consulting service you need:** When it comes to professional consulting services, Stantec has it all. Our broad range of in-house capabilities and resources including planning, civil/site engineering, structural engineering, transportation and roadway engineering, landscape architecture, water resources engineering, water conservation studies and design/NPDES, survey, GIS, ecological and environmental permitting, contract management and inspection services, expert witness testimony, irrigation systems plans and design, and economic analysis services.
- **A track record of client successes.** Our team understands that if we help our clients succeed, then we succeed. We pride ourselves on our history of providing professional consulting and engineering services for the largest communities in Florida on-time and within budget.
- **We are local and ready to engage:** We will manage this contract from our local Sarasota office, located at 6920 Professional Pkwy E, Sarasota, FL 34240. We've identified dedicated team that is committed to the District, that is available and has already made this contract a priority.

We see a tremendous opportunity for the Peace Crossing CDD and are enthusiastic about being part of the team. We invite you to review our qualifications and experience. Please do not hesitate to reach out to me directly if you have any questions. We look forward to serving as your District Engineering Consultant.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "Rob Engel".

Rob Engel, PE, Senior Principal
(941) 907-6900 x 248 (office) | (941) 812-6405 (cell)
Rob.Engel@Stantec.com



Overview of Qualifications

The Stantec community unites more than 28,000 specialists working in over 400 locations. We collaborate across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

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

Our goal in each project is to provide social, environmental, and economic benefits in keeping with the physical site conditions, public expectations, and market realities of the project.

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

Approach to District Development

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

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

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

Ability of Applicants Professional Personnel



Rob Engel, PE will serve as the District Engineer/ Stantec Project Manager, and brings more than three decades of experience in the management of community development engineering contracts. Rob embodies the specific expertise to successfully execute this contract and is supported by a specialized team of professionals that have worked with him on similar district contracts, and thus, the entire Stantec team knows how to successfully execute task orders for this type of contract.

Time and Budget Requirements

As Stantec's Project Manager, Rob will act as the "air traffic controller" for task assignments and is able to internally coordinate the assigning of tasks to the most qualified personnel, expediting the process and qualifying the assigned staff simultaneously. If the schedule or scope changes during the delivery of any project, our contract manager can coordinate the necessary changes directly with the District staff to provide immediate response to your needs, and minimize the effect on the schedule, budget, and quality of work. One of our main objectives is to facilitate the District Manager's oversight of the projects and ultimately be an extension of your staff. This commitment includes four basic concepts:

- Identify, understand, and utilize available technical information (*don't reinvent the wheel*).
- Maintain the same core team throughout each project to improve efficiency and quality of project delivery.
- Identify the critical path at the proposal phase, and develop realistic schedule and budget.

- Emphasize strong project management to implement a quality project within the agreed upon schedule and budget.

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

Preparation and Use of a Task-Specific Detailed Work Plan

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

Past Experience and Performance

Stantec has provided district engineering services for more than 60 districts in the state of Florida. Our experience in these types of contracts is unparalleled by other professional service firms. Please see our attached SF 330 for further detailed information.

Commitment to Community

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

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

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

Commitment to Providing District Engineering for Communities

Our track record is unsurpassed in the state for managing district engineering contracts and our District Engineer, Rob Engel, has dedicated more than three decades of experience to managing and providing leadership to these types of contracts.

We are a full-service team, available in-house and are ready to serve this contract.

Practice Areas

- Planning, Zoning, & Entitlements
- Civil/Site Engineering
- Master Planning
- Landscape Architecture
- Architecture/Interior Design
- Buildings Engineering
- Environmental Services
- Survey & Geomatics
- Traffic Planning
- Transportation Engineering
- Structural Engineering
- Program & Project Management
- Water & Water Resources
- Industrial Facilities

Local Expertise

- Planning and Zoning
- Civil/Site Engineering
- Traffic/Transportation
- Landscape Architecture
- Land Surveying
- Geomatics & Survey

Recent, Current, and Projected Workloads

Our Team is fully committed to serving the Peace Crossing Community Development District to our fullest potential. At Stantec, we only take on projects that we are able to effectively manage and complete to the best of our professional ability. Before we consider any opportunity, our Team evaluates each for potential scheduling conflicts and adequate staff availability.

For this contract, we have the appropriate staff availability and workload to deliver a level of service that you can expect from a top-tier global design firm. Below, we have outlined our staff’s availability in consideration of recent, current, and projected workload for your review.

PROJECT TEAM WORKLOAD AND AVAILABILITY		
Staff	Role	Availability
Rob Engel, PE	District Engineer	50%
Travis Fledderman	Deputy District Engineer	50%
Ben Quartmaine, PE	Engineering	40%
Tonja Stewart, PE	Engineering	50%
Katie LaBarr, AICP	Planning	50%
Matt Crim, PE, PTOE	Transportation Planning and Engineering	50%
Scott Buttari, PLA	Landscape Architecture	40%
Bob Cunningham, PLS	Survey	30%

Location of office providing services to Peace Crossing CDD

Stantec will be providing District Engineering Services from its Sarasota, Florida office, located at **6920 Professional Pkwy E, Sarasota, FL 34240**.

MBE Status

Stantec is not a certified minority or small business enterprise.



Land Planning

Planning is the scientific, aesthetic, and orderly development of land, resources, facilities, and services attained through careful and thoughtful attention to the physical, economic, and social efficiency and well-being of urban and rural communities.

Stantec's US South planners have a wealth of knowledge in public and private sector comprehensive planning and project management. Our knowledge and skills have been honed through decades of relevant experiences responding to a community's rapidly changing demographics, and are invaluable to local governments across North America as they respond to increasing growth management challenges. Specific components include identification and provision of critical community facilities; definition of open space networks; the need to stabilize and enhance existing neighborhoods; and promotion of redevelopment and infill within communities.

Our Florida planners have a proven track record of creating vision plans, comprehensive "area-wide structure" plans, large scale plan amendments, corridor plans, neighborhood plans, and revitalization plans for local governments, public-private partnerships, land owners, and developers. These initiatives include comprehensive plan amendments, land development codes, and design guidelines for numerous large acreage premier residential and mixed use developments in Florida.

Mixed-Use & Residential Development

Stantec staff have been involved in hundreds of projects and understands that being proactive, is critical in the success of the project. Within the area of development, Stantec has diverse experience with design requirements and local agency requirements. By using computerized digital terrain models, Stantec ensures that earthwork volumes are comprehensively and accurately determined.

Stantec provides services that include: topographic and pre-engineering surveys; functional designs and servicing plans; supporting studies; and the design of lot grading plans and earthwork calculations; water supply and distribution facilities; sanitary sewage collection, treatment, and stormwater management facilities; roadways and surface works as well as electrical distribution and street light design. Additionally Stantec provides services which include contract documents and specifications; contract administration; review and approval of site plans; coordination of utilities; and certification of lot grading plans.

Engineering

Our multidisciplinary Urban Development team brings specialized talents, industry knowledge, and professional experience to maximize the potential of each clients' project. We offer interdisciplinary services in land planning, landscape architecture, engineering and survey services, as well as project management, construction observation, and contract administration. Combined with the vast number of services Stantec offers overall, Urban Development is a dynamic group serving a wide variety of public and private clients.

Whether it is a new neighborhood, a downtown revitalization, a new park or sports field, or an entirely new city, Stantec has the professional staff to manage a variety of projects throughout the project life cycle from initial planning to construction administration. Applying experience and leading technologies, our professionals and technical staff transform land into viable projects, creating a responsible fit between physical site conditions, regulatory constraints, fiscal requirements, and environmental limitations. Our portfolio includes master-planned communities; single-family, multi-family, senior housing, and lifestyle communities; retail; commercial; corporate office; mixed-use; parks/recreational; resorts and theme parks; higher education; healthcare; and institutional developments.

Our one-stop shop of planners, landscape architects, engineers, surveyors, and construction administrators see projects through from genesis to completion – seamlessly.

PROFESSIONAL SERVICES



Stormwater Management

From the initial conceptual and planning stages, throughout the detailed landscape architecture and engineering design, we offer solutions that maximize the site potential while effectively managing stormwater. Aesthetic and environmentally friendly designs create opportunities for recreation, leisure and education, increasing market value, and enhancing user experience. Our planning and design process explores the opportunities to include trails and interpretive features, habitat for wildlife, and careful water management.

Stantec professionals can offer a wide range of solutions for stormwater. Our comprehensive services include stormwater facility design, hydrologic and hydraulic modeling, water quality modeling, ecological assessment, grading and planting design, irrigation design, open space planning, environmental assessment, vegetation control, protection, and management plans, environmental mitigation, landscape restoration, and constructed wetlands. This approach is complemented by our experience in conceptual design, stormwater modeling, graphic illustrations and renderings, and construction drawings. As a result, we provide stormwater management facilities that are attractive, innovative and cost effective, enhancing the environment and capturing the unique character of the surrounding communities and developments.

