

***EPPERSON RANCH II COMMUNITY  
DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
June 12,  
2018***

***9:00 a.m.***

***Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AGENDA

Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida

<b>District Board of Supervisors</b>	Mike Lawson	Chairman
	Doug Draper	Vice Chairman
	Lori Price	Assistant Secretary
	Ted Sanders	Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Babbar	Straley & Robin
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**  
**The District Agenda is comprised of seven different sections:**

The meeting will begin promptly with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

## **EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday June 12, 2018  
Time: 9:00 a.m.  
Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida 33558

Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Consent Agenda**

A. Approval of Minutes from May 1, 2018 Meeting Exhibit 1

B. Acceptance of April 2018 Unaudited Financial Statement Exhibit 2

#### **IV. Business Matters**

A. Presentation of Fiscal Year 2018-2019 Proposed Budget  
(Separate Cover) Exhibit 3

B. Consideration and Adoption of Resolution 2018-28 Approving  
the Proposed Budget and Setting of the Public Hearing for 08/07/2018 Exhibit 4

C. Development Acquisition Agreement Exhibit 5

D. Capital Improvements Promissory Note Exhibit 6

#### **V. Staff Reports**

A. District Manager  
1. Request for Proposal Professional Engineering Services Exhibit 7  
April 20, 2018

B. Attorney

C. District Engineer

#### **VI. Supervisors Requests**

#### **VII. Audience Questions and Comments on Other Items**

#### **VIII. Adjournment**

## **EXHIBIT 1.**

**MINUTES OF MEETING  
EPPERSON RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Tuesday, May 1, 2018 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPFG
Vivek Babbar	District Attorney, Straley & Robin ( <i>via phone</i> )
Lore Yeira	Assistant District Manager, DPFG

*The following is a summary of the discussions and actions taken at the May 1, 2018 Epperson Ranch II CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Consent Agenda**

- A. Approval of the Minutes from the April 3, 2018 Meeting**
- B. Acceptance of the March 2018 Financial Statements**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Epperson Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

- A. Interlocal Agreement with Tax Collector – Fee of \$700**
- B. Interlocal Agreement with Property Appraiser – One Time Fee of \$750, Thereafter \$150 Per Year**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Epperson Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

**A. District Manager**

There being none, next item followed.

**B. District Engineer**

There being none, next item followed.

**C. District Manager**

There being none, next item followed.

**TWELTH ORDER OF BUSINESS – Supervisor Requests and Audience Comments**

There being none, next item followed.

**THIRTEENTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch II Community Development District.

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:** ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:** ☐ Chairman ☐ Vice Chairman

**EXHIBIT 2.**

# **Epperson Ranch II Community Development District**

Financial Statements  
(Unaudited)

Preliminary

Period Ending  
April 30, 2018

**EPPERSON RANCH II CDD**  
**BALANCE SHEET**  
**April 30, 2018**

	<b>FY2018 GEN FUND</b>	<b>CONSTRUCTION 2018</b>	<b>CONSOLIDATED TOTAL</b>
<b><u>ASSETS:</u></b>			
CASH	\$ 179	\$ -	\$ 179
DEBT SERVICE RESERVE FUND	-	-	-
COST OF ISSUANCE - 2017	-	-	-
ACQ/CONSTRUCTION FUND	-	-	-
ACCOUNTS RECEIVABLE	5,005	21,473	26,478
DEPOSIT	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 5,184</b>	<b>\$ 21,473</b>	<b>\$ 26,657</b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$ 5,184	\$ 21,473	\$ 26,657
RETAINAGE PAYABLE	-	-	-
<b><u>FUND BALANCE:</u></b>			
RESTRICTED FOR:			
ASSIGNED:	-	-	-
UNASSIGNED:	-	-	-
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 5,184</b>	<b>\$ 21,473</b>	<b>\$ 26,657</b>

**Epperson Ranch II CDD**  
**Statement of Revenue, Expenditures And Change In Fund Balance**  
**For The Period Ending April 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
OFF ROLL FUNDING	\$ 365,003	\$ 36,500	\$ 31,732	\$ (4,768)
INTEREST	-	-	4	\$ 4
<b>TOTAL REVENUES</b>	<b>365,003</b>	<b>36,500</b>	<b>31,736</b>	<b>(4,768)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	12,000	3,000	1,662	1,338
PAYROLL TAXES	918	230	275	(46)
PAYROLL PROCESSING	660	165	166	(1)
MANAGEMENT CONSULTING SERVICES	21,000	5,250	4,938	312
CONSTRUCTION ACCOUNTING SERVICES	9,000	2,250	-	2,250
PLANNING AND COORDINATING SERVICES	36,000	9,000	8,464	536
ADMINISTRATIVE SERVICES	3,500	875	1,411	(536)
BANK FEES	300	75	25	50
MISCELLANEOUS	500	125	-	125
AUDITING SERVICES	4,500	1,125	-	1,125
TRAVEL PER DIEM	-	-	8	(8)
INSURANCE	4,000	1,000	2,507	(1,507)
REGULATORY AND PERMIT FEES	175	44	-	44
LEGAL ADVERTISEMENTS	2,000	500	3,878	(3,378)
ENGINEERING SERVICES	4,000	1,000	-	1,000
LEGAL SERVICES	7,500	1,875	5,789	(3,914)
PERFORMANCE & WARRANTY BONDS	-	-	-	-
WEBSITE HOSTING	720	180	357	(177)
ADMINISTRATIVE CONTINGENCY	-	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>106,773</b>	<b>26,693</b>	<b>29,480</b>	<b>(2,787)</b>
<b>DEBT ADMINISTRATION</b>				
DISSEMINATION AGENT	1,000	250	-	250
TRUSTEE FEES	8,000	2,000	-	2,000
ARBITRAGE	750	188	-	188
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,750</b>	<b>2,438</b>	<b>-</b>	<b>2,438</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				
FIELD MANAGEMENT	9,600	2,400	2,257	143
FIELD MANAGER	11,679	2,920	-	2,920
AMENITY MANAGEMENT SERVICES	6,000	1,500	-	1,500
FIELD TRAVEL	1,400	350	-	350
STREETPOLE LIGHTING	-	-	-	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-
WATER	-	-	-	-
LANDSCAPE MAINTENANCE	-	-	-	-
IRRIGATION MAINTENANCE	-	-	-	-
POND MAINTENANCE	-	-	-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	219,801	54,950	-	54,950
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>248,480</b>	<b>62,120</b>	<b>2,257</b>	<b>59,863</b>
<b>TOTAL EXPENDITURES</b>	<b>365,003</b>	<b>91,251</b>	<b>31,737</b>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(54,750)</b>	<b>(1)</b>	<b>54,749</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (54,750)</b>	<b>\$ (1)</b>	<b>\$ 54,749</b>

**EPPERSON RANCH II CDD**  
**CONSTRUCTION FUNDING**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR THE PERIOD STARTING FEBRUARY 1 ENDING APRIL 30, 2018**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
DEVELOPER FUNDING	21,473
INTEREST	-
<b>TOTAL REVENUE</b>	<u><u>21,473</u></u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	21,473
	-
<b>TOTAL EXPENDITURES</b>	<u><u>21,473</u></u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	-
TRANSFER OUT	-
 FUND BALANCE - BEGINNING	-
 FUND BALANCE - ENDING	<u><u>-</u></u>

**Epperson Ranch II CDD**  
**Cash Reconciliation**  
**April 30, 2018**

	<b>Cash Balance</b>
Beginning Balance	178.94
Outstanding Checks	-
Adjusted Bank Balance	<u><u>\$ 178.94</u></u>

Previous Month Balance	184.89
Receipts	9,681.87
Disbursements	(9,687.82)
End Of Month Balance	<u><u>\$ 178.94</u></u>

