



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

September 28, 2026

6:30 p.m.

Location:

**Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579**

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.

PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Panther Trace II Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District is scheduled for **Monday, September 28, 2026** at **6:30 p.m.** at **Panther Trace II Clubhouse – 11518 Newgate Crest Drive, Riverview, FL 33579.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, September 28, 2026
Time: 6:30 p.m.
Location: Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

AUDIO ONLY

Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Clint Miner (1-VC)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Staff/Vendors

Heath Beckett, Vesta District Services
Anna Ramirez, Facilities Director
John Vericker, Straley, Robin, Vericker
Tyson Waag, Stantec
Matt Remson, Remson Aquatics
Jeff Myers, ASI

SECOND ORDER OF BUSINESS:

PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(See Comments Policy Below)

Comments Policy: *Comments will be heard from anyone physically present (limited to 3 minutes per individual) or they may be emailed to the District Manager at least 48 hours prior to the meeting (hbeckett@vestapropertyservices.com & sconley@vestapropertyservices.com)*

FOURTH ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- A. Update on Tampa Bay Estuary Program – *Clint Miner, Supervisor*
- B. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics* **EXHIBIT 1**
 - 1. Consideration of Remson Aquatics Proposal #2286 to Install Fountain in Pond 12 - \$13,168.53 (Additional cost for Electrician) **EXHIBIT 2**
- C. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI* **EXHIBIT 3**
 - 1. Consideration of ASI Proposal #173971 for August Irrigation Repairs - \$5,304.99 **EXHIBIT 4**
- D. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*
- E. Presentation of District Engineer Report – *Tyson Waag, Stantec*
- F. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
 - 1. Presentation of Tickler File **EXHIBIT 5**
- G. Presentation of Facilities Report – *Anna Ramirez, Facilities Director*



FIFTH ORDER OF BUSINESS:

DISTRICT ENGINEER SERVICES

- A. Authorization of Staff to Enter Negotiations with Lighthouse Engineering for District Engineering Services
- B. Authorization of Staff to Issue a 30-day Notice Terminating the Professional Engineering Services Agreement with Stantec

EXHIBIT 6

SIXTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 24, 2026
- B. Acceptance of the Unaudited August 2026 Financial Statement

EXHIBIT 7

EXHIBIT 8

SEVENTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS *(Includes Next Meeting Agenda Items)*

- A. Update on Panther Trace Blvd. Resurfacing Request *(Russell)*

EIGHTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS
(See Comments Policy Above)

NINTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Clint Miner (1-VC)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

**Monday, October 26, 2026
at 6:30 p.m.**

*Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579*

**AGENDA DEADLINE:
Noon – October 17, 2026**

TENTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY
(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT



EXHIBIT 1





Panther Trace II

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL

Matthew Remson Environmental Scientist

11207 Remson Lane, Riverview, FL 33578

Cell: 813-748-2433 Office: 813-671-2851



Pond: 1

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 2

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 3

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 4

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 5

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



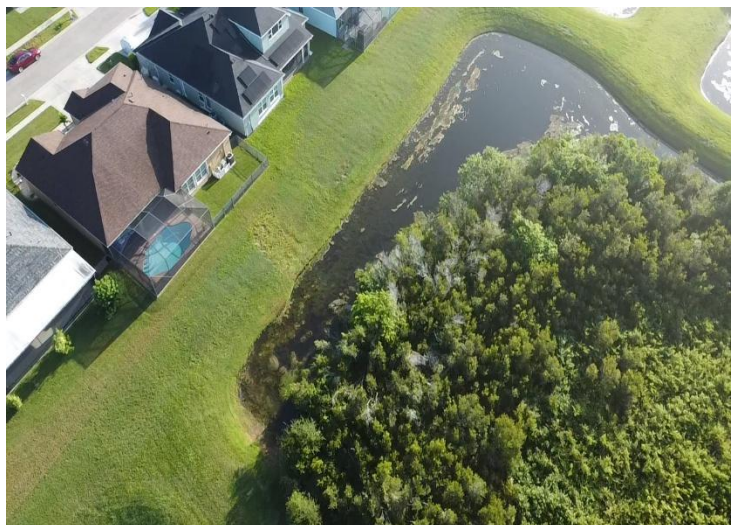
Pond: 6

Comments:

Underwater weeds (common pond weeds) were present and treated.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 7

Comments:

Algae blooms were present during this maintenance event.

Liter and debris were removed.



Pond: 8

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 9

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 10

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 11

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 12

Comments:

Little to no Torpedo grass, Algae blooms or shoreline vegetation was present during this maintenance event.

Underwater weeds were present and treated.

Liter and debris were removed.