Roads and Highways - Transportation Engineering

Our transportation specialists offer extensive experience in both urban and rural roadway projects ranging from conceptual, preliminary, and detailed design through to construction administration and asset management. Stantec's roadway design approach is multi-disciplined, using advanced tools and technologies. Our professionals specialize in drainage, street lighting, signing, pavement markings, traffic signals, and landscaping. Our approach, along with a healthy dose of pragmatism through our involvement in hundreds of projects in every conceivable climate and terrain, provides our clients with designs that meet current and projected needs in a cost-effective and sensitive manner.

Water Engineering

By viewing water as an integrated system, Stantec optimizes solutions that minimize infrastructure cost and maximize efficiency and sustainability of the resource.

Our hydrogeologists, geochemists, scientists, and engineers have an in-depth understanding of ground and surface water systems. Our professionals are well-versed in watershed management, aquifer storage and protection, concrete and earthen dams, bank protection, stream restoration, floodplain mapping, and area drainage and watercourse master planning.

Stantec is a water quality innovator and industry leader in biological nutrient removal, membrane technology, ultraviolet disinfection, advanced oxidation, and ozonation. When water quality requirements are critical to manufacturing and industrial processes, Stantec customizes treatment for maximum efficiency and consistency. When water carries a waste product, we optimize treatment and disposal to best protect resources while minimizing cost and regulatory risk.

Landscape Architecture

Landscape architecture is the art and science of analysis, planning, design, management, preservation, and rehabilitation of the land. It integrates and applies knowledge of ecology, socio-cultural factors, economics, and aesthetics to create quality and sustainable environments that are functional, innovative, meaningful, and attractive.

Our landscape architects provide creative and effective solutions to our clients for a wide range of projects including neighborhood and community design, urban design, park and recreation, resort and attractions, streetscape, waterfronts, landscape reclamation and restoration, heritage conservation, landscape assessments, landscape development plans, therapeutic design, and design for special user needs.

SF 330 Qualifications



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

2. PUBLIC NOTICE DATE

April 11, 2024

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Rob Engel, PE, Senior Principal

5. NAME OF FIRM

Stantec Consulting Services Inc.

6. TELEPHONE NUMBER

(941) 907-6900 x 248 (office)
(941) 812-6405 (cell)

7. FAX NUMBER

8. E-MAIL ADDRESS

rob.engel@stantec.com

C. PROPOSED TEAM

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

	PRIME	JV	SUBCONTRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	X			Stantec Consulting Services Inc. ☒ CHECK IF BRANCH OFFICE	6920 Professional Pkwy E, Sarasota, FL 34240	District Engineer, Professional Planning Services, Transportation Planning & Engineering, Landscape Architecture, and Survey
b.	X			Stantec Consulting Services Inc. ☒ CHECK IF BRANCH OFFICE	777 S Harbour Island Boulevard, Suite 600, Tampa, FL 33602	District Engineering Services
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT



Rob Engel, PE
District Engineer



Travis Fledderman, PE
Deputy District Engineer

Engineering

Rob Engel, PE
Travis Fledderman, PE
Ben Quartermaine, PE
Tonja Stewart, PE

Planning

Katie Labarr, AICP

Landscape Architecture

Scott Buttari, PLA

Transportation

Matt Crim, PE, PTOE

Survey

Bob Cunningham, PLS

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
 Rob Engel, PE	District Engineer	a. TOTAL	b. WITH CURRENT FIRM
		29	24
15. FIRM NAME AND LOCATION (City and State)			
Stantec Consulting Services Inc. (Sarasota, FL)			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Science, Civil Engineering, University of South Florida Associate of Science, Civil Engineering Technologies, Manatee Community College		Professional Engineer #58602, State of Florida Member, American Society of Civil Engineers	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
With more than 24 years of experience, Rob specializes in water and reuse water distribution, wastewater collection and pumping, and stormwater management. He is responsible for document preparation and construction management for parks, commercial, residential, and industrial development projects. He holds LEED Accreditation which recognizes his ability to incorporate design, construction, and maintenance techniques that are energy efficient while reducing impacts on health and the environment.			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Peace Crossing Community Development District (Polk County, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
	Interim District Engineer. The Peace Crossing CDD is proposed for the 1,943-acre Master Development Plan (MDP) Lake Wales Mixed Use Project, approved in 2021. The MDP allows up to 6,100 residential units of different dwelling types, and up to 725,000 sq. ft. of non-residential uses. Stantec has been serving as the District Engineer for the CDD and has assisted with a variety of tasks related to the creation of the CDD.		
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	North River Ranch (Manatee County, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
	Lead Engineer. The North River Ranch project is located in Northeastern Manatee County. The development is comprised of three mixed-use developments totaling 2,470 acres, 6,221 residential units, and 247,000 sf of retail/commercial/office space. The vision for North River Ranch is a community for all generations – home types and prices for entry level to family to empty nester and everything in between.		
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Lakewood Ranch (Sarasota & Manatee Counties, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
	Lead Engineer. Responsible for overall civil project design, permitting, and project management support of multiple projects within this 31,000+ acre premier residential development and destination resort including roadways, residential neighborhoods, commercial complexes, schools, and parks, golf and other recreational facilities. Stantec has provided a full range of professional services for entitlement procurement, infrastructure component improvements, and land development activities throughout the evolution of the Lakewood Ranch community straddling Sarasota and Manatee Counties.		
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Country Club East Park at Lakewood Ranch (Manatee County, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2016	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
	Project Manager. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec provided the planning, design, construction documentation, permitting and construction phase services for this 15-acre public park. The project included a restroom/picnic pavilion; playground; soccer fields, multi-use fields, and stormwater management system; parking and traffic circulation areas, and pedestrian paths. This park is located adjacent to a large gated golf course community and required a level of design and construction that complimented the high-end neighborhood.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
 Travis Fledderman, PE		Deputy District Engineer	a. TOTAL	b. WITH CURRENT FIRM
			11	8
15. FIRM NAME AND LOCATION (City and State)				
Stantec Consulting Services Inc. (Sarasota, FL)				
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science, Civil Engineering, University of Florida		Professional Engineer #82341, State of Florida		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				
Travis is a professional engineer with more than 11 years of experience. Travis is proficient in a wide range of civil design including roadway, stormwater, utilities, site geometric layout and much more. He is also responsible for construction document preparation for commercial, residential, and public bid processes. Travis has formal training in both ICPR Version 4 and BMP Trains.				
19. RELEVANT PROJECTS				
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Peace Crossing Community Development District (Polk County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Interim Deputy District Engineer. The Peace Crossing CDD is proposed for the 1,943-acre Master Development Plan (MDP) Lake Wales Mixed Use Project, approved in 2021. The MDP allows up to 6,100 residential units of different dwelling types, and up to 725,000 sq. ft. of non-residential uses. Stantec has been serving as the District Engineer for the CDD and has assisted with a variety of tasks related to the creation of the CDD.			
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	North River Ranch (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Engineer. The North River Ranch project is located in Northeastern Manatee County, bisected by Moccasin Wallow Road and Fort Hamer Road, on the west side of US 301. The development is comprised of three mixed-use developments totaling 2,470 acres, 6,221 residential units, and 247,000 sf of retail/commercial/office space. The vision for North River Ranch is a community for all generations – home types and prices for entry level to family to empty nester and everything in between.			
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Lakewood Ranch (Sarasota & Manatee Counties, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Engineer. Responsible for civil project design and permitting in support of multiple projects within this 31,000+ acre premier residential development and destination resort including roadways, residential neighborhoods, commercial complexes, schools, and parks, golf and other recreational facilities. Stantec has provided a full range of professional services for entitlement procurement, infrastructure component improvements, and land development activities throughout the evolution of the Lakewood Ranch community straddling Sarasota and Manatee Counties. At build-out, over 23,000 residential units, 3.8 million sf of retail/commercial, 8 million sf of office and 4.5 million sf of industrial land uses will be accommodated.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
 Ben Quartermaine, PE	Civil Engineering	a. TOTAL	b. WITH CURRENT FIRM
		28	5
15. FIRM NAME AND LOCATION (City and State)			
Stantec Consulting Services Inc. (Sarasota, FL)			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Science, Environmental Engineering, University of Central Florida		Professional Engineer #57571, State of Florida Member, American Planning Association Member, American Society of Civil Engineers Member, Florida Engineering Society	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
Ben's civil design experience includes projects ranging from site civil for residential and commercial to renewable energy facilities. He has designed, permitted, and managed projects throughout the eastern United States. His strength has been the ability to understand his clients' needs while ensuring that the projects are designed and constructed to meet jurisdictional requirements. Ben has employed Low Impact Design, environmental restoration, and other innovative techniques in his designs. He was instrumental in initiating the Fruitville initiative, a public/private partnership that facilitated the permitting of a public stormwater facility and offers excess floodplain mitigation for purchase by surrounding private development. Ben has prepared several Stormwater Basin Master Plans in Sarasota County; which have been adopted by the Board of County Commissioners. During his time as the Stormwater Operations Manager for Sarasota County, he employed survey and GIS to build a web-based platform displaying the County's stormwater infrastructure. The platform ensures that the County can meet and exceed the requirements of the National Pollutant Discharge Elimination System (NPDES) permitting requirements and continues to maintain systems designed to prevent harmful pollutants from being washed away by stormwater runoff into local water bodies.			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Sarasota Bay Watershed Management Plan (Sarasota, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm
Engineer of Record. Responsible for developing a holistic BMP Alternatives Analysis for the Sarasota Bay Watershed Management Plan that will integrate flood protection, natural systems, and water quality benefits within a watershed framework. This project will perform a surface water resource assessment to identify hot spots using recent water quality and environmental resource data, the jointly developed SIMPLE pollutant load model W552, current regulatory standards, and management targets. This project will identify BMP alternatives for cost effective water quality improvements.			
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Fort Hamer Road Extension (Lakewood Ranch, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm
Project Manager. Responsible for roadway and drainage design of approximately 4,000 ft roadway segment with six stormwater retention ponds and wetland impacts. Oversight of the utility adjustments, Southwest Florida Water Management District Environmental Resource Permit application package efforts, no adverse stage increases by utilizing ICPR3 and Arc GIS software, water quality treatment calculations utilizing BMP Trains, as well as construction plans and bid documents.			
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Lorraine Road Extension (Sarasota, Florida)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm
Project Manager. Stantec is providing survey, design, permitting, environmental, and bid phase and construction phase services for approximately 3.6-mile extension of Lorraine Road (from the McCann Holdings Parcel northern boundary to Knights Trail Road South). Stantec is designing Lorraine Road South as a four-lane divided roadway from the McCann Holdings Parcel northern boundary to the future SR 681 intersection, and designed with the two outside lanes of a four-lane divided roadway from the SR 681 intersection to Knights Trail Road.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
 Tonja Stewart, PE		Civil Engineering		a. TOTAL	b. WITH CURRENT FIRM
				35	15
15. FIRM NAME AND LOCATION (City and State)					
Stantec Consulting Services Inc., Tampa, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science, Civil Engineering, University of Alabama, Tuscaloosa, Alabama, 1987			Registered Engineer #47704, State of Florida 2009 Tampa Bay Builders, Associate of the Year 1997 Hillsborough County Chamber of Commerce, Leadership Hillsborough		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
Tonja is a Senior Project Manager who is highly experienced in a broad range of civil engineering projects, including a specialty in managing community development district engineering contracts. Her responsibilities in managing the contracts include providing coordination with key disciplines like environmental scientists, surveyors, archaeologists, attorneys, and title companies. She has experience with residential, commercial, and industrial site design, including stormwater management, drainage, roadway, water transmission systems, wastewater collection systems, and wetland and flood plain mitigation. She is highly respected for the work she has done on over 50 community development districts within the Tampa Bay Region.					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Northwood Community Development District (Land O' Lakes, Florida)		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm				
	District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec serves as District Engineer and has been responsible for the design, permitting, and construction administration of a 2,000 s.f. clubhouse, as well as Southwest Florida Water Management District periodic inspections of the community stormwater facilities.				
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Meadow Pointe III Community Development District (Pasco County, Florida)		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm				
	District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec has provided a range of engineering services associated with serving as the Community Development District (CDD) District Engineer. The CDD assets include a recreation facility, roadways, stormwater management systems, landscape/hardscape, and irrigation systems.				
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Ballantrae Community Development District (Land O' Lakes, Florida)		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm				
	District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Ballantrae is a residential community that was completed in 2007. The community contains certain infrastructure, i.e. recreation facilities, stormwater management systems, landscaping and irrigation systems that are operated and maintained by the CDD. Stantec is the CDD Engineer, providing ongoing services as needed by the Board of Supervisors and District Manager.				
d.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED		
	Union Park Community Development District (Wesley Chapel, Florida)		PROFESSIONAL SERVICES		CONSTRUCTION (If applicable)
			Ongoing		N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm				
	District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
	Katie LaBarr, AICP	Planner	a. TOTAL	b. WITH CURRENT FIRM
			18	10
15. FIRM NAME AND LOCATION (City and State)				
Stantec Consulting Services Inc. (Sarasota, FL)				
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Arts, Political Science, University of South Florida Master of Science, Planning, Florida State University Master of Public Administration with Certificate in Emergency Management, Florida State University		Certified Planner, American Institute of Certified Planners Member, American Planning Association Member, Florida Planning and Zoning Association Board of Directors, Leadership Manatee		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				
Katie's career has included experience in state and local government, as well as private sector planning. A graduate of Florida State's Department of Urban & Regional Planning and Reubin O'D. Askew School of Public Administration and Policy, she has used her education and experience to promote sustainable community development, with a focus on community resiliency. Katie's current responsibilities include serving as the lead planner on large residential and mixed use projects in Hillsborough, Manatee, and Sarasota Counties, assisting with development agreement negotiations, preparing Notice of Proposed Change applications for Developments of Regional Impact (DRI), and rezone and site plan applications for moderate scale residential developments. Katie's goal has always been to work with clients who desire to make places that add value to the community, and promote a sense of place.				
19. RELEVANT PROJECTS				
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	North River Ranch (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager. The North River Ranch project is located in Northeastern Manatee County, bisected by Moccasin Wallow Road and Fort Hamer Road, on the west side of US 301. The development is comprised of three mixed-use developments totaling 2,470 acres, 6,221 residential units, and 247,000 sf of retail/commercial/office space. The vision for North River Ranch is a community for all generations – home types and prices for entry level to family to empty nester and everything in between.				
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	West Villages (Sarasota County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Senior Planner. The West Villages, approximately 8,000 acres, located in the City of North Port, Florida, is envisioned as a vibrant mixed use community that will utilize design elements of city and neighborhood planning, through the development of 11 distinct villages, consistent with the City's Village District requirements. Stantec serves as the planning, design, and engineering consultants for this community. West Villages is sustainable development that ensures environmental preservation and enhancement, while providing for a functional and rational development pattern, relying on sound planning and design principles.				
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	3H Ranch (Sarasota County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Project Manager. Situated east of Interstate 75 and south of Clark Road (State Road 72) lies the 3H Ranch Property, a 2,733 acre site destined as a Sarasota County Village Planned Development (VPD). Within these bounds, 3H Ranch is envisioned to develop as a mixed-used, master planned community prioritizing multi-modal transportation options, extensive open space, and parks and recreation. Stantec's services include a rezone application to VPD and a Development of Critical Concern (DOCC) application, both of which involve extensive, multi-disciplinary support from Stantec experts within planning, environmental, civil engineering, transportation, and design. The built-out development will result in 12 neighborhoods and up to 1 multi-use village center as well as plentiful park options and a school to serve the residents.				