**Epperson Ranch II**  
**Check Register FY2018**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>02/01/2018</b>		<b>BEGINNING BALANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
02/22/2018		Epperson Ranch LLC	Funding Request 2018-01	1,697.75		1,697.75
02/28/2018		Bank United	Interest	0.04		1,697.79
<b>02/28/2018</b>		<b>EOM</b>		<b>1,697.79</b>	<b>0.00</b>	<b>1,697.79</b>
03/07/2018		Epperson Ranch LLC	Funding Request 2018-02	3,349.90		5,047.69
03/16/2018		Epperson Ranch LLC	FR 2018-03	981.60		6,029.29
03/16/2018	1001	Doug Draper	Mileage for 2-6-18 Meeting		4.30	6,024.99
03/16/2018	1002	Straley Robin Vericker	Legal Services		3,790.50	2,234.49
03/16/2018	1003	Tampa Bay Times	Legal Advertising		1,036.00	1,198.49
03/16/2018	1004	VenturesIn.com, Inc.	Hosting Set up Name Registration		296.99	901.50
03/16/2018	ACH3162018	Bank United	Business checks		16.36	885.14
03/26/2018		Epperson Ranch LLC	FR 2018-04	11,019.38		11,904.52
03/29/2018	1005	DPFG	Voided Check		0.00	11,904.52
03/29/2018		Paychex, Inc.	Meeting 2/6/18		146.85	11,757.67
03/29/2018		Doug Draper	Meeting 2/6/18		184.70	11,572.97
03/29/2018		Michael Lawson	Meeting 2/6/18		184.70	11,388.27
03/29/2018		Lori Price	Meeting 2/6/18		184.70	11,203.57
03/30/2018	1006	DPFG	CDD - Mgmt.		11,019.38	184.19
03/31/2018		Bank United	Interest	0.70		184.89
<b>03/31/2018</b>		<b>EOM</b>		<b>15,351.58</b>	<b>16,864.48</b>	<b>184.89</b>
04/02/2018	2473	Epperson Ranch LLC	FR 2018-05	3,628.82		3,813.71
04/18/2018	2521	Epperson Ranch LLC	FR 2018-06, 10	6,050.00		9,863.71
04/18/2018	1007	DPFG	Management Services 4/1-4/30/18		6,050.00	3,813.71
04/18/2018	1008	Straley Robin Vericker	Legal Services		1,127.22	2,686.49
04/18/2018	1009	Tampa Bay Times	Legal Ads		2,501.60	184.89
04/30/2018		Bank United	Service Charge		9.00	175.89
04/30/2018		Bank United	Interest	3.05		178.94
<b>04/30/2018</b>		<b>EOM</b>		<b>9,681.87</b>	<b>9,687.82</b>	<b>178.94</b>

**EXHIBIT 3.**

**EXHIBIT 4.**

**RESOLUTION 2018- 28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Epperson Ranch II Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; 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 EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: August 7, 2018

HOUR: 6:00 p.m.

LOCATION: Residence Inn  
2101 Northpoint Parkway  
Lutz, Florida

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Pasco County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** 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.

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

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

**PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2018.**

ATTEST:

**EPPERSON RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

**Exhibit A:** Proposed FY 2018/2019 Budget

**EXHIBIT 5.**

## DEVELOPMENT ACQUISITION AGREEMENT

This Development Acquisition Agreement, dated as of June 12, 2018 (this “**Agreement**”), is between **Epperson Ranch, LLC**, a Florida Limited Liability Company (the “**Developer**”) and the **Epperson Ranch II Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”).

### Recitals

**WHEREAS**, the District has previously determined that it is in the best interests of the present and future landowners within the District to finance, construct and/or deliver certain community development services and facilities within the District (such facilities, systems, and improvements are more specifically described in the plans and specifications on file at the registered office of the District); and

**WHEREAS**, the District intends to issue its bonds or another form of indebtedness permissible by law in one or more series (the “**Bonds**”), to finance the acquisition and construction of the capital improvement project described in the Report of the District Engineer dated March 2, 2018 (the “**Project**”), attached hereto as **Exhibit “A”**; and

**WHEREAS**, contingent upon the closing on the sale of the Bonds and subject to the terms and conditions hereof, the District is willing to acquire the portion of the Project constructed by the Developer from the Developer, and the Developer has agreed to convey the portion of the Project constructed by the Developer to the District in consideration of a Promissory Note (the “**Note**”) from the District, in the form attached hereto as **Exhibit “B”**, subject to the conditions set forth in the Note, for the lesser of the actual cost of those assets or the fair market value of those assets; and

**WHEREAS**, in order to acquire, construct, operate and maintain the Project, the District will require the Developer (i) to convey to the District, or its designee, from time to time, all of Developer’s right, title, and interest in the Project, (ii) to assign or otherwise convey to the District, or its designee, from time to time, all existing reservations made to the Developer of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Project and/or financed with the proceeds of the Bonds, and (iii) to convey or dedicate to the District, or its designee, from time to time, all non-exclusive easements, tracts, structures, and improvements that in the future shall constitute or be necessary to construct, operate, and maintain the Project.

### Operative Provisions

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Project.** From time to time as legally appropriate to effect a transfer to the District of a fee or non-exclusive easement estate in land owned,

acquired or otherwise controlled by Developer (as the case may be) and relating to the Project, and to the extent permitted by applicable laws and regulations, the Developer shall convey to the District such legal interest in and to the Project, subject to non-exclusive easements as reasonably requested by Developer, free and clear of all liens and encumbrances except matters of record and current taxes. The Developer shall, at its expense, furnish the District an ownership and encumbrance report or other title evidence reasonably satisfactory to the District confirming that the Developer has fee simple title to that portion of the Project (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate), in recordable form, or by appropriate dedications upon recorded subdivision plats for the portion of the Project which are realty and by absolute bill of sale or written assignment for those Project which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and the Developer, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Conveyances of Reservations.** From time to time as reasonably requested by the District, but no later than the recordation of a plat for any portion of the Project, and subject to applicable laws pertaining to such matters, the Developer shall transfer and assign to the District all existing reservations made by the Developer of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Project and/or financed with the proceeds of the Bonds (collectively, the “**Reservations**”).
3. **Agreement to Convey or Dedicate.** On or before the closing on the sale of the Bonds, the Developer shall execute and deliver to the District, in recordable form, an Agreement to Convey or Dedicate to the District all future easements, tracts, structures, and improvements (collectively, the “**Project Lands and Improvements**”), that constitute the Project and/or are necessary to construct, operate, and maintain the Project on the lands within the District owned by Developer and subject to the terms of this Agreement.
4. **Plan and Specifications.** The Developer shall provide the District with three sets of any and all plans and specifications relating to the portion of the Project developed by Developer.
5. **Note and Purchase Price.** The District shall execute and deliver the Note to the Developer. From available proceeds at the closing on the sale of the Bonds and in accordance with the terms hereof, the Note, and the terms of the indentures pursuant to which the Bonds are issued, the District shall pay the Developer, in one or more installments, a not to exceed amount of \$30,151,020 which amount is the lesser of the actual cost or the fair market value of the Project, as determined by the District Engineer. Such payment shall be made concurrently with the

closing on the Bonds or as soon thereafter as the Developer has satisfied the conditions precedent for payment set forth in this Agreement by transferring the Project to the District in accordance with this Agreement.

6. **Engineer's Certification.** Before the payment by the District as provided in paragraph 5 above, the District shall obtain from the District Engineer a certificate, signed by the District Engineer, certifying that: (i) the amount to be paid to the Developer is equal to the lesser of the fair market or the actual cost of the Project and (ii) the Project in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to the Developer and the District by the District Engineer.
7. **Warranty.** The Developer shall assign to the District all or any remaining portion of the contractor's standard warranty warranting the contractor's work on the Project against defects in materials, equipment, or construction. Notwithstanding such assignment, the Developer shall cause any contractors to warrant their work on the Project is free of defects in materials, equipment, or construction for a period of one year from completion of their work on the Project.
8. **Damage to Project.** During construction, if the Developer or any of its agents damages the Project or any other property of the District, the Developer, at its sole cost and expense, shall immediately repair such damage.
9. **Maintenance Rights.** Developer shall have the right, but not the obligation, to enter upon, repair or maintain any of the Project, Reservations, and Project Lands and Improvements for no consideration that are not properly or adequately maintained by the District after conveyance thereof to the District, in accordance with operation and maintenance standards to be established at the time of conveyance to the District.
10. **Closing Expenses and Tax Proration.** The Developer shall pay any and all Florida documentary stamps that may be due in connection with the conveyances hereunder of the Project.
11. **Further Assurances.** From and after the date hereof, the Developer shall make, do, execute, acknowledge, and deliver, all and every other further act, deed, easement conveyance, assignment, transfer, and assurance as may be reasonably required (i) to convey, grant, assign, and confirm any and all of Developer's rights or interest in the Project Lands and Improvements that are intended or legally required to be acquired by or conveyed to the District as contemplated by this Agreement and the indentures governing the Bonds to be executed by the District in connection with the sale of the Bonds, (ii) to enable the District to operate and maintain the Project, and (iii) to permit the District to obtain the deed, easement, conveyance, assignment, transfer, or dedication of all real property or interest therein necessary for the construction, maintenance, and operation of the Project.