Pond: 13

Comments:

Underwater weeds were present and treated.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 14

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 15

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Primrose was present and treated at this maintenance event.

Liter and debris were removed.

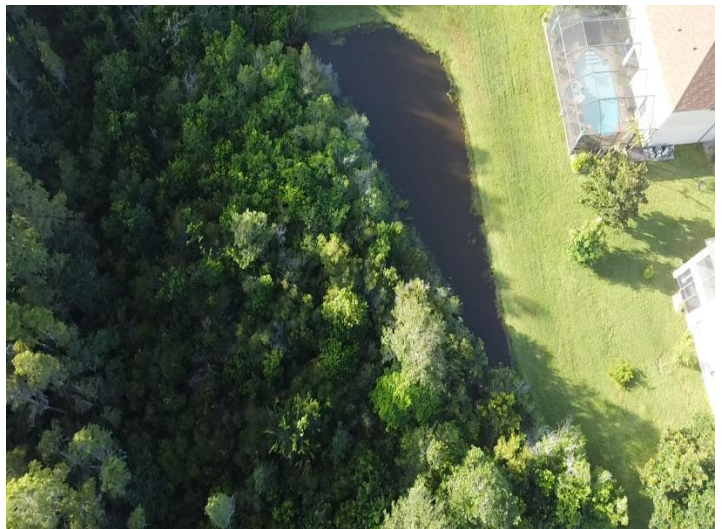


Pond: 16

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 17

Comments:

Algae blooms were found under the water table and were treated.

Premature torpedo grass was present and treated.

Liter and debris were removed.

Almost dry



Pond: 18

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.

Almost dry



Pond: 19

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 20

Comments:

Little to no Torpedo grass, Algae blooms or shoreline vegetation was present during this maintenance event.

Liter and debris were removed.



Pond: 21

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 22

Comments:

Algae blooms and underwater weeds were found under the site and were treated.

Liter and debris were removed.



Pond: 23

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 24

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 25

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 26

Comments:

Underwater weeds were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 27

Comments:

Torpedo grass was present and treated during this maintenance event.

Algae blooms were present and treated.

Liter and debris were removed.

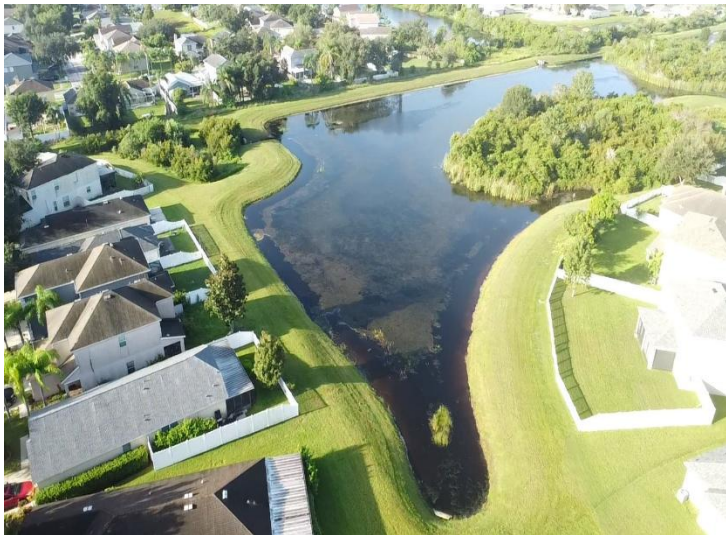


Pond: 29

Comments:

Underwater weeds (Hydrilla) were present and treated during this maintenance event.

Torpedo grass was present and treated.



Pond: 30

Comments:

Algae blooms were present and treated.

Torpedo grass was present and treated.



Pond: 31

Comments:

Treated for underwater weeds and emergent species.



Pond: 32

Comments:

Algae blooms were present and treated.

Torpedo grass was present and treated.

Underwater weeds (hydrilla) were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 33

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Underwater weeds (hydrilla) were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 34

Comments:

Dry

Liter and debris were removed.



Pond: 35

Comments:

Algae blooms were present during this maintenance event.

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 36

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 37

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 38

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 39

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Panther Trace II Stormwater Map



Lake/Pond Recommendations and Summary

We conducted our aquatic inspection and maintenance activities on September 3rd 4th, and 17th, 2026. This report provides an overview of our findings and the subsequent actions taken.

Recent rainfall is flushing accumulated debris and nutrients from the stormwater system into the ponds following the prolonged drought. This influx may contribute to algae blooms. We will return in 14 days to reassess pond conditions and determine whether additional treatment is needed this month.

- Ponds with Underwater Weeds and Algae (e.g., Hydrilla, Baby Tears): Ponds 8, 11, 17, 25, 30, 33, 32, 35
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 1, 17, 21, 29

Follow-Up Actions: We will schedule a follow-up visit 14 days from the initial treatment date to reassess and, if necessary, retreat the identified ponds.