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

12. NAME		13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
 Matt Crim, PE, PTOE		Transportation Engineer	a. TOTAL	b. WITH CURRENT FIRM
			18	18
15. FIRM NAME AND LOCATION (City and State)				
Stantec Consulting Services Inc. (Sarasota, FL)				
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Science, Civil Engineering, University of Florida, Gainesville, Florida Master of Engineering, University of Florida, Gainesville, Florida			State of Florida, Professional Engineer #68297 Certified Professional Traffic Operations Engineer #3067	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				
Matt has both private and public sector experience in transportation planning/engineering. His technical experience includes arterial and intersection level-of-service analyses, signal timing optimization, signal preemption studies, signal warrant analyses, corridor studies, traffic impact analyses, micro and macro traffic modeling, long-range transportation planning/modeling, land use analyses, access management, traffic calming measures, and parking analyses.				
19. RELEVANT PROJECTS				
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Peace Crossing Community Development District (Polk County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Transportation Engineer. The Peace Crossing CDD is proposed for the 1,943-acre Master Development Plan (MDP) Lake Wales Mixed Use Project, approved in 2021. The MDP allows up to 6,100 residential units of different dwelling types, and up to 725,000 sq. ft. of non-residential uses. Stantec has been serving as the District Engineer for the CDD and has assisted with a variety of tasks related to the creation of the CDD.				
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	North River Ranch (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Transportation Engineer. The North River Ranch project is located in Northeastern Manatee County. The development is comprised of three mixed-use developments totaling 2,470 acres, 6,221 residential units, and 247,000 sf of retail/commercial/office space. The vision for North River Ranch is a community for all generations – home types and prices for entry level to family to empty nester and everything in between.				
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Lakewood Ranch (Sarasota & Manatee Counties, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
Transportation Engineer. Responsible for roadway design and permitting in support of multiple projects within this 31,000+ acre premier residential development and destination resort including roadways, residential neighborhoods, commercial complexes, schools, and parks, golf and other recreational facilities. Stantec has provided a full range of professional services for entitlement procurement, infrastructure component improvements, and land development activities throughout the evolution of the Lakewood Ranch community straddling Sarasota and Manatee Counties.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
	Scott Buttari, PLA	Landscape Architect	a. TOTAL	b. WITH CURRENT FIRM
			24	24
15. FIRM NAME AND LOCATION (City and State)				
Stantec Consulting Services Inc. (Sarasota, FL)				
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)		
Bachelor of Science, Landscape Architecture, University of Florida		Registered Landscape Architect #0001756, State of Florida Member, American Society of Landscape Architects		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				
Mr. Buttari's experience includes master planning and construction document preparation for golf course and residential communities, hotel and resort developments, county and neighborhood parks, commercial centers, office parks, and streetscape projects. His LEED Accreditation recognizes his ability to incorporate design, construction, and maintenance techniques that increase energy efficiency and reduce impacts on health and the environment. His designs reflect the successful incorporation of the natural environment in all development projects.				
19. RELEVANT PROJECTS				
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Central Park at Lakewood Ranch Residential Development Planning Services (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Landscape Architect. Responsible for preparation of the residential master plan which is focused on a central park space surrounded by a public edge. Central Park is a 372-acre development comprised of an 800-unit, single family, planned residential community with 10 acres of park space and 150,000 s.f. of commercial space. For this project, Stantec provided design, entitlement planning, and engineering services.			
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Lakewood Ranch (Sarasota & Manatee Counties, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Senior Landscape Architect. Responsible for overall civil project design, permitting, and project management support of multiple projects within this 31,000+-acre premier residential development and destination resort including roadways, residential neighborhoods, commercial complexes, schools, and parks, golf and other recreational facilities. Stantec has provided a full range of professional services for entitlement procurement, infrastructure component improvements, and land development activities throughout the evolution of the Lakewood Ranch community straddling Sarasota and Manatee Counties. At build-out, over 23,000 residential units, 3.8 million sf of retail/commercial, 8 million sf of office and 4.5 million sf of industrial land uses will be accommodated.			
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	3H Ranch (Sarasota County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Senior Landscape Architect. Situated east of Interstate 75 and south of Clark Road (State Road 72) lies the 3H Ranch Property, a 2,733 acre site destined as a Sarasota County Village Planned Development (VPD). Within these bounds, 3H Ranch is envisioned to develop as a mixed-used, master planned community prioritizing multi-modal transportation options, extensive open space, and parks and recreation. Stantec's services include a rezone application to VPD and a Development of Critical Concern (DOCC) application, both of which involve extensive, multi-disciplinary support from Stantec experts within planning, environmental, civil engineering, transportation, and design. The built-out development will result in 12 neighborhoods and up to 1 multi-use village center as well as plentiful park options and a school to serve the residents.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
	Bob Cunningham, PLS	Survey & Mapping	a. TOTAL	b. WITH CURRENT FIRM
			44	44
15. FIRM NAME AND LOCATION (City and State)				
Stantec Consulting Services Inc. (Sarasota, FL)				
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Arts, Ashford University			Professional Land Surveyor #LS3924, State of Florida Member, National Society of Professional Surveyors	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				
Mr. Cunningham has more than 44 years of experience as a Professional Land Surveyor. Since joining the firm in 1979, his duties have included supervision and scheduling of field crews; research, computations, and preparation of final survey drawings and descriptions, topographic and boundary surveys, record and condominium plats, right-of-way surveys, easement, mean high water line location, submerged land leases, and jurisdictional and permit surveys.				
19. RELEVANT PROJECTS				
a.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Lakewood Ranch (Sarasota & Manatee Counties, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Lead Surveyor. Responsible for overall civil project design, permitting, and -project management support of multiple projects within this 31,000+ acre premier residential development and destination resort including roadways, residential neighborhoods, commercial complexes, schools, and parks, golf and other recreational facilities. Stantec has provided a full range of professional services for entitlement procurement, infrastructure component improvements, and land development activities throughout the evolution of the Lakewood Ranch community straddling Sarasota and Manatee Counties. At build-out, over 23,000 residential units, 3.8 million sf of retail/commercial, 8 million sf of office and 4.5 million sf of industrial land uses will be accommodated.			
b.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Lakewood Ranch Country Club Village, Subphase EE (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			2000	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Project Surveyor. Recorded in two separate record plats, this project was built around a golf course that was not a part of the plat. Responsible for preparation of two record plats and worked closely with the attorney, client, and Manatee County staff to get the plats approved and recorded. These plats also had parcels being divided up between the Community Development District (CDD), homeowners association, and developer.			
c.	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	Forest Creek Community Development District (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
			2007	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
	Project Surveyor. Prepared a record plat consisting of 126 single-family lots, along with 108 multi-family lots. Project included the preparation of the record plat and working with the attorney and client to properly convey various parcels within the plat to the Community Development District (CDD), homeowners association, and retain certain parcels for the developer. This process involved close coordination with Manatee County staff and the attorney.			

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.)

21. TITLE AND LOCATION (City and State)

Peace Crossing CDD
(Polk County, Florida)

22. YEARS COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (if applicable)

2021 - Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

b. POINT OF CONTACT NAME

c. POINT OF CONTACT TELEPHONE NUMBER

Mel-Haven Engineering, LLC

Melanie Smith, PE (Owner's Rep)

(941) 468-3742

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

The Peace Crossing CDD is proposed for the 1,943-acre Master Development Plan (MDP) Lake Wales Mixed Use Project, approved in 2021. The MDP allows up to 6,100 residential units of different dwelling types, and up to 725,000 sq. ft. of non-residential uses.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.

(1) FIRM NAME

Stantec Consulting Services Inc.

(2) FIRM LOCATION (City and State)