12. **Delivery of Plats.** Not later than seven days before submission to Pasco County of any plat of all or a portion of the land within the boundaries of the District, the Developer shall deliver a copy of such plat to the District.
13. **Specific Enforcement.** The parties acknowledge that the District will be irreparably damaged (and that damages at law would be an inadequate remedy) if the covenants and agreements of the Developer contained herein are not specifically enforced, excluding financial covenants. Therefore, in the event the Developer fails to comply with any covenant or agreement contained herein, excluding financial covenants, the District, after delivering to the Developer written notice thereof and the Developer failing to remedy the same within sixty (60) days, in addition to all other rights and remedies, shall be entitled to a decree for specific performance of those covenants and agreements, excluding financial covenants, without being required to show any actual damage or to post any bond or other security; provided, however, in no event shall the Developer be liable for punitive, consequential or other special damages.
14. **Attorneys' Fees.** In the event of any action or proceeding between the Developer and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party.
15. **Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in Pasco County, Florida.
16. **Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.
17. **Third Party Beneficiaries.** The trustee for the Bonds (the "Trustee"), on behalf of the bondholders, shall be a direct third party beneficiary of the terms and conditions of this Agreement but only entitled to cause the District to enforce the Developer's obligations hereunder. This Agreement is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee shall not be deemed to have assumed any obligations or duties under this Agreement.
18. **Amendments.** This Agreement cannot be amended or terminated orally but only by writing executed by both parties.
19. **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.

20. **Counterparts.** This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.
21. **Termination.** This Agreement shall terminate upon the date the District adopts a resolution accepting the District Engineer's certificate of completion of the Project.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first written above.

**Epperson Ranch, LLC**  
a Florida Limited Liability Company

---

John M. Ryan  
Manager

**Attest:**

**Epperson Ranch II**  
**Community Development District**

---

Paul Cusmano  
Secretary

---

Chair/Vice Chair of the Board of Supervisors

# Exhibit A

**Epperson Ranch II Community  
Development District**

Bond Validation Report of the  
District Engineer



Prepared for:  
Board of Supervisors  
Epperson Ranch II Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

March 2, 2018

## **1.0 INTRODUCTION**

The Epperson Ranch II Community Development District ("the District") encompasses approximately 179,488 acres in Pasco County, Florida. The District is located within Sections 25, 26, 27, and 34, Township 25 South, Range 20 East and is generally located between Interstate 75 and Curley Road, and south of Elam Road in Pasco County.

See Appendix A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

The District was established by Pasco County Ordinance 18-1 effective on January 11, 2018 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Bond Validation Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner Epperson Ranch, LLC currently plans to build 650 residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

## **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

### **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Pasco County technical standards and are anticipated to be owned and maintained by the Pasco County.

### **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

### **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

### **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**


The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

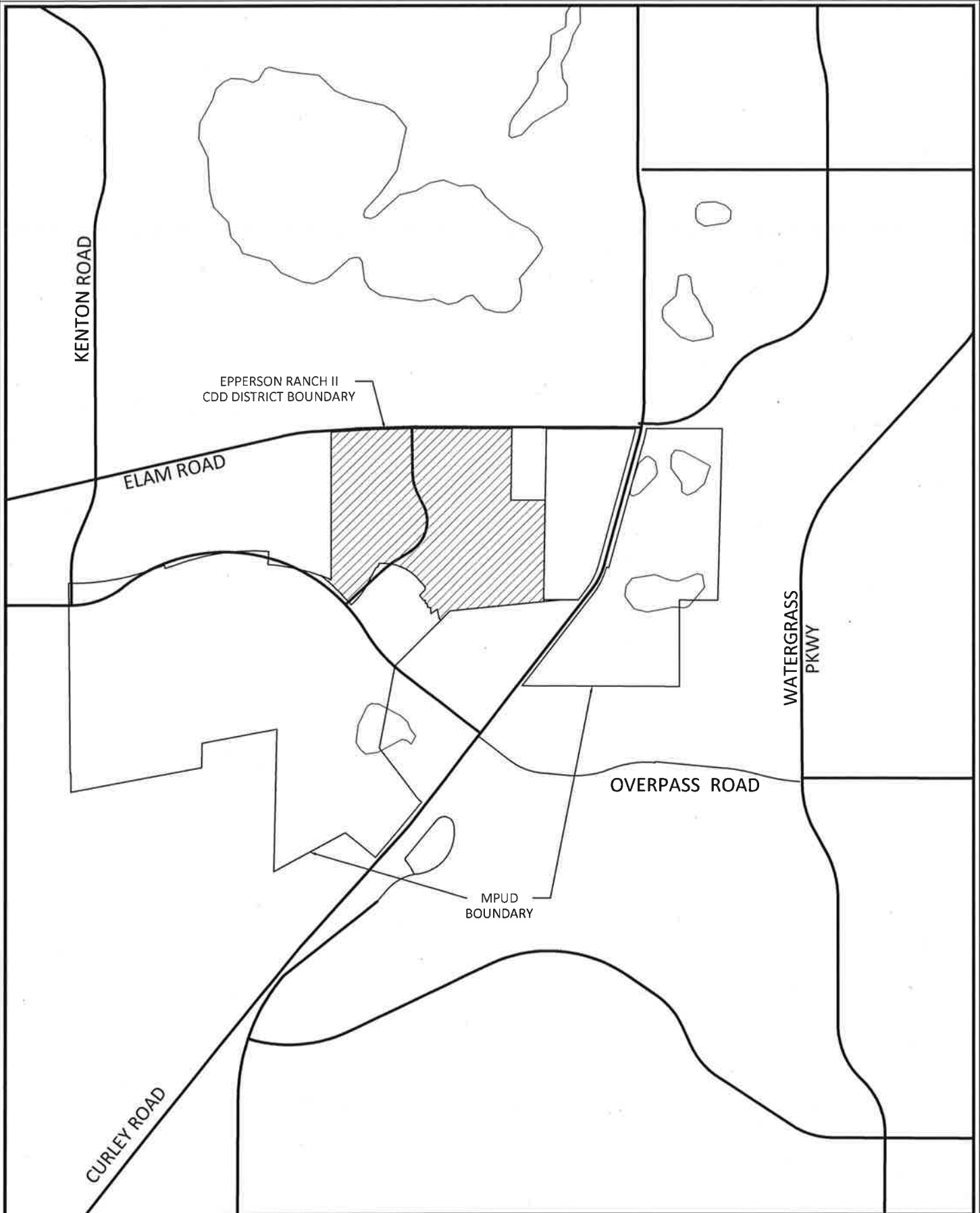
---

Tonja L. Stewart, P.E.  
Florida License No. 47704

## **EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Appendix A. Vicinity Map and Legal Description of the District  
March 2, 2018

# **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**



## Vicinity Map

Epperson Ranch II Community Development District

Pasco County

0' 2000' 4000' Feet



HEIDT

DESIGN

(813) 253-5311

ELAM ROAD

OVERPASS ROAD

## Legend

-  Epperson Ranch II CDD Boundary
- Epperson Ranch MPUD

Epperson Ranch II CDD  
Aerial

Imagery ©2017, DigitalGlobe, U.S. Geological Survey



Pasco County

# EPPERSON RANCH II CDD

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°32'28"E., a distance of 161.58 feet to the **POINT OF BEGINNING**; thence S.84°24'20"W., a distance of 132.03 feet; thence S.44°53'51"W., a distance of 197.13 feet; thence N.54°48'13"W., a distance of 32.16 feet; thence N.12°22'36"W., a distance of 149.15 feet; thence S.54°02'08"W., a distance of 114.82 feet; thence N.04°18'55"W., a distance of 94.00 feet; thence N.82°06'28"W., a distance of 42.81 feet; thence N.09°09'29"W., a distance of 49.57 feet; thence N.60°54'51"W., a distance of 28.34 feet; thence N.08°56'59"W., a distance of 49.36 feet; thence S.79°21'47"W., a distance of 26.74 feet; thence N.37°12'21"W., a distance of 95.85 feet; thence N.46°20'59"E., a distance of 113.39 feet; thence N.07°37'38"E., a distance of 44.49 feet; thence N.35°56'30"W., a distance of 68.32 feet; thence N.44°54'49"W., a distance of 100.40 feet; thence Westerly, 664.05 feet along the arc of a non-tangent curve to the left having a radius of 733.30 feet and a central angle of 51°53'05" (chord bearing N.67°49'27"W., 641.59 feet); thence Southwesterly, 83.20 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 59°35'17" (chord bearing S.33°49'15"W., 79.50 feet); thence Southwesterly, 15.69 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 35°57'02" (chord bearing S.45°38'22"W., 15.43 feet); thence S.27°39'51"W., a distance of 253.76 feet; thence Southwesterly, 420.12 feet along the arc of a tangent curve to the right having a radius of 1210.00 feet and a central angle of 19°53'36" (chord bearing S.37°36'39"W., 418.01 feet) to a point on the Easterly right of way line of Overpass Road; thence along said right of way line and the Northerly extension thereof, Northwesterly, 213.03 feet along the arc of a non-tangent curve to the left having a radius of 2564.00 feet and a central angle of 04°45'37" (chord bearing N.43°31'09"W., 212.97 feet); thence N.44°06'03"E., a distance of 8.00 feet; thence N.45°53'58"W., a distance of 144.84 feet; thence Northwesterly, 288.47 feet along the arc of a tangent curve to the left having a radius of 2358.00 feet and a central angle of 07°00'34" (chord bearing N.49°24'15"W., 288.29 feet); thence Easterly, 173.09 feet along the arc of a non-tangent curve to the right having a radius of 3083.00 feet and a central angle of 03°13'00" (chord bearing S.68°35'10"E., 173.06 feet); thence N.00°00'00"W., a distance of 2273.58 feet to a point on the South right of way line of Elam Road; thence along said South right of way line the following seven (7) courses: 1) N.86°30'43"E., a distance of 225.21 feet; 2) N.86°55'22"E., a distance of 401.50 feet; 3) N.88°35'59"E., a distance of 442.78 feet; 4) Easterly, 94.10 feet along the arc of a tangent curve to the right having a radius of 9950.00 feet and a central angle of 00°32'31" (chord bearing N.88°52'15"E., 94.10 feet); 5) N.89°08'30"E., a distance of 156.93 feet; 6) S.89°55'58"E., a distance of 680.30 feet; 7) S.89°49'45"E., a distance of 771.09 feet; thence S.00°54'21"W., a distance of 1101.70 feet; thence N.90°00'00"E., a distance of 524.07 feet to a point on the East boundary of the West 1/2 of the Southwest 1/4 of the aforesaid Section 26; thence along said East boundary, S.00°54'21"W., a distance of 1561.58 feet; thence S.84°24'20"W., a distance of 1314.91 feet to the **POINT OF BEGINNING**.