Debris Removal: During this maintenance event, our team successfully removed approximately 30 pounds of litter and debris from the inspected areas.



EXHIBIT 2



ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



DPFG, Inc.:Panther Trace II CDD

Bill to
Panther Trace II CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Ship to
Panther Trace II CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Estimate details

Estimate no.: 2286
Estimate date: 08/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Fountain	Purchase and Installation of a new fountain for pond 12	1	\$13,168.53	\$13,168.53
			Masters Series®, 3.5HP 208-240V 1PH, SS			
			150ft of weight cable			
			Panel, 3.5HP 208-240V 1PH, LED RGBW Light Ready			
			Lights, LED, 2 Fixture, 40W RGBW, 1-5HP, Masters Series, with Light Brackets, SS			
			Cable Assembly, 14/5, 50', 5 Pin ALC, Standard Disconnect			

Total \$13,168.53

Note to customer

This proposal covers the purchase and installation of the system. We will need an electrician to run power to the system.

Deposit due \$6,584.27

Accepted date

Accepted by



WHY AQUAMASTER®?

AquaMaster is a worldwide leader in the engineering, manufacturing, and distribution of superior quality fountains and aeration equipment for ponds, lakes, and water feature applications.

Whether the goal is waterscape aesthetic enhancement, water quality improvement, or both, AquaMaster has a large product line offering to achieve it.

The AquaMaster commitment to excellence in design, quality, manufacturing, performance, and customer service is second to none and the key to highly successful results.

With thousands of successful projects worldwide, you can rest assured that AquaMaster is the intelligent choice for your aquatic management equipment needs.

Some key points to consider when choosing AquaMaster:

- Industry leading warranties
- Full package UL & cUL Listings for safety
- High quality construction materials (stainless steel, nylon, thermoplastics)
- Specially designed, custom-built oil cooled motors for increased longevity and performance
- Easy to service and maintain equipment designs
- Extensive product line offering
- 1/3HP – 25HP, 60hz and 50hz, all voltage availability
- Competitive, value-added pricing
- Short delivery lead times
- All products sold and serviced through an Authorized Distributor network
- Design assistance and on-site field support available



MASTER THE **POWER** AND **BEAUTY** OF WATER

Floating Fountains

Masters Series® • Celestial Fountains® • Classic LE

Fixed Base Water Feature Fountains

Custom Horizontal and Vertical Model

High Performance Aeration Systems

Volcano II & Hydromax Surface Spray Systems

AquaAir® Bottom Diffused Air Systems

Oxymax® and Ultimax® Directional Flow Mixers

Lighting

LED Night Glow Lighting Systems

Address:

16024 County Road X
Kiel, WI 53042

Phone:

1.920.693.3121

Fax:

1.920.693.3634

Toll Free:

1.800.693.3144

Visit:

www.aquamasterfountains.com



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MASTER THE **POWER** AND **BEAUTY** OF WATER



Choose the industry leader for quality and dependable Fountains and Aerators for all your aquatic requirements. Let us help you Master the Power and Beauty of Water.

AESTHETICS / AERATION

AquaMaster offers an extensive range of surface display fountains to accentuate the beauty of your waterscape. Aesthetic enhancement is easy with the wide range of patterns and horsepower sizes to choose from. Don't forget LED lighting to further enhance nighttime enjoyment.

For applications where water quality improvement is a primary goal, AquaMaster has a full array of aeration equipment to accomplish the task. From above surface display models to sub-surface diffused air and mixer/aspirator models, AquaMaster has it. Remember, Aeration is a natural, environmentally-safe and friendly way to increase dissolved oxygen levels while more thoroughly mixing the water body thus stimulating the natural cleanup process through aerobic digestion.

Aeration helps address a wide range of water quality problems related to excess algal and weed growth, bottom-sludge build-up, unpleasant odors, insect infestation, and unsightly waterscapes. It will also help support a more balanced ecosystem resulting in healthier aquatic life throughout. A properly sized and placed aeration system will serve as the natural, healthy foundation to your aquatic management program. Allow yourself to consider both aeration and aesthetics when deciding your aquatic management goals. Sometimes the combination of both provide the ultimate solution.

- Masters Series
- Classic LE Series
- Celestial Fountains®
- Volcano II & Hydromax Surface Spray Patterns
- AquaAir® Bottom Diffused Air Systems
- Oxymax® and Ultimax® Directional Flow Mixers



FIXED BASE WATER FEATURE FOUNTAIN

A simple, less expensive option to adding an elegant fountain to a basin type waterfeature or small pond.