Sarasota, Florida

(3) ROLE

Prime

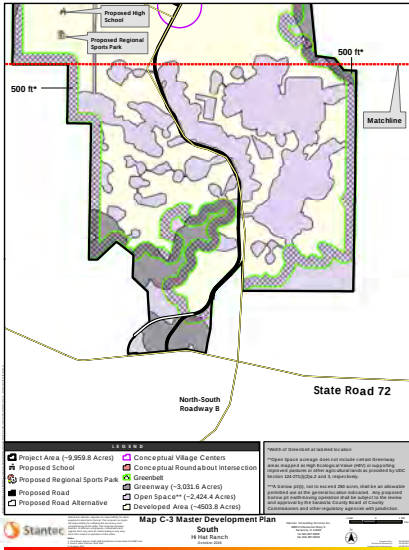
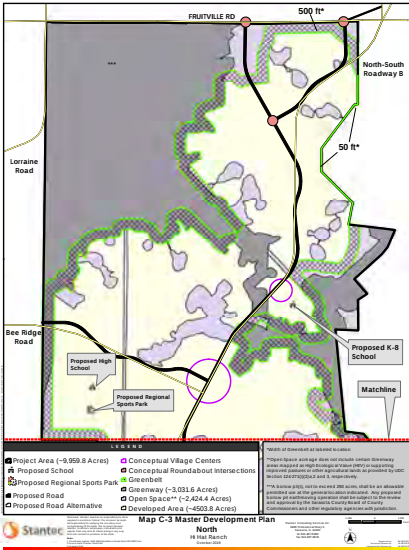
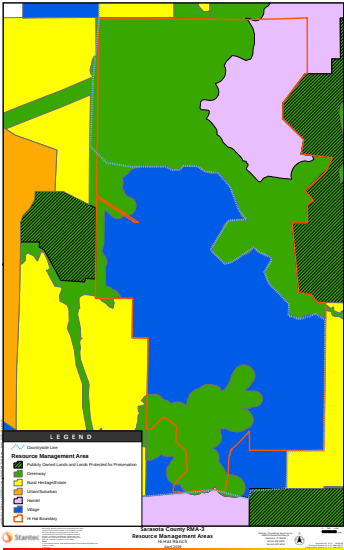
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 2	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Lakewood Ranch (Lakewood Ranch, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		1994 - Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
SMR Communities, Inc.	Tony Chiofalo, Executive VP and CFO	(941) 755-6574	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
For over 25 years, Stantec has been a trusted consultant to Schroeder-Manatee Ranch (SMR) during the development of Lakewood Ranch. Consistently ranked as one of the best-selling Master Planned Communities in the United States, Lakewood Ranch currently encompasses over 24,000 acres of development comprised of multiple residential villages, town centers and employment centers. Our team of planners, landscape architects, engineers, and environmental scientists have consistently provided strategic services for the long-term development planning, design, entitlement, and preservation consistent with the over 100-year stewardship of the ownership family's vision of today's Lakewood Ranch. At approximately 50-square miles, careful land stewardship and open space planning has created the framework for focused development and efficient infrastructure at the epicenter of Southwest Florida's growth corridor. Our multidisciplinary team has created the backbone for this growth by supporting numerous amendments to six different Developments of Regional Impact, as well as leading the entitlement process on numerous other large-scale entitlement approvals, following the repeal of DRIs. Our work has included innovative stormwater master plans, multiple sewer and water master plans, the creation of over 200 acres of parks, and approximately 22 miles of thoroughfare roadways. According to RCLCO Real Estate Consulting, for 2022, Lakewood Ranch is the number two top selling master planned community in the United States.			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Sarasota, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 3	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
North River Ranch (Manatee County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Neal Land & Neighborhoods	John A. Neal	(941) 920-5263	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
The North River Ranch project is located in Northeastern Manatee County, bisected by Moccasin Wallow Road and Fort Hamer Road, on the west side of US 301. The development is comprised of three mixed-use developments totaling 2,470 acres, 6,221 residential units, and 247,000 sf of retail/commercial/office space. The vision for North River Ranch is a community for all generations – home types and prices for entry level to family to empty nester and everything in between. North River Ranch is a healthy community – one where residents have quick and easy access to recreational opportunities and connectivity with the community– places where they can hike, bike, walk or run. Neal Land & Neighborhoods is leading the way in designing and developing North River Ranch and the development is within the North River Ranch Stewardship District. Stantec is providing planning, landscape architecture, civil engineering, transportation planning/traffic engineering, and survey services. Stantec has led the way in providing thoughtful design elements that ensure quality design while allowing for development flexibility. To establish better connectivity to the regional transportation system and developments (such as the Parrish Community High School), our team supported Neal Land & Neighborhoods to successfully execute an agreement with Manatee County Government for a public-private partnership to advance the construction of more than 3 miles of Ft. Hamer Road, which bisects this development. Additionally, the three separate mixed-use developments within North River Ranch will be connected through multimodal pathways and trails that highlight natural environmental features while offering residents recreational opportunities within a short walk of their doorstep.			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Sarasota, Florida	Prime

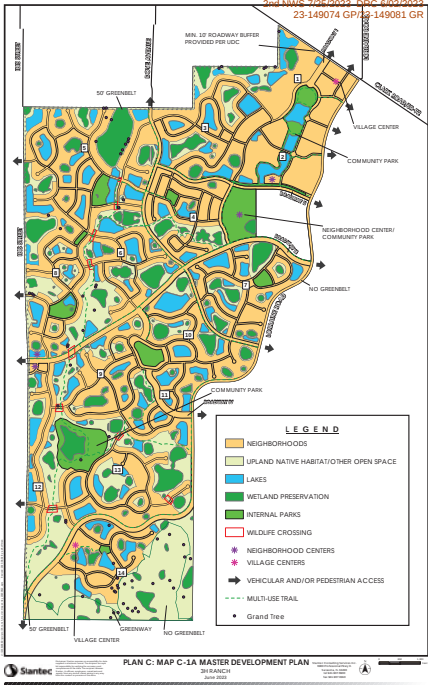
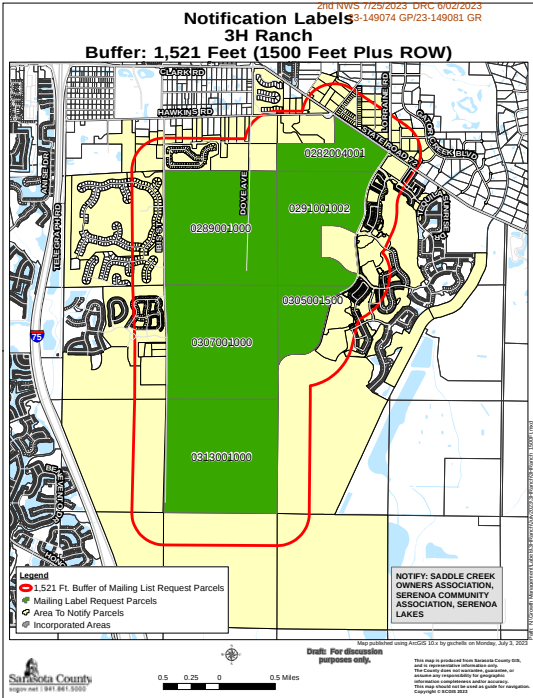
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		4	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Windward (Lakewood Ranch, Florida)		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable)
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER		b. POINT OF CONTACT NAME	
Neal Communities		Pat Neal, President	
c. POINT OF CONTACT TELEPHONE NUMBER (941) 328-1111			
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
Windward at Lakewood Ranch is a new 450-acre, 900-home, picturesque residential community centered around a British West Indies design theme along with colonial Dutch enhancements. Island palm trees, lush landscaping and scenic sunrises are present at Windward. Outdoor enthusiasts, residents, and visitors various amenities within the community, inclusive of a resort-style swimming pool, pickleball and tennis courts, and dog park. The residents-only clubhouse features additional amenities for leisure and health, including a state-of-the-art fitness center and an on-site activities director. Kids enjoy a children's swimming pool, playground and various sports fields. Since 2020, Stantec has been a trusted partner to the Windward at Lakewood Ranch Community Development District, providing a myriad of engineering design and consulting services for the following contracts and projects: • General District Engineering Services (FY 2023-2024) • Lorraine Road North Extension Survey, Roadway Design, Roundabout, Permitting, Landscaping/ Lighting and Bid Phase Services • Intersection Fruitville & Founders/ Sarasota Center/ Laceleaf - Design, Permit, Survey Services • General District Engineering Services (FY 2022-2023) • Utility Design for Fruitville Road Expansion from Debrecen Rd to Lorraine Rd • General Engineering Services (FY 2021-2022) • North River Ranch Phase 2 Infrastructure • Windward Phase 2 Bidding and Limited Construction Phase Services • Windward at LWR CDD General Engineering Services (FY 2020-2021) • Fieldstone CDD General District Engineer Services (FY 2021) • Fruitville Road Expansion Project from Debrecen to Lorraine • General District Engineer Services for (FY 2020)			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Sarasota, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		5	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Wellen Park, formerly known as The West Villages (North Port, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER		b. POINT OF CONTACT NAME	
Mattamy Homes		John Luczynski, Senior Vice President	
c. POINT OF CONTACT TELEPHONE NUMBER			
(941) 742-4473			
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
Wellen Park, located along the US 41 corridor, in southern Sarasota County, comprises approximately 10,000 acres that span the City of North Port, and unincorporated Sarasota County. Since 2000, this land has been the focus of significant master planning and continues to evolve as one of the fastest growing master planned communities in Southwest Florida. Situated between Florida's Gulf of Mexico and the "Wild and Scenic" Myakka River, Wellen Park is evolving into a new town that is close to all the services, entertainment, education, and arts that south Sarasota County offers. Along with several neighborhoods, retail, restaurant, and entertainment opportunities are available to residents and the community, including the first town center, situated near the Atlanta Braves Spring Training Stadium. Master Planning and Regulatory Process The Index Map and Village District Pattern Book guide development for the approved 16,400 residential units, in the approximately 8,000 acres that lie within the limits of the City of North Port. The plan and pattern book were prepared and adopted by the City of North Port to establish a general framework for future development. The plan and pattern book identify the general village boundary, illustrate relationships between villages, designate village, and town centers, identify public use sites, designate greenbelts, and identify primary transportation corridors. Revised Village District Pattern Book (VDPB) In 2018, Stantec was retained by the Wellen Park Improvement District to rewrite the Pattern Book. The VDPB is the guiding framework for Village (V) zoning within the City of North Port. The Village Land Use category and zoning district were created to enable adaptable and responsive development. All property located in Wellen Park that lies within the City of North Port has this future land use and zoning category. The first VDPB was approved in 2005. The VDPB lays the foundation for Village development, which aims to overcome the environmental and social challenges associated with urban sprawl. The objectives of the VDPB are to establish a broad community framework, to encourage development interests the flexibility to express themselves through the development of sustainable Villages, without restrictive regulations that hamper creativity or adaptability to changing market conditions. Village District Pattern Plans (VDPPs) Stemming from the Village District Performance standards in the City of North Port's Comprehensive Plan, Village District Pattern Plans are also guided by the VDPB. Each of the 12 villages vary in size from 320 acres to 1,320 acres. Pattern Plans outline details for each specific village, which include community goals, a land use plan and conceptual layout, typical lot types and dimensions, a roadways and pathways plan with street cross sections and preferred trail locations, an infrastructure plan centered on water and wastewater utilities, a wetland impact plan where preliminary wetland impacts are mapped, and a public facilities plan including such elements as site access, schools, fire/police service, transit, hurricane evacuation plans, and provisions for solid waste. Specific performance standards that are unique to each village are also addressed in the Pattern Plan. Since 2017, Stantec has prepared VDPPs for four of the 12 villages in Wellen Park. According to RCLCO Real Estate Consulting in 2022, Wellen Park was tied as the 10th top selling master planned community in the United States.			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Sarasota, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		6	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Hi Hat Ranch (Sarasota, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER		b. POINT OF CONTACT NAME	
Hi Hat Ranch LLLP		Jim Turner, Owner	
		c. POINT OF CONTACT TELEPHONE NUMBER	
		(941) 366-4800	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
The Hi Hat Ranch project in East Sarasota, containing approximately 9,960 acres of formerly agricultural land owned by the Turner family, has existed as a ranch and vegetable and fruit farm since the 1940s. The application that Stantec prepared sought to transform this large ranch into a premier, green, mixed-use community under the Sarasota County regulations. The property was designated as RURAL on the Sarasota County Future Land Use Map, with the 2050 Overlay of Village/Open Space. Through a series of changes to the Comprehensive Plan and the Unified Development Code to create a more efficient, two-step process for the planned development of the property as a Master Planned Development, the property was approved to allow for the future rezoning and subsequent development through the Site and Development review process. The Master Development Plan process identified a 35-year build-out of the property. Through several increments, the proposed development is seeking 13,081 residential units and up to 450,000 square feet of commercial/office development. The future development of the property will also include a high school, a K-8 school, and numerous multifunctional parks and trails. A preliminary site analysis identified wildlife corridors and environmentally sensitive areas to be preserved and the location of this community's unique greenways that wrap around and throughout the property. Through the collocation of facilities, Hi Hat Ranch can support infrastructure that allows for exceptional bikeability. The Hi Hat development employed a multidisciplinary team of experts from Stantec including planning, environmental, civil engineering, transportation, and design that provided the most efficient process to work through the details of the project, in conjunction with the Sarasota County Planning staff, and provided the Client with the approvals necessary to continue the processing of the project through future submittals.			
			