Containing 179.488 acres, more or less.

SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR CURVE AND LINE DATA

## EPPERSON RANCH II CDD



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div style="text-align: center;"> <b>DESCRIPTION AND SKETCH</b> (NOT A SURVEY) </div> <div style="text-align: center;"> <b>James D. LeViner</b>  <small>FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. LS6915</small> </div>	
Sheet No. 1 of 3 Sheets				<div style="text-align: center;"> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div>	

**GeoPoint**  
Surveying, Inc.

555 Winderley Place, STE 109  
Maitland, Florida 32751  
www.geopointsurveying.com

Phone: (321) 270-0440  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JDL	Date: 7/13/17
Check: JE	
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	

## **Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

## EPPERSON RANCH II

Description	Phase 1 2018	Phases 2-5 2019-2022	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$537,650	\$ 2,150,360	\$2,688,010
Consultant / Management Fees	\$313,365	\$1,253,460	\$1,566,825
Storm Water Management	\$1,225,120	\$ 4,899,180	\$ 6,124,300
Roads	\$1,715,870	\$7,042,100	\$8,757,970
Potable Water	\$231,270	\$924,950	\$1,156,220
Sanitary Sewer	\$323,245	\$1,292,980	\$1,616,225
Dry Utilities Trenching	\$130,000	\$520,000	\$ 650,000
Recreational Amenity	\$500,000	\$1,500,000	\$2,000,000
Landscaping/Irrigation/Hardscape/Recreation	\$487,500	\$1,054,170	\$1,541,670
Permit Fees and Impact Fees <sup>1</sup>	\$609,960	\$2,439,840	\$3,049,800
Contingency	\$150,000	\$850,000	\$1,000,000
Total	\$6,223,980	\$23,927,040	\$30,151,020

<sup>1</sup> The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.  
{00064166.DOCX/}

# Exhibit B

**EPPERSON RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENTS  
PROMISSORY NOTE**

**Owner:**                    **Epperson Ranch, LLC (the “Owner”)**

**Principal Amount (not to exceed): \$30,151,020**

**Effective Date:**        **April 3, 2018**

The **Epperson Ranch II Community Development District**, a community development district duly created, established and existing pursuant to Chapter 190, Florida Statutes (the “**District**”), for value received and in accordance with the Development Acquisition Agreement between the Owner and the District, dated April 3, 2018, hereby promises to assign development credits described below or pay to the Owner set forth above, or its successors or assigns, the principal amount as shown above, in one or more installments, less any proceeds previously paid by the District for a portion of the Project (as defined in the Development Acquisition Agreement), which shall become due and payable when, as, and if (1) the District receives credits for transportation impact or mobility fees, water impact fees, sanitary sewer impact fees, or alternative development impact fees, or (2) in the District’s sole and absolute discretion, the District issues a future series of bonds or another form of indebtedness permissible by law, the proceeds of which are legally available for the payment of such principal under the terms of the indenture, loan agreement or other agreements applicable to such bonds or other indebtedness (the “**Bonds**”); provided, however, that the principal amount becoming due hereunder shall not exceed the lesser amount of (i) the actual cost of the Project or (ii) the fair market value of the Project as determined and certified by the District Engineer. This Note is given to finance the Project conveyed to the District and will terminate upon completion of the construction of the Project.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may not be assigned by Owner without the written consent of the District, not to be unreasonably withheld or conditioned.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed

precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees to remain and continue to be bound for the payment of the principal provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.

**IN WITNESS WHEREOF**, the Epperson Ranch II Community Development District has caused this Note to bear the signature of the Chair or Vice Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**Attest:**

**Epperson Ranch II  
Community Development District**

\_\_\_\_\_  
Secretary

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

**EXHIBIT 6.**

**EPPERSON RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENTS  
PROMISSORY NOTE**

**Owner:**                    **Epperson Ranch, LLC (the “Owner”)**

**Principal Amount (not to exceed):** **\$30,151,020**

**Effective Date:**        **June 12, 2018**

The **Epperson Ranch II Community Development District**, a community development district duly created, established and existing pursuant to Chapter 190, Florida Statutes (the “**District**”), for value received and in accordance with the Development Acquisition Agreement between the Owner and the District, dated June 12, 2018, hereby promises to assign development credits described below or pay to the Owner set forth above, or its successors or assigns, the principal amount as shown above, in one or more installments, less any proceeds previously paid by the District for a portion of the Project (as defined in the Development Acquisition Agreement), which shall become due and payable when, as, and if (1) the District receives credits for transportation impact or mobility fees, water impact fees, sanitary sewer impact fees, or alternative development impact fees, or (2) in the District’s sole and absolute discretion, the District issues a future series of bonds or another form of indebtedness permissible by law, the proceeds of which are legally available for the payment of such principal under the terms of the indenture, loan agreement or other agreements applicable to such bonds or other indebtedness (the “**Bonds**”); provided, however, that the principal amount becoming due hereunder shall not exceed the lesser amount of (i) the actual cost of the Project or (ii) the fair market value of the Project as determined and certified by the District Engineer. This Note is given to finance the Project conveyed to the District and will terminate upon completion of the construction of the Project.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may not be assigned by Owner without the written consent of the District, not to be unreasonably withheld or conditioned.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed

precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees to remain and continue to be bound for the payment of the principal provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.

**IN WITNESS WHEREOF**, the Epperson Ranch II Community Development District has caused this Note to bear the signature of the Chair or Vice Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**Attest:**

**Epperson Ranch II  
Community Development District**

\_\_\_\_\_  
Secretary

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

**EXHIBIT 7.**



# Epperson II Community Development District

Request for Proposal Professional Engineering Services  
April 20, 2018





Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd. Suite 600  
Tampa, Florida 33602

April 20, 2018

Attention: Paul Cusmano, District Manager  
Epperson II Community Development District c/o DPFG  
15310 Amberly Drive, Suite 175  
Tampa, Florida 33647

Dear Paul,

Reference: Request for Qualifications for Engineering Services, Epperson II Community Development District

Stantec Consulting Services Inc. (Stantec) appreciates the opportunity to submit its qualifications for Professional Engineering Services for the Epperson II Community Development District (CDD), in response to your recent request for additional firm information. In short, the Stantec team is qualified to perform this project due to the following:

- **Previous experience providing district engineering services for numerous West Central Florida-based CDD's/** familiarity with development and staff.
- A seasoned firm, specializing in community development district engineering contracts that **offers an experienced set of eyes for this community's needs.**
- Extensive professional experience with community development districts throughout the Central Florida Region; **over 30 current contracts with CDD's.**
- **A broad range of in-house capabilities and resources** including planning, civil/site engineering, structural engineering, transportation and roadway engineering, survey, GIS, and ecological capabilities.
- **A local Tampa office.**

Stantec is currently providing numerous West Central Florida-based CDD's with professional consulting engineering services and we would really value continuing this relationship with Development Planning and Financing Group, Inc. (DPFG). Having worked with Development Planning and Financing Group for numerous years, we have accumulated a depth of knowledge and history of how you prefer your CDD contracts to be managed. We care about the community and want to make every attempt to provide high quality, reasonably priced consulting services for the District. This commitment truly separates Stantec from all the competing firms. Stantec has staff that exclusively provides services to CDD's, and this commitment means that there is no other priority, and our response time to residents' questions, Board of Supervisors' requests, and District Manager issues is immediate. Also, due to the number of CDD clients, Stantec provides the most efficient services at the most competitive cost.