The AquaMaster Fixed Base Water Feature Fountain is a portable fountain that installs quickly and easily without the need for vaults or plumbing. This cost effective solution provides fountain performance without the costly construction and maintenance price tag and headaches associated with plumbed-in, vaulted fixed fountains.

- Available horizontally or vertically mounted
- ½HP to 5HP models are available in single and three phase, 120V and 240V. Also available in 480V three phase.
- No special piping or vault required
- Standard flow straightened nozzle and electrical control panel included
- Lighting systems with optional colored lenses, sequencer and photocell available
- Waterline depth measurement and basin dimensions required when ordering
- Custom inquiries welcome

LED LIGHTING

AquaMaster® is proud to introduce its new energy efficient, high lumen output LED lighting for floating and fixed base fountains. All LED lenses can be positioned above or below water. Housing should remain submerged for cooling purposes.

- 3-year warranty including LED lamps
- Three wattage types available:

11 Watt LED = 100 Watt Halogen

White: 1000 lumens
Red: 350 lumens
Green: 650 lumens
Blue: 150 lumens
Amber: 250 lumens

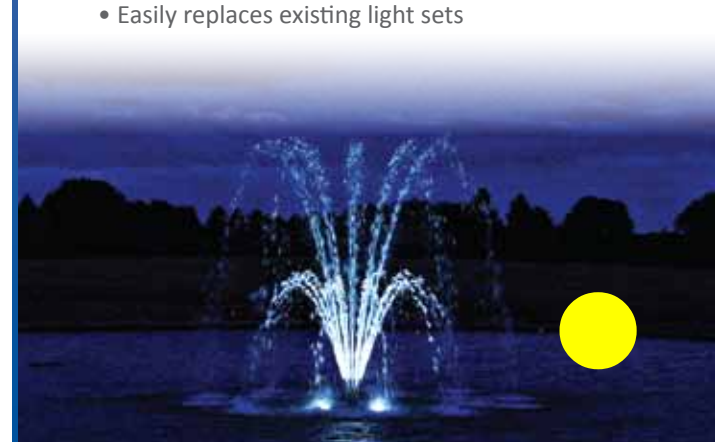
22 Watt LED = 300 Watt Halogen

White: 1900 lumens
Red: 625 lumens
Green: 1250 lumens
Blue: 300 lumens
Amber: 500 lumens

35 Watt LED = 500 Watt Halogen

White: 3900 lumens

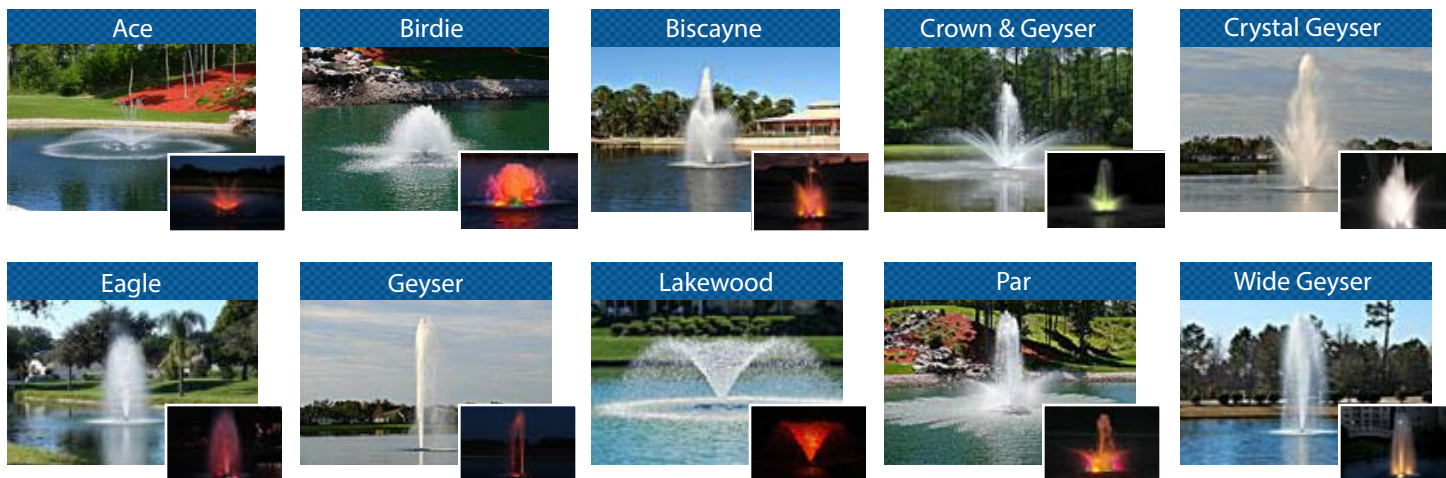
- Significant reduction in energy consumption thus lowering operating cost
- Extended lamp life (rated 45,000 hours) virtually eliminates the need to replace lamps and components thus reducing maintenance costs
- Low fixture temperature reduces maintenance issues
- LED lamps are not subject to vibration damage as can be the case with filament type halogen lamps
- Over voltage will not reduce LED lamp life
- Stainless Steel braided underwater cable protection standard on cables between light fixtures
- Most installations require 14 gauge cable for ease of handling and reduced cable costs
- Easily replaces existing light sets