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 7	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Palmer Ranch (Sarasota, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Palmer Ranch Holdings, LTD	Justin Powell, President	(941) 923-0749	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
Through over 30 years of continued planning, Palmer Ranch has evolved into one of the premier master planned communities in the country. The north 5,000 acres of this property went through extensive review and analysis and was approved in a Master Development Order for a Development of Regional Impact (DRI). The development plan included a housing mix of 11,550 units, employment centers with four million square feet of office, industrial, and commercial uses, and recreational areas that include a systems of greenways and blueways which connects to a regional rails-to-trails network, linking to a state park, gulf beaches, and the downtown area of Venice. The project's environmental systems plan has received national recognition and has been used as a model for environmental planning nationally. A project of this scale typically presents many challenges, but through creative planning and coordination, Stantec was able to anticipate issues and find the most appropriate solutions to enhance community cohesiveness and create outstanding neighborhoods uniquely integrated with nature. For example, the environmental systems plan established baseline information and strategies for stormwater management, floodplains, native habitats, rare and endangered species, and historical and archeological sites before the land use plans were developed. This green infrastructure system enhanced area-wide benefits for habitat management, regional stormwater systems, and water quality improvement.			
			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec Consulting Services Inc.	Sarasota, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
		8	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
3H Ranch (Lakewood Ranch, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER		b. POINT OF CONTACT NAME	
Neal Communities		Pat Neal, President	
		c. POINT OF CONTACT TELEPHONE NUMBER	
		(941) 328-1111	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
Situated east of Interstate 75 and south of Clark Road (State Road 72) lies the 3H Ranch Property, a 2,733 acre site destined as a Sarasota County Village Planned Development (VPD). Within these bounds, 3H Ranch is envisioned to be developed as a mixed-used, master planned community, prioritizing multimodal transportation options, extensive open space, and parks and recreation. Historically created to provide a smart alternative to large-lot urban sprawl, a VPD, like 3H Ranch, seeks to invest in smart growth principles and reduce infrastructure costs, traffic congestion, and environmental degradation. With the Property's current future land use designation for rural and zoning of Open Use Estate (OUE-1) and Open Use Rural (OUR), the site is undergoing a two-tiered entitlement process to allow for the development of up to 6,576 residential dwelling units, 370,000 sq. ft. of nonresidential uses (commercial, retail, civic, etc.), and 902± acres (33% gross acreage) of open space. This process includes a rezone application to VPD and a Development of Critical Concern (DOCC) application, both of which involve extensive, multidisciplinary support from Stantec experts within planning, environmental, civil engineering, transportation, and design. The build-out development will result in 12 neighborhoods and 1 multiuse village center as well as plentiful park options and a school to serve the residents. Through this process, the Stantec team strives to lead the development of 3H Ranch into a space capable of accommodating the County's booming population growth while also creating a resilient development that respects the local environment and community.			
			

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 9	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Meadow Pointe IV Community Development District (Pasco County, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2006-Ongoing	N/A
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Meadow Pointe IV CDD	Darryl Adams, Rizzetta & Co.	813.994.1001 x7958	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
The Meadow Pointe IV Community Development District currently encompasses approximately 771-acres of land located entirely within Pasco County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction. Stantec's District Engineering services include the operation and maintenance of District infrastructure, including roads and stormwater management systems. Meadow Pointe IV includes the following communities: Enclave, Provence, Meadow Pointe North, The Haven, Whisenton Place, Parkmonte, Shellwood Place, Windsor, and Meridan.			
			

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec	Tampa, 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 10	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Gramercy Farms Community Development District (City of St. Cloud, Florida)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2013-Ongoing	N/A
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER		b. POINT OF CONTACT NAME	
Gramercy Farms CDD		Brian Mendes, Rizzetta & Co.	
		c. POINT OF CONTACT TELEPHONE NUMBER	
		407.472.2471	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
The Gramercy Farms Community Development District currently encompasses approximately two hundred ninety-nine (299) acres of land located entirely within Osceola County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction. Stantec is providing District Engineering services includes the operation and maintenance of District infrastructure, including stormwater management systems. Our team has been responsible for ongoing client and project coordination, account management, and project scheduling.			

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec	Tampa, FL	Civil Engineering

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
Rob Engel, PE	District Engineer	■	■	■							
Travis Fledderman, PE	Deputy District Engineer	■	■	■	■						
Ben Quartmaine, PE	Engineering	■	■		■	■		■			
Tonja Stewart, PE	Engineering									■	■
Katie LaBarr, AICP	Planning		■	■		■			■		
Matt Crim, PE, PTOE	Transportation Planning and Engineering	■	■	■		■	■	■	■		
Scott Buttari, PLA	Landscape Architecture		■	■	■	■	■	■	■		
Bob Cunningham, PLS	Survey		■	■	■	■	■	■	■		

29. EXAMPLE PROJECTS KEY

No.	TITLE OF EXAMPLE PROJECT (From Section F)
1	Peace Crossing CDD (Polk County, Florida)
2	Lakewood Ranch (Lakewood Ranch, Florida)
3	North River Ranch (Manatee County, Florida)
4	Windward (Lakewood Ranch, Florida)
5	Wellen Park, formerly known as The West Villages (North Port, Florida)
6	Hi Hat Ranch (Sarasota, Florida)
7	Palmer Ranch (Sarasota, Florida)
8	3H Ranch (Lakewood Ranch, Florida)
9	Meadow Pointe IV Community Development District (Pasco County, Florida)
10	Gramercy Farms Community Development District (City of St. Cloud, Florida)

H. ADDITIONAL INFORMATION

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

#1

Top 115 Architecture
Engineering Firms
BD&C August 2023

#1

Global 100, Most
Sustainable Corporation
Corporate Knights 2023

#2

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

#4

Top 100 Pure Designers
ENR May 2023

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

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

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

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

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

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success.