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

- Stormwater Management Systems and Facilities (including erosion repair)
- Water and Sewer Systems and Facilities
- Landscaping, Street Lighting Design and Plans
- Environmental Permitting
- Government Permitting
- Cost Estimates and Bidding Assistance
- Water Conservation Studies and Design/NPDES Experience
- Water Supply Studies

- Contract Management and Inspection Services
- Expert Witness Testimony
- Irrigation System Plans and Design
- Roadways/Traffic Control Measures

Since 1956, Stantec has grown with Florida, serving both private and public sector clients statewide. With over 400 employees strategically located throughout Florida, Stantec has the talent, flexibility, and resources to provide exceptional services to the Epperson II CDD.


Each of the key members of Stantec's project team has extensive experience in the engineering, planning, design, and construction of residential projects. Key personnel for the project would include David A. Kemper, P.E., as Principal-in-Charge; Tonja L. Stewart, P.E., as District Engineer/ Senior Project Manager; Keith Diaz, EI as Engineering Technician, Lea Del Tosto, RLA as Landscape Architect and Mark H. Foster, PSM as Surveyor; and other Stantec administrative, CAD, and technical support personnel, as needed.

#### **TONJA L. STEWART, P.E. - Project Manager**

A Senior Project Manager at Stantec and a Florida-registered Professional Engineer, Ms. Stewart offers more than 30 years of experience in a broad range of civil engineering projects, including managing over 30 CDD District Engineering contracts within the Tampa Bay region. She has been responsible for residential, commercial, and industrial site design; including stormwater management, drainage, roadway, water transmission systems, wastewater collection systems, and wetland and flood plain mitigation. Ms. Stewart's credentials include construction management for many of her projects which have entailed inspections, testing, and certification. Her responsibilities include providing coordination with project consultants, including geotechnical engineers, environmental scientists, surveyors, archaeologists, attorneys, and title companies. She also provides support services for re-zonings, annexations, DRIs, and land-use amendments.

Stantec looks forward to hearing from you regarding your selection, and we look forward to continuing to serve as District Engineer for the Epperson II Community Development District.

Sincerely,



David A. Kemper, P.E., Senior Principal



# Our Firm

## Firm Overview

The Stantec community unites more than 22,000 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.

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

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

## Transforming Land

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

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

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

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

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

### Ability of Applicants Professional Personnel

Stantec offers a team that Meritus' staff is familiar through our other district engineering at South Fork III, Carlton Lakes, Summit at Fern Hill and Ventana to name a few. **Tonja Stewart** will be our Project Manager, and she personally brings over two decades of experience in the management of over 30 community development district engineering contracts. She truly embodies the specific expertise to successfully execute this contract. She is joined by a team of professionals that have worked with her on previous community development district contracts, and thus, the entire Stantec team knows how to successfully execute task orders for this type of contract.

### Time and Budget Requirements

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

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

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

### 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

Tonja as our Project Manager and team leaders can assure the CDD staff that we will deliver each project as contracted. We have an internal checks and balances system of QA/QC that ensures redundancy at every stage and allows for senior staff to oversee the quality of documents and execution of design during construction.

### Past Experience and Performance

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

### Commitment to Community

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

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



We create the communities that we'd want to call home.

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 Hillsborough County, SWFWMD, and other local permitting agencies.

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

Our services are provided on projects around the world through approximately 22,000 employees operating out of more than 400 locations in North America and 4 locations internationally. Our multiple office locations allow for easy management of projects in multiple locations (we have 13 in Florida alone). **These types of projects are a specialty at Stantec.** We understand how CDD's operate because we've experienced large, single-family development from the planning stages, through design, permitting and ultimately, construction. These types of developments are truly at the core of what we do as a firm.

### **Commitment to Providing District Engineering for Communities**

We offer Epperson II Community Development District the expertise of a team that has worked on over 50 Community Development Districts providing District Engineering services. Our track record is unsurpassed in the state for managing district engineering contracts and our Project Manager, Tonja Stewart, is personally known to you and has dedicated her over two decades of experience in managing these types of contracts.

We are a full-service team, available in-house and are ready to serve this contract. The following is a list of our current CDD Contracts, all managed by our local staff.

- Arbor Greene CDD, City of Tampa
- Ballantrae CDD, Pasco County
- Bridgewater CDD, Polk County
- Bridgewater of Wesley Chapel, Pasco County
- Cheval West CDD, Hillsborough County
- Concord Station CDD, Pasco County
- Cypress Creek CDD, Hillsborough County
- Eastlake Oaks CDD, Pinellas County
- Epperson Ranch CDD, Pasco County
- Estancia at Wiregrass CDD, Hillsborough County
- Gramercy Farms CDD, Osceola County

- Grand Hampton CDD, City of Tampa
- The Hammocks CDD, City of Tampa
- Heritage Harbor CDD, Hillsborough County
- Hidden Creek, Hillsborough County
- K Bar Ranch CDD, City of Tampa
- Meadow Pointe CDD, Pasco County
- Meadow Pointe III CDD, Pasco County
- Meadow Pointe IV CDD, Pasco County
- Northwood CDD, Pasco County
- Oakstead CDD, Pasco County
- Park Creek CDD, Hillsborough County
- Panther Trace I, II CDD, Hillsborough County
- Park Place CDD, Hillsborough County
- Parkway Center CDD, Hillsborough County
- Rivercrest CDD, Hillsborough County
- River Bend CDD, Hillsborough County
- South Fork CDD, Hillsborough County
- Sterling Hill CDD, Hernando County
- Tampa Palms CDD, Hillsborough County
- Union Park CDD, Pasco County
- Westchase CDD, Hillsborough County
- Zephyr Lakes, Pasco County

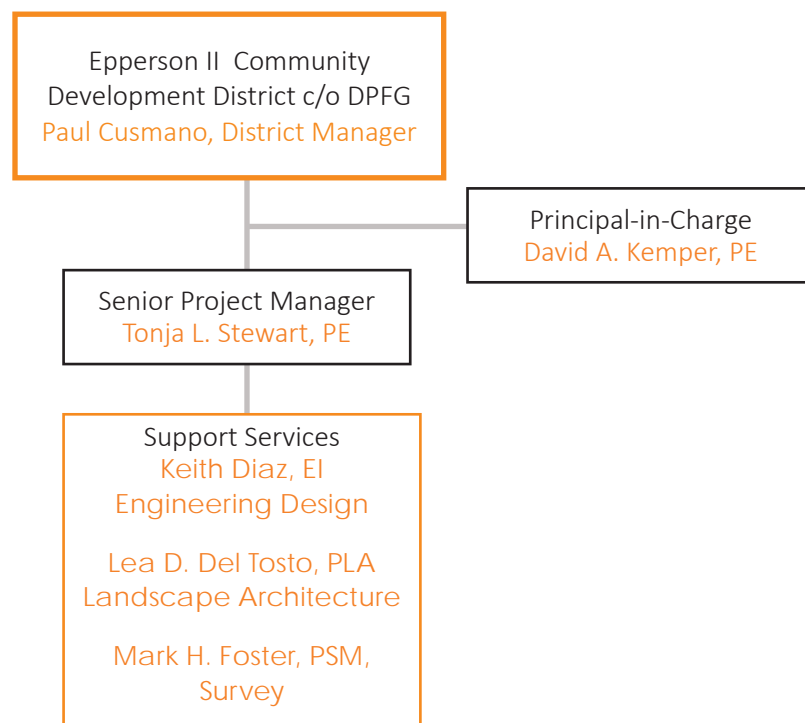
We are confident that we can continue to provide high quality service to Epperson II for the Professional Engineering Contract. You are familiar with our team and we pride ourselves on adhering to the utmost standard on client service. The following pages showcase our areas of expertise necessary to fully execute our high level of service to Epperson II and they are representative of our Tampa office's staff capabilities.

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



# Team Organization

The organization chart below indicates the names of specific staff proposed for this project. Our team offers local, site-specific experience and expertise in community development district engineering contracts. Our proposed Project Manager Tonja Stewart, is personally known and respected by your organization and staff, along with the local community. We will have no learning curve working together on this district engineering contract.



## Key Personnel Overview

### **Tonja Stewart, PE** **Project Manager**

Tonja is highly experienced in a broad range of civil engineering projects that include a specialty in managing community development district engineering contracts. Her responsibilities in managing the contracts include 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 30 community development districts within the Tampa Bay Region.