Discover the Power & Beauty of the Masters Series® by AquaMaster®. These revolutionary fountains are available in a wide variety of spray patterns. All Masters Series® (except Captiva & Kiawah) are interchangeable and provide you with the ability to change spray patterns. (Flow straightener may be required.) This flexibility gives you the power to create dazzling waterscapes while improving water quality.

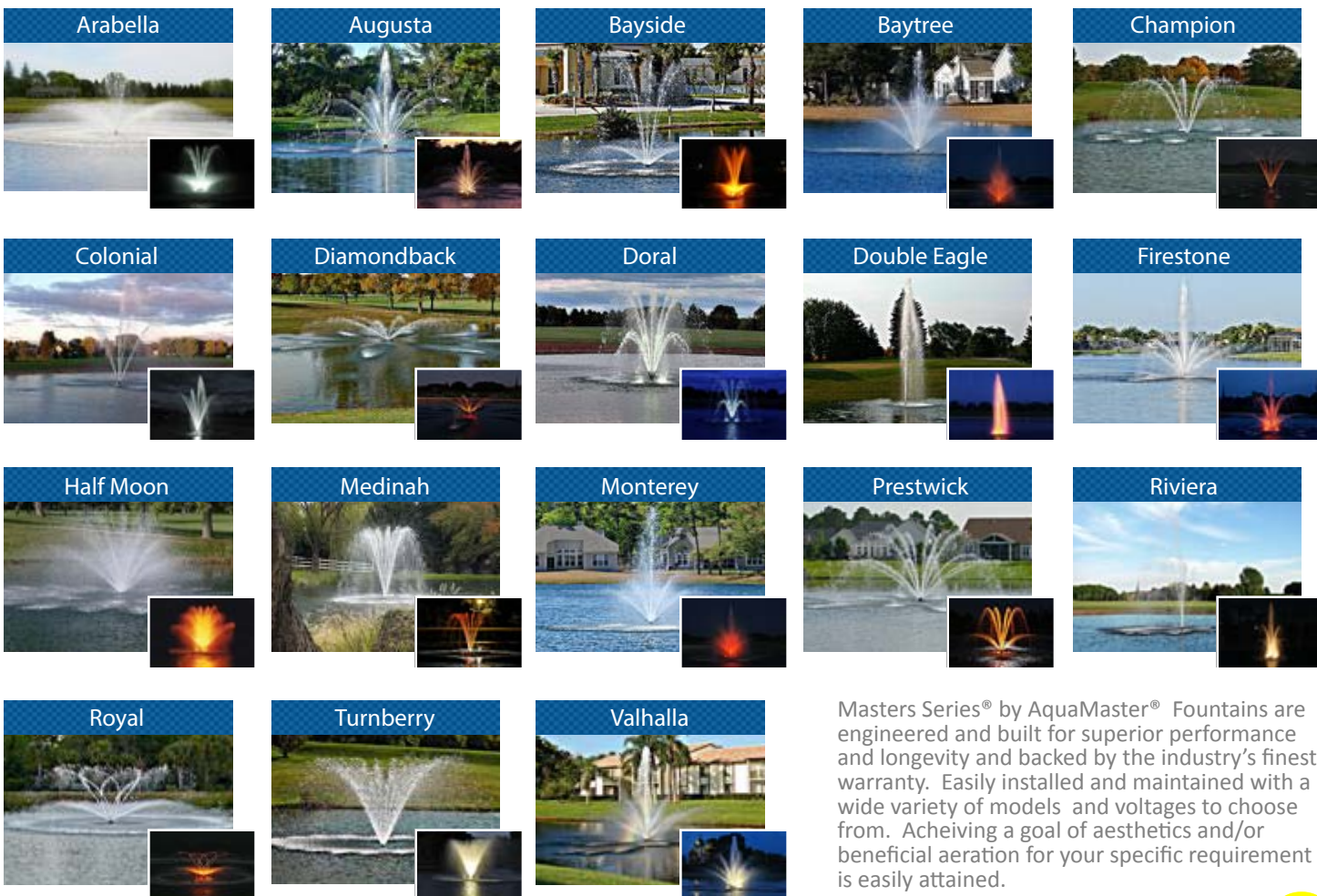
Basic Flow Patterns

This group of patterns are easily interchanged with each other to create a variety of patterns.