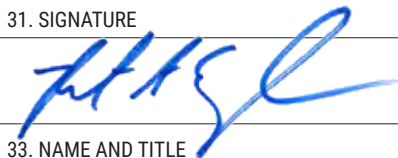
We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

Stantec trades on the TSX and the NYSE under the symbol STN. Visit us at stantec.com or find us on social media.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

4/21/2024

33. NAME AND TITLE

Rob Engel, PE, Senior Principal

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME Stantec Consulting Services Inc.			3. YEAR ESTABLISHED 2010	4. UNIQUE ENTITY IDENTIFIER JWJYQ5CGD773
2b. STREET 6920 Professional Parkway			5. OWNERSHIP	
2c. CITY Sarasota	2d. STATE FL	2e. ZIP CODE 34240-8414	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Michael A. Kennedy - Account Manager			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (941) 907-6913		6c. EMAIL ADDRESS mike.kennedy@stantec.com		7. NAME OF FIRM (If block 2a is a branch office) Stantec Inc.
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Stantec Consulting Services Inc. (Station Way, Sarasota, FL)			2006	04-850-4554

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (See Below)
		(1) Firm	(2) Branch			
02	Administrative	5452	24	C15	Construction Management	9
05	Archaeologist	634	0	E02	Educational Facilities; Classrooms	10
06	Architect	1205	0	E09	EIS, Assessments of Statements	10
07	Biologist	405	4	H07	Highways; Streets; Airfield Paving; Parking Lots	10
08	CAD Technician	1117	15	H11	Housing (Residential, Multi-Family, Apts, Condos)	10
12	Civil Engineer	3613	25	I01	Industrial Building; Manufacturing Plants	10
14	Computer Programmer	1140	2	O01	Office Buildings; Industrial Parks	10
15	Construction Inspector	358	6	P05	Planning (Comm., Regional, Areawide, and State)	9
21	Electrical Engineer	999	0	P06	Planning (Site, Installation, and Project)	10
23	Environmental Engineer	871	0	R04	Recreation Facilities (Parks, Marinas, Etc.)	8
24	Environmental Scientist	1806	5	S04	Sewage Collection, Treatment, and Disposal	10
30	Geologist	298	1	S13	Storm Water Handling & Facilities	9
34	Hydrologist	232	1	T03	Traffic & Transportation Engineering	10
38	Land Surveyor	387	13	T04	Topographic Surveying and Mapping	6
39	Landscape Architect	271	7	W02	Water Resources; Hydrology; Ground Water	10
42	Mechanical Engineer	1067	0	W03	Water Supply; Treatment, and Distribution	10
47	Planner, Urban/Regional	936	4	Z01	Zoning; Land Use Studies	4
48	Project Manager	1601	2			
57	Structural Engineer	1062	0			
58	Technician/Analyst	1857	0			
	Other Employees	2846	0			
Total		28157	109			

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	10	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	10	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE	
The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE October 26, 2023
c. NAME AND TITLE Amy Campbell - Senior Principal, Regional Leader US South	

AUTHORIZED FOR LOCAL REPRODUCTION

STANDARD FORM 330 (REV. 7/2021)

ARCHITECT - ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any)		
PART II – GENERAL QUALIFICATIONS <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME Stantec Consulting Services Inc.				3. YEAR ESTABLISHED 2012	4. UNIQUE ENTITY IDENTIFIER RR7KJAM4G4Z3	
2b. STREET 777 S Harbour Island Boulevard Suite 600				5. OWNERSHIP		
2c. CITY Tampa		2d. STATE FL		2e. ZIP CODE 33602-5729		
6a. POINT OF CONTACT NAME AND TITLE Douglas Stoker PE - ENV SP, Vice President				a. TYPE Corporation		
6b. TELEPHONE NUMBER (727) 431-1550		6c. EMAIL ADDRESS douglas.stoker@stantec.com		b. SMALL BUSINESS STATUS N/A		
7. NAME OF FIRM (If block 2a is a branch office) Stantec Inc.						
8a. FORMER FIRM NAME(S) (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			
02	Administrative	5432	40	A01	Acoustics; Noise Abatement	7
06	Architect	1250	1	A05	Airports; Navais; Airport Lighting; Aircraft Fueling	8
07	Biologist	411	1	B02	Bridges	10
08	CAD Technician	1106	7	C16	Construction Surveying	7
10	Chemical Engineer	367	3	E02	Educational Facilities; Classrooms	10
12	Civil Engineer	3757	26	E09	EIS, Assessments of Statements	10
14	Computer Programmer	1197	2	H07	Highways; Streets; Airfield Paving; Parking Lots	10
15	Construction Inspector	360	1	H09	Hospital & Medical Facilities	10
16	Construction Manager	380	2	H11	Housing (Residential, Multi-Family, Apts, Condos)	10
21	Electrical Engineer	1052	1	I01	Industrial Building; Manufacturing Plants	10
23	Environmental Engineer	871	1	O01	Office Buildings; Industrial Parks	10
24	Environmental Scientist	1756	4	P05	Planning (Comm., Regional, Areawide , and State)	9
27	Foundation/Geotechnical Engineer	525	1	P06	Planning (Site, Installation, and Project)	10
29	GIS Specialist	306	5	R04	Recreation Facilities (Parks, Marinas, Etc.)	8
30	Geologist	309	1	S04	Sewage Collection, Treatment, and Disposal	10
38	Land Surveyor	381	14	S10	Surveying; Platting; Mapping; Flood Plain Studies	8
42	Mechanical Engineer	1153	9	S13	Storm Water Handling & Facilities	9
47	Planner, Urban/Regional	951	8	T03	Traffic & Transportation Engineering	10
48	Project Manager	1723	15	T04	Topographic Surveying and Mapping	6
57	Structural Engineer	1075	4	U02	Urban Renewals; Community Development	10
	Other Employees	3934	2	W02	Water Resources; Hydrology; Ground Water	10
	Total	28296	148	W03	Water Supply; Treatment , and Distribution	10
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work	10	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	10	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		
12. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE February 22, 2024		
c. NAME AND TITLE Amy Campbell - Senior Principal, Regional Leader US South						

AUTHORIZED FOR LOCAL REPRODUCTION

STANDARD FORM 330 (REV. 7/2021)

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7D

Peace Crossing Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

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

Board Member’s Signature

Date

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7E

**AGREEMENT BETWEEN PEACE CROSSING DEVELOPMENT DISTRICT AND
_____ FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into this _____ day of _____ 2024, by and between:

Peace Crossing Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Lake Wales, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

_____, a _____, with a mailing address of _____ (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors (the “**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

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

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

- 1.** Preparation of any necessary reports and attendance at meetings of the Board.
- 2.** Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
- 3.** Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
- 4.** Any other items requested by the Board.

B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

- 1.** Periodic visits to the site, or full time construction management of District projects, as directed by District.
- 2.** Processing of contractors' pay estimates.
- 3.** Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
- 4.** Final inspection and requested certificates for construction, including the final certificate of construction.
- 5.** Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."

6. Any other activity related to construction as authorized by the Board.

- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set for in **Exhibit A** hereto ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. **Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. **Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A. Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
- B. Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis. Engineer's time and expenses associated with the retention and coordination of special consultants shall be paid by the District.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A. Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "**Work Product**") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, the Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District's sole discretion to retain possession for a longer period of time. Notwithstanding the foregoing, the Engineer agrees that delivery of any Work Product necessary to proceed with the ongoing work of the District shall not be withheld or unreasonably delayed solely based upon the timing of the invoicing or payment. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not. The District shall have all rights to use any and all

Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used in whole without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District.

- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
 3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B. All insurance policies, except for the Professional Liability Insurance, secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- C. The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and Professional Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.
- D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within ten (10) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within ten (10) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the generally accepted professional standard of care, skill, diligence, and professional competency for such work and/or services consistent with industry standards used by members of the Engineer's profession practicing under similar circumstances. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

- A. The Engineer agrees, to the fullest extent permitted by law (except against professional liability claims), to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of One Million Dollars and No Cents (\$1,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents.
- B. The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- C. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.
- D. Neither District nor Engineer shall be liable to the other party in any circumstances for any indirect, economic, special or consequential loss or damage, including but not limited to, loss of revenue, loss of production or loss of profit.

ARTICLE 18. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of

the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Polk County, Florida.

ARTICLE 21. NOTICE. 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 Engineer:

Attn: _____

B. If to District:

Peace Crossing Community
Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Craig Wrathell ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats (latest editions).

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, WRATHELLC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

ARTICLE 23. NO THIRD PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. 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 the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 30. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 31. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 32. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such

counterparts together shall constitute 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.