### **David Kemper, PE** **Principal-In-Charge**

Dave's professional experience includes management and design of residential, office, commercial, industrial, institutional, recreational, and mixed-use projects. He has extensive experience in coordinating the efforts of a multi-disciplined team to address all aspects of the site development including planning/zoning, survey, geotechnical, environmental, biology, traffic, and landscape architecture. This includes a particular emphasis on providing the engineering design after large scale and complex projects have been conceptualized.

### **Keith Diaz, EI** **Engineering Technician/Designer**

As a Civil Engineering Intern, Keith has experience with many different project types. He has worked public and private sectors in the preparation of construction documents and the permitting approval process. His work ranges from research of local agencies to client interaction to design of water, wastewater, and stormwater facilities.

### **Lea Del Tosto, PLA** **Landscape Architect**

With more than 20 years as a landscape architect, Lea has nationwide experience in all facets of the profession including project planning, and management, community involvement, design development, contract documents and construction phase services. She is National Charrette Institute trained and provides charrette planning services to projects which include public involvement.

### **Mark Foster, PSM** **Land Surveyor**

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

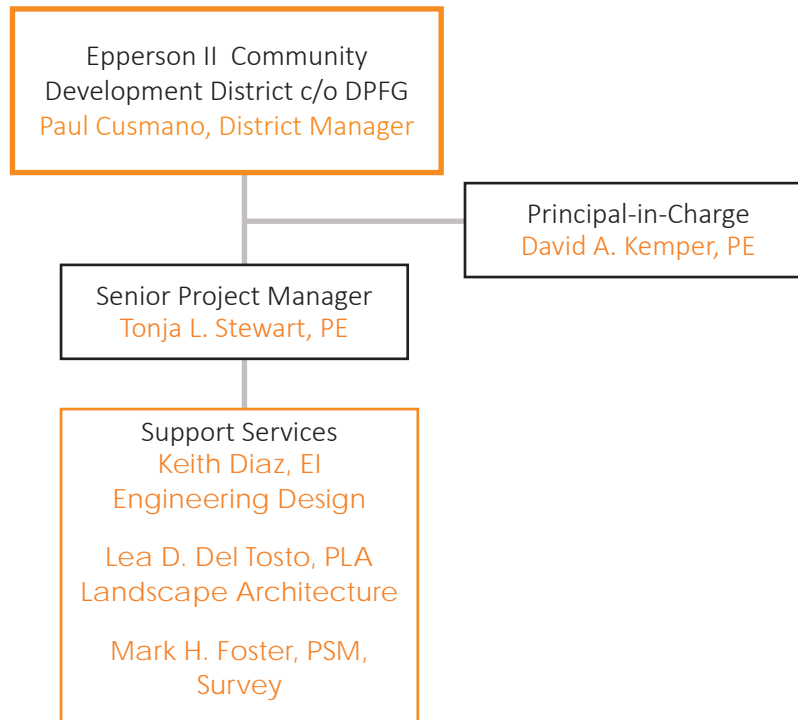


# Why Stantec?

- **Our staff understands the local area**  
We live and work in the Tampa area. Our staff understands this area and the permitting process and have a thorough understanding of Epperson II .
- **Our similar projects exemplify our expertise and ability to overcome challenges**  
We've done this before. We've provided community development district engineering services to over 50 CDD's in the Central Florida Region. We offer you proven solutions and creative design.
- **Project Manager with over two decades of providing district engineering services**  
Can you trust that the firm you select is not only knowledgeable in community development districts, but offers a project manager that has personally led the efforts on over 50 community development district contracts? Our team is proven in these areas- you can trust us.
- **A commitment to Meritus**  
We understand the staff at DPFG and how they desire their selected district engineer to perform. Our reputation and high level of client services is proven to your staff.

ARCHITECT – ENGINEER QUALIFICATIONS						
PART I – CONTRACT-SPECIFIC QUALIFICATIONS						
A. CONTRACT INFORMATION						
1. TITLE AND LOCATION <i>(City and State)</i>						
Epperson II Community Development District Tampa, Florida						
2. PUBLIC NOTICE DATE			3. SOLICITATION OR PROJECT NUMBER			
April 20, 2018			N/A			
B. ARCHITECT – ENGINEER POINT OF CONTACT						
4. NAME AND TITLE						
David Kemper, PE, Senior Principal						
5. NAME OF FIRM						
Stantec Consulting Services Inc.						
6. TELEPHONE NUMBER		7. FAX NUMBER		8. EMAIL ADDRESS		
13.223.9500		813.223.0009		dave.kemper@stantec.com		
C. PROPOSED TEAM						
<i>(Complete this section for the prime contractor and all key subcontractors.)</i>						
	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	✓			Stantec Consulting Services Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	777 S Harbour Island Boulevard, Suite 600 Tampa, FL 33602	District Engineering Services
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
g.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

## D. Organizational Chart of Proposed Team



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

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
David A. Kemper, PE	Principal in Charge	a. TOTAL	b. WITH CURRENT FIRM
		38	19
15. FIRM NAME AND LOCATION (City and State)			
Stantec, Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Master of Science, Engineering Management, Missouri University of Science & Technology, Rolla, Missouri, 1984 Bachelor of Science, Civil Engineering, Missouri University of Science & Technology, Rolla, Missouri, 1979		Professional Engineer #36271, State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
2011 Engineer of the Year, American Society of Civil Engineers, West Coast Branch 2004 FES/FICE Leadership Institute, Graduate			

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Bexley Ranch Land DRI Pasco County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	DRI engineering studies, master water, wastewater and master drainage planning, floodplain studies, and preliminary cost estimating. Stantec has completed extensive site analysis and design alternatives to assist the property owner and developer, Newland Communities, with the future development and use of this site located in central Pasco County directly adjacent to the Suncoast Parkway.		
b.	<b>Eagle Brooke Golf and Country Club Polk County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Provided civil/site engineering and environmental permitting for this 400-acre residential golf course community. Services included establishment of a Community Development District (CDD).		
c.	<b>The Preserve at Wilderness Lakes Community Development District, Pasco County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Responsible for overall project and team management for a range of engineering services associated with serving as the Community Development District (CDD) District Engineer for this development of 850 lots on +/- 578 acres. The CDD assets include a high end recreation facility, roadways, security gates, stormwater management systems, landscape/hardscape, and irrigation systems.		
d.	<b>Toulon Master Planned Community Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Responsible for overall client interface and project and team management. Stantec was retained as a multi-disciplinary consultant in the development of the Toulon Development. The site is a 218-acre, multi-phased, 232-unit, single-family residential subdivision.		

## 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	Senior Project Manager	a. TOTAL	b. WITH CURRENT FIRM
		28	9
15. FIRM NAME AND LOCATION (City and State)			
Stantec, 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	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
2009 Tampa Bay Builders, Associate of the Year 1997 Hillsborough County Chamber of Commerce, Leadership Hillsborough			

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Northwood Community Development District Land O' Lakes, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	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.	<b>The Preserve at Wilderness Lakes Community Development District, Land O' Lakes, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	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 for this development of 850 lots on +/- 578 acres. The CDD assets include a high end recreation facility, roadways, stormwater management systems, landscape/hardscape, and irrigation systems.		
c.	<b>Ballantrae Community Development District Land O' Lakes, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	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 Manage		
d.	<b>Union Park Community Development District Wesley Chapel, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		
	Responsible for ongoing client and project coordination, account management, and project scheduling. Concord Station CDD manages a partially completed planned community containing single family units, a recreation facility, stormwater management systems, and common areas. 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	
Keith Diaz, EI	Engineering Technician/Designer	a. TOTAL	b. WITH CURRENT FIRM
		3	3
15. FIRM NAME AND LOCATION (City and State)			
Stantec, Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Science, Civil Engineering, University of Central Florida, Orlando, Florida, 2012 Associate of Arts, Engineering, College of Central Florida, Orlando, Florida, 2009		Registered Professional Architect in Maryland (#15110, 2007); LEED Accredited Professional, Building Design + Construction	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
Member, American Society of Civil Engineers			