Straightened Flow Patterns

This group includes patterns utilizing flow straightener technology and are easily interchanged with each other.





MASTER THE **POWER** AND **BEAUTY** OF WATER

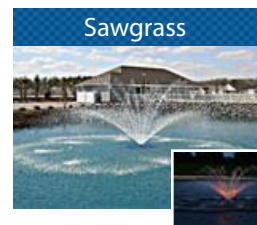
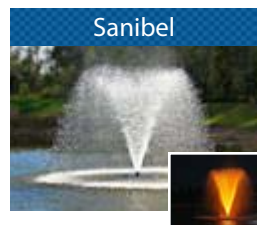
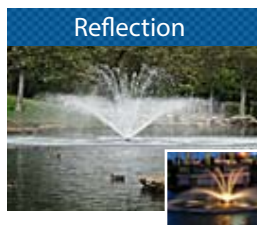
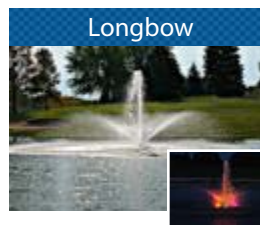
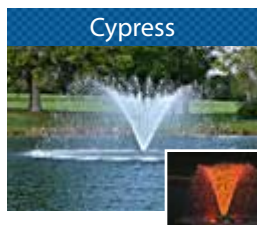
MASTERS SERIES®

Discover the Power & Beauty of the Masters Series® by AquaMaster®. These revolutionary fountains are available in a wide variety of spray patterns. All Masters Series® (except Captiva & Kiawah) are interchangeable and provide you with the ability to change spray patterns. (Flow straightener may be required.) This flexibility gives you the power to create dazzling waterscapes while improving water quality.

Floating Fountains • Fixed Based Water Feature Fountains • High Performance Aeration Systems • Lighting • Accessories

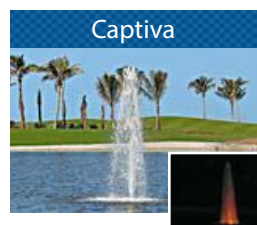
Adjustable Straightened Flow Patterns

This group of patterns dimensions can be easily adjusted by the turning of the lock nut assembly. Patterns in this group are interchangeable with each other.



Specialty Patterns

The popular Captiva pattern utilizes a specialty nozzle assembly and is not interchangeable. The Kiawah high horsepower two-tier pattern utilizes a spray ring assembly and is not interchangeable.



Features & Design

Masters Series® high quality fountains designed to perform; built to last.

AquaMasters® Masters Series® fountains are engineered and built for superior performance and longevity and backed by the industry's finest warranty. This series is easy to install and maintain with a wide variety of models and voltages to choose from and attaining your goal of beautiful aesthetics and beneficial aeration that suit your specific requirements is easy to do!

- 30+ spray patterns
- ½ to 10HP models
- Three design types
 - Vertical
 - Horizontal
 - Cart (7½ – 10HP)
- Easy Installation and Maintenance
- Available in all voltages, 60 Hz and 50 Hz *
- Domestic 60 Hz total package UL LISTING for safety assurance
- Fountain
 - Control panel
 - Specific underwater rated power cable
 - Lighting
- Backed by superior factory warranties
 - 5 years (½ – 5HP)
 - 3 years (7½ – 10HP)
- Exclusive underwater AquaLock Connector (ALC) cable quick disconnect available on ½ HP to 5 HP models
- 16" Minimum operating depth 1 - 5 HP Horizontal Design
- Interchangeable Nozzles
- Recessed Night Glow Lighting - LED
- Stainless steel motor housing
- Custom-designed Oil-cooled energy efficient motors
- Oversized Stainless steel intake screen
- Patented, High-efficiency stainless steel impeller system

*International 60 Hz and 50 Hz do not ship with control panel



Distributed By:



EXHIBIT 3





Time A

IRRIGATION EVALUATION FORM

Property Name: Panther trace II CDD

Technician Name:

ray/lux

Date: 08/03/08

SCANNED

Zone	Sprinkler Type	Zone Run Time	Program	P - A/1 Start time: <u>12:00</u> a.m./p.m.							Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damage	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 12"	Replace / Repair Bubble	Replace Full Rotor Assembly 6"	Repair Broken Lateral -	Repair Broken Lateral -	Replace Zone Valve Assembly -	Install Isolation ball valve	Repair Mainline leak -	Drip Break	Clock Model:		Clock Location: <u>BY Clubhouse</u>	Backflow/Shut Off Location:	Water Source:	Rain Sensor Present: YES NO	Rain Sensor Operational: YES NO
				Sun	Mon	Tues	Wedn	Thurs	Fri	Sat															☒ Two Wire	☐ Multistrand					
#	D S R	Minutes	A/B/C/D	Zone/ Location/Description							QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	Additional Notes:							
1	S	35	A																												
2	R	60A																													
3	R	60A																													
4	S	30A																													
5	S	30A																													
6	R	60A																													
7	S	30A																													
8		40*																													
9		30A																													
10		25*																													
11	S	25B																													
12		0																													