ARTICLE 35. E-VERIFY. The Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

ARTICLE 36. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

ARTICLE 37. SCRUTINIZED COMPANIES STATEMENT. Engineer certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Witness

By: _____
Its: _____

EXHIBIT A: Form of Work Authorization

EXHIBIT B: Rate Schedule

Exhibit A
Form of Work Authorization

_____, 20__

Peace Crossing Community Development District
City of Lake Wales, Florida

Subject: **Work Authorization Number ____**
 Peace Crossing Community Development District

Dear Chairperson, Board of Supervisors:

_____ (“Engineer”), is pleased to submit this work authorization to provide engineering services for the Peace Crossing Community Development District (the “District”). We will provide these services pursuant to our current agreement dated _____, 2024 (“Engineering Agreement”) as follows:

I. Scope of Work

The District will engage Engineer to perform those services [INSERT SERVICES TO BE PROVIDED].

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering _____. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of
Peace Crossing Community
Development District

Date: _____

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

8

D. EVALUATION CRITERIA

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LAKE WALES SPINE ROAD, CIVIL SITE WORK

PART I. GENERAL INFORMATION – (C) EVALUATION CRITERIA

1. PRELIMINARY REQUIREMENTS

(Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in Polk County and the State of Florida, (iii) Proposer will have constructed three (3) projects in Polk, Orange, Osceola, Hillsborough, Lake or Pasco Counties similar in quality and scope with a minimum of \$3,000,000 in total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$10,000,000 from a surety company acceptable to the District.

2. PRICE

(80 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

75 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's proposal and the low bid.

5 Points are allocated for the reasonableness of unit prices and balance of proposal.

3. PERSONNEL & EQUIPMENT

(5 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in Polk, Orange, Osceola, Hillsborough, Lake and Pasco Counties and the City of Lake Wales; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE

(5 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past & current record and experience of the Proposer (and/or subcontractors and suppliers) in Polk, Orange, Osceola, Hillsborough, Lake and Pasco Counties and the City of Lake Wales; past performance in any other contracts; etc.

5. SCHEDULE

(10 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

8 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule.

2 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

100 Total Points Possible

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR LAKE WALES SPINE ROAD, CIVIL SITE WORK

EVALUATION CRITERIA MATRIX

PROPOSER	PRELIMINARY REQUIREMENTS	PRICE	PERSONNEL & EQUIPMENT	EXPERIENCE	SCHEDULE	TOTAL POINTS
	PASS/FAIL	80 POINTS	5 POINTS	5 POINTS	10 POINTS	100 POINTS
RIPA						
Tucker						
Phillips & Jordan						
NOTES						

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Undeposited funds	\$ 81,330	\$ -	\$ -	\$ 81,330
Due from Landowner	4,813	9,138	2,413	16,364
Due from general fund	-	21,207	920	22,127
Total assets	<u>86,143</u>	<u>30,345</u>	<u>3,333</u>	<u>119,821</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	47,719	30,345	3,333	81,397
Due to Landowner	10,297	30,345	3,333	43,975
Due to debt service fund	21,207	-	-	21,207
Due to capital projects fund	920	-	-	920
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>86,143</u>	<u>60,690</u>	<u>6,666</u>	<u>153,499</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,813	-	-	4,813
Total deferred inflows of resources	<u>4,813</u>	<u>-</u>	<u>-</u>	<u>4,813</u>
Fund balances:				
Restricted for:				
Debt service	-	(30,345)	-	(30,345)
Capital projects	-	-	(3,333)	(3,333)
Unassigned	(4,813)	-	-	(4,813)
Total fund balances	<u>(4,813)</u>	<u>(30,345)</u>	<u>(3,333)</u>	<u>(38,491)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 86,143</u>	<u>\$ 30,345</u>	<u>\$ 3,333</u>	<u>\$ 119,821</u>

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 42,906	\$ 42,906	\$ 83,682	51%
Total revenues	<u>42,906</u>	<u>42,906</u>	<u>83,682</u>	51%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	10,000	40,000	25%
Legal	2,754	26,038	25,000	104%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	17	83	200	42%
Postage	-	50	500	10%
Printing & binding	42	208	500	42%
Legal advertising	-	11,076	6,500	170%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	54	750	7%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>4,813</u>	<u>47,719</u>	<u>83,682</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	38,093	(4,813)	-	
Fund balances - beginning	(42,906)	-	-	
Fund balances - ending	<u>\$ (4,813)</u>	<u>\$ (4,813)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	<u>9,138</u>	<u>30,345</u>
Total expenditures	<u>9,138</u>	<u>30,345</u>
Excess/(deficiency) of revenues over/(under) expenditures	(9,138)	(30,345)
Fund balances - beginning	<u>(21,207)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (30,345)</u></u>	<u><u>\$ (30,345)</u></u>

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>2,413</u>	<u>3,333</u>
Total expenditures	<u>2,413</u>	<u>3,333</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,413)	 (3,333)
 Fund balances - beginning	 <u>(920)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ (3,333)</u></u>	<u><u>\$ (3,333)</u></u>

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on March 7, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

Kevin Mays	Vice Chair
Michael Osborn	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Mike Eckert	District Counsel
Travis Fledderman	District Engineer
Lynn Manfra	Phillips & Jordan Inc.
Tony Romano	Ripa & Associates
Kyle Allen	Tucker Paving Inc.
Thomas Smith	Empire Pipe

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:31 a.m. Supervisors Mays, Kramer and Osborn were present. Supervisors Breakstone and Onorato were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Opening of Proposals for Lake Wales
Spine Road Civil Site Work**

Mr. Fledderman stated all the bids were submitted before the deadline and were properly-sealed. Mr. Eckert stated that Mr. Fledderman will read the name and the price aloud but the actual documents are confidential until the Board awards the contract.

Mr. Fledderman reported the following:

➤ Tucker Paving Inc.: The sealed packet contains one USB, the base bid is \$13,482,234.90, Alternative #1 is \$1,172,833.02 and Alternative #2 is \$6,793,225.43.

➤ Ripa & Associates: The packet contains one USB, the base bid is \$12,854,965.25, Alternative #1 is \$868,115.30 and Alternative #2 is \$6,805,667.50.

➤ Phillips & Jordan Inc.: The packet contains one USB, the base bid is \$12,274,272.02, Alternative #1 is \$554,786.76 and Alternative #2 is \$6,024,635.24.

Mr. Eckert stated, from a processing standpoint, the Board will meet on March 18, 2024 at 9:00 a.m., at this location, to complete the RFP evaluation criteria, rank the respondents and award the contract.

FOURTH ORDER OF BUSINESS**Ratification of Bio-Tech Consulting, LLC
Addendum to Proposal for Professional
Services**

Mr. Wrathell presented the Bio-Tech Consulting, LLC Addendum to the Proposal for Professional Services. Mr. Eckert stated the Agreement provides for consulting services to assist CDD Staff in navigating through wildlife issues in the community.

On MOTION by Mr. Mays and seconded by Mr. Kramer with all in favor, the Bio-Tech Consulting, LLC Addendum to Proposal for Professional Services, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-08,
Designating the Location of the Local
District Records Office; and Providing an
Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of January 31, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of February 1, 2024 Public
Hearing and Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the February 1, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert asked for electronic copies of the bids to be emailed to him and his colleague, Ms. Kate John.

B. District Engineer (Interim): Stantec

Mr. Fledderman will email the bids to District Counsel and Management's office.

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

- **UPCOMING MEETINGS**

- **March 18, 2024 at 9:00 AM [Special Meeting - Ranking of Proposals]**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, scheduling a Special Meeting on March 18, 2024 at 9:00 a.m. at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808, was approved.

- **April 4, 2024 at 11:00 AM [Regular Meeting]**

- **QUORUM CHECK**

NINTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Regarding the meeting scheduled on July 4, 2024, Mr. Wrathell stated the meeting schedule will be considered at the March meeting so Mr. Torres can help choose a date.

TENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 11:43 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 29, 2023	Landowners' Meeting & Debt Assessment, Uniform Method, Rules Public Hearings	1:00 PM
December 7, 2023 CANCELED	Regular Meeting	11:00 AM
January 4, 2024 CANCELED	Regular Meeting	11:00 AM
February 1, 2024	Regular Meeting	11:00 AM
March 7, 2024	Regular Meeting	11:00 AM
March 18, 2024 CANCELED	Special Board Meeting	9:00 AM
April 4, 2024 CANCELED	Regular Meeting	11:00 AM
May 2, 2024	Regular Meeting	11:00 AM
June 6, 2024	Regular Meeting	11:00 AM
July 4, 2024	Regular Meeting	11:00 AM
August 1, 2024	Regular Meeting	11:00 AM
September 5, 2024	Regular Meeting	11:00 AM