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Meadow Pointe I, III, IV Community Development District Pasco County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Responsible for assisting the District Engineer on civil engineering tasks. Stantec serves as District Engineer and has been responsible for the design, permitting and construction administration of a 3,800 s.f. fitness center, as well as periodic inspections of the community stormwater facilities for Meadow Pointe I. Stantec is serving Meadow Pointe III that contains a park site, park/recreation area, and a total of 1,788 units and associated infrastructure. Stantec is providing CDD services on Meadow Pointe IV as well.		
b.	<b>Heritage Harbor Community Development District Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Responsible for assisting the District Engineer on civil engineering tasks. Heritage Harbor CDD contains approximately 600 single family units, a public golf course, stormwater management facilities, landscape/hardscape and irrigation systems. Stantec provides ongoing, as needed, engineering services for proper operation and maintenance of District assets. Stantec also assisted in the development of a water conservation plan for the golf course.		
c.	<b>Oakstead Community Development District Pasco County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Responsible for assisting the District Engineer on civil engineering tasks. Stantec was selected for annual district engineering services to assist the District Manager and Board of Supervisors to properly budget, operate, and maintain CDD infrastructure, which included roads, stormwater management facilities and recreation facilities. The CDD is fully controlled by a Resident Board of Supervisors.		
d.	<b>Concord Station Community Development District Pasco County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
	Responsible for assisting the District Engineer on civil engineering tasks. Concord Station CDD manages a partially completed planned community containing single family units, a recreation facility, stormwater management systems, and common areas. 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	
Lea Del Tosto, PLA	Landscape Architect	a. TOTAL	b. WITH CURRENT FIRM
		31	11
15. FIRM NAME AND LOCATION (City and State)			
Stantec, Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Landscape Architecture, University of Florida, Gainesville, Florida, 1984		Landscape Architect #874, Council of Landscape Architectural Registration Boards Technical Specialist, National Charrette Institute Registered Landscape Architect #LA0001133, State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
Member, Transportation Committee, The Tampa Downtown Partnership Member, American Society of Landscape Architects 2012 Florida ASLA, Award of Honor, Washington Street Park 2012 Hillsborough County, City-County Planning Commission, Award of Excellence, Washington Street Park			

## 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Channel District Strategic Action Plan Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
The plan included streetscape and park concepts as well as design guidelines. We prepared a Strategic Action Plan for this 200- acre urban Community Redevelopment Area located adjacent to the Central Business District. The study area is a former heavy industrial port warehouse district that is evolving with tourist destinations and high-density residential use. Stantec analyzed existing infrastructure, developed alternative development scenarios, and established conceptual public realm design elements.			
b.	<b>Heritage Square Mixed Use Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for alternative concept development for the open spaces on this redevelopment project. This project was a proposal for the redevelopment of Fort Homer Hesterly into a mixed-use redevelopment that combined retail, office, hotel and spa facilities. At the center of the design was a large urban plaza with water features and different scales of pedestrian spaces. The plaza was flanked on three sides by retail market, offices, and hotel/spa facilities.			
c.	<b>Kennedy Residence on Channelside Rezoning &amp; Park Design Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for leading a multi-disciplinary design team for the conceptual design and property rezone. We coordinated the rezoning process for an urban residential, mixed-use redevelopment project in the Channel District. The project is a mixed-use, 25- story high rise structure with 393 residential units or hotel rooms and 57,000sf. ground floor and second floor retail/office uses. We prepared the rezoning application for the development and designed the streetscape, plaza and adjacent park.			
d.	<b>Washington Park Neighborhood Master Plan - Study to Target Potential Development, Hillsborough County, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
Responsible for managing the Washington Park neighborhood study in Bradenton's Central Park Community Redevelopment District. The City of Bradenton Central Community Redevelopment Agency selected us to complete a redevelopment plan for the Washington Park neighborhood. The project combined focused market research, real estate analysis, public involvement, market- driven site planning and superior urban design graphic representations to produce a developer-oriented plan document.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT			
(Complete one Section E for each key person.)			
12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Mark H. Foster, PSM	Land Surveyor	a. TOTAL	b. WITH CURRENT FIRM
		30	11
15. FIRM NAME AND LOCATION (City and State)			
Stantec, Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
		Professional Land Surveyor #5535, State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
Point of Contact, Society of American Military Engineers, Tampa Bay Post			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Lake Toscana Conservation Subdivision Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for project surveying activities to include the boundary surveys associated with the acquisition of property, surveys of Ordinary High Water Line of the Little Manatee River to document the limits of Sovereignty Submerged Lands, and subdivision plat preparation for a 102-lot subdivision located on the site of an old 510-acre dairy farm on the banks of the Little Manatee River in southern Hillsborough County.			
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Winthrop Village Traditional Neighborhood Design (TND) Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the preparation of boundary surveys to support property acquisition, subdivision platting, construction layout ,and as-built surveys for a 256-unit, traditional neighborhood design (TND) project. Special care was also required at the project boundaries to ensure compatibility with the surrounding developments.			
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Westlake Village Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the preparation of surveys with associated on-site geotechnical investigations and for the off-site route survey needed to support the design of transportation improvements for this proposed development near the Sun City Center.			
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	Toulon Master Planned Community Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the platting and construction related efforts for this phased master planned development. The site is a 218-acre, multi-phased, 232-unit, single-family residential subdivision.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER
<i>(Present as many projects as requested by the agency, or 10 projects, if not specified.)</i>		1
<i>Complete one Section F for each project.)</i>		

21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Bridgewater Community Development District, City of Lakeland, FL	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
	Ongoing	



23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Bridgewater CDD	Anthony Jeancole, Rizzetta & Co.	407.472.2471

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


Stantec is providing District Engineering services to operate and maintain CDD infrastructure, including stormwater management systems. Responsible for civil engineering tasks. Bridgewater CDD manages a planned community containing single family units, stormwater management systems, and common areas. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure, as well as annual consulting engineering reports.




25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Stantec	Tampa, FL	Surveying, civil engineering, construction administration support

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER	
(Present as many projects as requested by the agency, or 10 projects, if not specified.)		2	
Complete one Section F for each project.)			
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Meadow Pointe IV Community Development District		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Pasco County, FL		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Meadow Pointe IV CDD	Clifton Fischer, Rizzetta & Co.	813.994.1001	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)			
<p>District Engineering services includes the operation and maintenance of District infrastructure, including roads and stormwater management systems.</p> <p>The District was also responsible for the bidding and construction management of SR 56, a \$26 million roadway and utility project crossing Wiregrass Ranch to Meadow Pointe Boulevard. New ADA regulations require compliance by March 15, 2012, and we assisted the District to budget and become compliant.</p> <p>Meadow Pointe IV includes:</p> <ul style="list-style-type: none"> <li>• Whisenton Place</li> <li>• Parkmonte</li> <li>• Shellwood Place</li> <li>• Fennwood Crossing</li> <li>• Windsor</li> <li>• Meridan</li> </ul>			
 			




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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER	
(Present as many projects as requested by the agency, or 10 projects, if not specified.)		3	
Complete one Section F for each project.)			
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Gramercy Farms Community Development District		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
City of St. Cloud, FL		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Gramercy Farms CDD	Reggie Smith, Director	540-432-0496	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)			
<p>Stantec is providing District Engineering services includes the operation and maintenance of District infrastructure, including stormwater management systems.</p> <p>Our team has been responsible for ongoing client and project coordination, account management, and project scheduling.</p>			
			
			

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


F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER	
(Present as many projects as requested by the agency, or 10 projects, if not specified.) Complete one Section F for each project.)		4	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Bridgewater of Wesley Chapel Community Development District Pasco County, FL		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	
Bridgewater of Wesley Chapel CDD	Angel Montagna - Rizzetta & Co.	813.994.1001	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)			
<p>Bridgewater is a multi-phased master planned community with 760 single-family lots on 325 acres. Stantec was selected for annual district engineering services to assist the District Manager and Board of Supervisors to properly budget, operate, and maintain CDD infrastructure, which includes roads and stormwater management facilities.</p> 			

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER	
(Present as many projects as requested by the agency, or 10 projects, if not specified.)		5	
Complete one Section F for each project.)			
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Oakstead Community Development District Pasco County, FL		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	
Oakstead CDD	Andy Mendenhall, Severn Trent	813.991.1116	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)			
<p>Stantec was selected for annual district engineering services to assist the District Manager and Board of Supervisors to properly budget, operate, and maintain CDD infrastructure, which includes roads, stormwater management facilities and recreation facilities.</p> <div style="display: flex; justify-content: space-around;">   </div> 			


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

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified.)</i> <i>Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div>6</div>					
<b>21. TITLE AND LOCATION (City and State)</b> Union Park Community Development District Pasco County, FL		<b>22. YEAR COMPLETED</b> <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>						
Ongoing							
<b>23. PROJECT OWNER'S INFORMATION</b>							
<b>a. PROJECT OWNER</b> Union Park CDD		<b>b. POINT OF CONTACT NAME</b> Paul Cusmano, DPFG					
		<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.418.7473 Ext 104					
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)</b> Union Park CDD manages a partially completed planned community containing single family units, a recreation facility, stormwater management systems, and common areas. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure, as well as annual public facilities reports.							
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>							
<b>(1) FIRM NAME</b> a. Stantec		<b>(2) FIRM LOCATION (City and State)</b> Tampa, FL					
		<b>(3) ROLE</b> Civil Engineering, Surveying, Construction Administration Support					



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified.)</i> <i>Complete one Section F for each project.</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="font-size: 24pt; text-align: center;">7</div>					
<b>21. TITLE AND LOCATION (City and State)</b> Ballantrae Community Development District Pasco County, FL		<b>22. YEAR COMPLETED</b> <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>						
Ongoing							
<b>23. PROJECT OWNER'S INFORMATION</b>							
<b>a. PROJECT OWNER</b> Ballantrae CDD		<b>b. POINT OF CONTACT NAME</b> Paul Cusmano, DPFG					
		<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.418.7473 ext 104					
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)</b> Stantec is the CDD Engineer, providing ongoing services as needed by the Board of Supervisors and District Manager. We are providing District Engineering services to maintain District owned and maintained infrastructure, including wet detention stormwater ponds.							
							