Additional Notes: Error 20, 26

Time: A

IRRIGATION EVALUATION FORM

Technician Name:

Ray H. J.Property Name: Partner trace 17 CDDDate: 08-03-26

Zone	Sprinkler Type	Zone Run Time	Program	P - A/1 Start time: <u>12:00</u> <u>a.m./p.m.</u> Sun Mon Tues Wedn <u>Thurs</u> Fri Sat	P - B/2 Start time: <u>6:00</u> <u>a.m./p.m.</u> Sun Mon Tues Wedn <u>Thurs</u> Fri Sat	P - C/3 Start time: _____ <u>a.m./p.m.</u> Sun Mon Tues Wedn Thurs Fri Sat	P - D/4 Start time: <u>8:30</u> <u>a.m./p.m.</u> Sun Mon Tues Wedn <u>Thurs</u> Fri Sat	Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damage	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 12"	Replace / Repair Bubbler	Replace Full Rotor Assembly 6"	Repair Broken Lateral - _____	Repair Broken Lateral - _____	Replace Zone Valve Assembly - _____	Install Isolation ball valve	Repair Mainline leak - _____	Drip Break	Clock Model: <u>Hunter-i-core</u> ☒ Two Wire ☐ Multistrand Clock Location: Backflow/Shut Off Location: Water Source: Rain Sensor Present: YES NO Rain Sensor Operational: YES NO
#	D S R	Minutes	A/B/C/D	Zone/ Location/Description				QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	Additional Notes:
13	R	50B																				
14	R	50B																				
15	S	35B																				
16	R	45B																				
17	R	30B																				
18		0																				
19	R	50B																				
20	S	25B																				Error Fault
21	S	25B																				
22	S	25B																				
23	D	20B																				
24	D	30B																				

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R=Rotor Plant Material: G=Grass, S=Shrub

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub



IRRIGATION EVALUATION FORM

Technician Name:

Ray / 14.5

Date: 08/03/26

Property Name: Panther Trace II CDD

Zone	Sprinkler Type	Zone Run Time	Program	P - A/1 Start time: 12:00 a.m./p.m.							Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damage	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 1/2"	Replace / Repair Bubbler	Replace Full Rotor Assembly 6"	Repair Broken Lateral -	Repair Broken Lateral -	Replace Zone Valve Assembly -	Install Isolation ball valve	Repair Mainline leak -	Drip Break	Clock Model: Hunter P10-C												
				Sun	Mon	Tues	Wedn	Thurs	Fri	Sat															☐ Two Wire	☒ Multistrand											
				P - B/2 Start time: a.m./p.m.							Clock Location: By clubhouse																										
				P - C/3 Start time: a.m./p.m.							Backflow/Shut Off Location: Parking lot																										
				P - D/4 Start time: a.m./p.m.							Water Source:																										
											Rain Sensor Present: YES NO																										
											Rain Sensor Operational: YES NO																										
#	D S R	Minutes	A/B/C/D	Zone/ Location/Description																	Additional Notes:																
1	R	45																																			
2	R	45																																			
3	R	45																																			
4	R	45																																			
5	S	35																																			
6	S	35																																			
7	R	45																																			
8	S	35																																			
9	S	50																																			
10		0		No wire																	X																
11		0		No wire																	X																
12		0		No wire																	X																

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub



Date: 8/24/26

Key(s) : Sprinkler Type: D= Drip, S= Spray, R=Rotor Plant Material: G=Grass, S=Shrub

Date: 8/24/26

[illegible]

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Date: 08/04/26

[illegible]