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

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified.)</i> <i>Complete one Section F for each project.</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div>8</div>					
<b>21. TITLE AND LOCATION (City and State)</b> Northwood Community Development District Pasco County, FL		<b>22. YEAR COMPLETED</b> <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td>2010</td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	2010	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>						
2010							
<b>23. PROJECT OWNER'S INFORMATION</b>							
<b>a. PROJECT OWNER</b> Northwood CDD		<b>b. POINT OF CONTACT NAME</b> Debby Hukill, Meritus Districts					
		<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.873.7300					
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)</b> We served as District Engineer and have 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>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>							
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE				
a.	Stantec	Tampa, FL	Civil Engineering				

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified.)</i> <i>Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt; font-weight: bold;">9</div>					
<b>21. TITLE AND LOCATION (City and State)</b> South Fork Community Development District Hillsborough County, FL		<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>						
Ongoing							
<b>23. PROJECT OWNER'S INFORMATION</b>							
<b>a. PROJECT OWNER</b> South Fork CDD		<b>b. POINT OF CONTACT NAME</b> Mark Vega, Severn Trent					
		<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.991.1116					
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)</b> South Fork CDD manages a completed planned community containing single family units, stormwater management systems, and common areas. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure.							
							

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT		20. EXAMPLE PROJECT KEY NUMBER	
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		10	
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Rivercrest Community Development District Hillsborough County, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2005-Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Rivercrest CDD	Brian Howell, Meritus Districts	813.873.7300	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size and cost)			
<p>District Engineering services includes the operation and maintenance of District infrastructure, including stormwater management systems and clubhouse facilities. The Rivercrest CDD is a completed community with infrastructure that includes open space, stormwater management, and landscaped common areas and irrigation systems.</p> <p>The Stantec team is responsible for ongoing client and project coordination, account management, and project scheduling. Stantec was selected for annual district engineering services to assist the District Manager and Board of Supervisors to properly budget, operate, and maintain CDD infrastructure, which includes stormwater management facilities and recreation facilities.</p>			
 			

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

## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

## 29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Bridgewater Community Development District	6	Concord Station Community Development District
2	Meadow Pointe IV Community Development District	7	Ballantrae Community Development District
3	Gramercy Farms Community Development District	8	Northwood Community Development District
4	Bridgewater of Wesley Chapel Community Development District	9	South Fork Community Development District
5	Oakstead Community Development District	10	Rivercrest Community Development District

## H. ADDITIONAL INFORMATION

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

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 have a current working relationship with Rizzetta, and have worked with several fully- developed CDD's within Pasco and Hillsborough Counties and the City of Tampa. 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

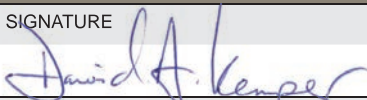
The following represents Stantec's additional prior experience in CDD's, Independent Districts and MSTU/BUS:

- Ballantrae CDD, Pasco County
- Bridgewater of Wesley Chapel, Pasco County
- Chapel Creek CDD, Pasco County
- Concord Station CDD, Pasco County
- Eastlake Oaks CDD, Pinellas County
- Meadow Point I CDD, III, IV CDD, Pasco County
- New River CDD, Pasco County
- Northwood CDD, Pasco County
- Oakstead CDD, Pasco County
- Preserve @ Wilderness Lake CDD, Pasco County
- Bridgewater CDD, Polk County
- Union Park CDD, Pasco County
- Arbor Greene CDD, City of Tampa
- Cheval West CDD, Hillsborough County
- Cypress Creek CDD, Hillsborough County
- Grand Hampton CDD, City of Tampa
- 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
- Park Place CDD, Hillsborough County
- River Bend CDD, Hillsborough County
- Waterchase CDD, Hillsborough County
- Westchase CDD, Hillsborough County
- Parkway Center CDD, Hillsborough County

## I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE




32. DATE

04/20/2018

33. NAME AND TITLE

David Kemper, Senior Principal

<b>ARCHITECT - ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER <i>(If any)</i>		
<b>PART II – GENERAL QUALIFICATIONS</b> <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME <b>Stantec Consulting Services Inc.</b>				3. YEAR ESTABLISHED <b>2012</b>	4. UNIQUE ENTITY IDENTIFIER <b>07-872-1737</b>	
2b. STREET <b>777 S Harbour Island Boulevard, Suite 600</b>				<b>5. OWNERSHIP</b>		
2c. CITY <b>Tampa</b>		2d. STATE <b>FL</b>	2e. ZIP CODE <b>33602-3921</b>	a. TYPE <b>Corporation</b>		
6a. POINT OF CONTACT NAME AND TITLE <b>David A. Kemper, PE, Senior Principal</b>				b. SMALL BUSINESS STATUS <b>N/A</b>		
6b. TELEPHONE NUMBER <b>(813) 223-9500</b>		6c. E-MAIL ADDRESS <b>dave.kemper@stantec.com</b>		7. NAME OF FIRM <i>(If block 2a is a branch office)</i> <b>Stantec Inc.</b>		
8a. FORMER FIRM NAME(S) <i>(If any)</i>				8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER	
<b>MWH Americas Inc. Wilson Miller, Inc.</b>				<b>1993</b>	<b>14-865-2431</b>	
				<b>1956</b>	<b>55-683-5408</b>	
<b>9. EMPLOYEES BY DISCIPLINE</b>				<b>10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number <i>(See Below)</i>
		(1) Firm	(2) Branch			
02	Administrative	3606	31	B02	Bridges	9
06	Architect	958	0	C15	Construction Management	8
07	Biologist	247	1	C16	Construction Surveying	7
08	CAD Technician	662	6	E02	Educational Facilities, Classrooms	10
10	Chemical Engineer	60	1	E09	EIS, Assessments of Statements	10
12	Civil Engineer	2071	16	E12	Environmental Remediation	10
15	Construction Inspector	256	1	H07	Highways; Streets; Airfield Paving; Parking Lots	10
21	Electrical Engineer	671	2	H09	Hospital & Medical Facilities	10
23	Environmental Engineer	471	2	H11	Housing (Residential, Multi-Family, Apts, Condos)	10
24	Environmental Scientist	842	2	I01	Industrial Buildings, Manufacturing Plants	9
29	GIS Specialist	171	3	O01	Office Buildings, Industrial Parks	8
34	Hydrologist	83	1	P05	Planning (Comm., Regional, Areawide and State)	8
38	Land Surveyor	423	18	P06	Planning (Site, Installation, and Project)	8
39	Landscape Architect	204	3	R04	Recreation Facilities (Parks, Marinas, Etc.)	8
42	Mechanical Engineer	600	1	S04	Sewage Collection, Treatment and Disposal	9
47	Planner, Urban/Regional	262	4	S10	Surveying, Platting, Mapping, Flood Plain Studies	8
48	Project Manager	765	9	S13	Storm Water Handling & Facilities	7
57	Structural Engineer	654	2	T03	Traffic & Transportation Engineering	10
58	Technician/Analyst	1948	2	T04	Topographic Surveying and Mapping	4
60	Transportation Engineer	282	3	U02	Urban Renewals; Community Development	8
	Other	1732	0	W02	Water Resources, Hydrology, Ground Water	9
				W03	Water Supply, Treatment and Distribution	10
<b>Total</b>		<b>16968</b>	<b>108</b>			
<b>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> <i>(insert revenue index number shown at right)</i>		<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>				
a. Federal Work	<b>10</b>	1. Less than \$100,000				
b. Non-Federal Work	<b>10</b>	2. \$100,000 to less than \$250,000				
c. Total Work	<b>10</b>	3. \$250,000 to less than \$500,000				
		4. \$500,000 to less than \$1 million				
		5. \$1 million to less than \$2 million				
		6. \$2 million to less than \$5 million				
		7. \$5 million to less than \$10 million				
		8. \$10 million to less than \$25 million				
		9. \$25 million to less than \$50 million				
		10. \$50 million or greater				
<b>12. AUTHORIZED REPRESENTATIVE</b>						
The foregoing is a statement of facts.						
a. SIGNATURE 					b. DATE <b>January 1, 2018</b>	
c. NAME AND TITLE <b>David A. Kemper, PE, Senior Principal</b>						



Design with  
community in mind