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub



IRRIGATION EVALUATION FORM

Technician Name: Ray J

Property Name: Panther Trace II CDD

Date: 08/04/26

Zone	Sprinkler Type	Zone Run Time	Program	P - A/1 Start time: _____ a.m./p.m.							Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damaged	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 12"	Replace / Repair Bubbler	Replace Full Rotor Assembly 6"	Repair Broken Lateral - _____	Repair Broken Lateral - _____	Replace Zone Valve Assembly - _____	Install Isolation ball valve	Repair Mainline leak - _____	Drip Break	Clock Model: <u>Hunter</u>											
				Sun	Mon	Tues	Wedn	Thurs	Fri	Sat															☐ Two Wire	☒ Multistrand										
				P - B/2 Start time: _____ a.m./p.m.																							Clock Location: <u>Exit room 11 / Below</u>									
				P - C/3 Start time: _____ a.m./p.m.																							Backflow/Shut Off Location:									
				P - D/4 Start time: _____ a.m./p.m.																							Water Source:									
																											Rain Sensor Present: YES NO									
																											Rain Sensor Operational: YES NO									
#	D S R	Minutes	A/B/C/D	Zone/ Location/Description																QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	Additional Notes:	
13	R	50	B																																Had to Adjust for proper coverage	
10	R	50	B																																	
15	S	30	B																																	
16	S	25	B																																	
17	S	30	B																																	
18	R	1:10	B																																	
19	R	1:10	B																																	
20	R	1:10	A																																	
21	S	10	C																																	

Additional Notes:



EXHIBIT 4





Proposal #173971

Date: 9/3/2026

Customer:

Heath Beckett
Vesta Property Services
250 International Drive
Suite 208
Lake Mary, FL 32746

Property:

Panther Trace II CDD
11518 Newgate Crest Drive
Riverview, FL 33579

Panther Trace II Cdd Irrigation Repairs Aug'26

Irrigation Repairs after Inspection August 2026

Timer A by Clubhouse Parking

Timer A - Irrigation Repairs:

- Zone 3: - Replace a Rotor.
- Zone 11: - Replace 2 Nozzles and a Sprinkler.

Track and troubleshoot, **zones 20 and 26** are not responding to controller.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Timer A by Clubhouse Parking

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$170.00
Rain Bird 1806 6" Pop-Up Spray Head	1.00	EA	\$13.00	\$13.00
Rain Bird Spray Nozzle	3.00	EA	\$3.00	\$9.00
Rain Bird 5006 6" Rotor	1.00	EA	\$37.00	\$37.00
Flex Pipe 1/2"	5.00	EA	\$1.32	\$6.60
Labor Irrigation Advanced				\$570.00
3M - DBR/Y Wire Splices	4.00	EA	\$4.83	\$19.30
Misc Irrigation Parts	1.00	EA	\$25.00	\$25.00

Timer A by Clubhouse Parking: \$849.90

Timer C by Worthington Sign

Timer C - Irrigation Repairs:

- Replace a faulty controller and troubleshoot zones, power is being sent to zone 8 and 10 even on off position.

Timer C by Worthington Sign

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,425.00
Hunter ICC2 Controller with flow, 8-station base model, plastic wall mount cabinet	1.00	EA	\$634.09	\$634.09
Hunter ICC/ICC2 Expansion Module 8 Station	1.00	EA	\$312.70	\$312.70
Hunter ICC/ICC2 Expansion Module 4 Station	1.00	EA	\$181.90	\$181.90
King DryConn Screw Connector 22 to 12 AWG 600V Water-Resistant	1.00	EA	\$40.76	\$40.76
Misc Irrigation Parts	1.00	EA	\$35.00	\$35.00
Timer C by Worthington Sign:				\$2,629.45

Timer D by Belcroft Entrance**Timer D - Irrigation Repairs:**

- Troubleshoot controller, the field wires seem to be touching each other causing all the zones to turn on at the same time.

Timer D by Belcroft Entrance

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$950.00
3M - DBR/Y Wire Splices	6.00	EA	\$4.82	\$28.93
Misc Irrigation Parts	1.00	EA	\$35.00	\$35.00
Timer D by Belcroft Entrance:				\$1,013.93

Timer E by Riverview Exit Wall**Timer E - Irrigation Repairs:**

- Zone 1: - Replace a Nozzle and a Sprinkler.
- Zone 18: - Replace a Rotor
- Zone 20: - Repair a Lateral Line.
- Zone 21: - Repair a Lateral Line.

Timer E by Riverview Exit Wall

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$680.00
Rain Bird 1806 6" Pop-Up Spray Head	1.00	EA	\$13.00	\$13.00
Rain Bird Spray Nozzle	2.00	EA	\$3.00	\$6.00
Rain Bird 5006 6" Rotor	1.00	EA	\$37.00	\$37.00
Flex Pipe 1/2"	5.00	EA	\$1.32	\$6.60
Slip-Fix 1.5"	2.00	EA	\$28.00	\$56.00

Sch 40 PVC Coupling 1.5" Socket	2.00	EA	\$1.56	\$3.11
Misc Irrigation Parts	1.00	EA	\$10.00	\$10.00

Timer E by Riverview Exit Wall: \$811.71

PROJECT TOTAL: **\$5,304.99**



Terms & Conditions

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

By _____

Jeff Myers

Date 9/3/2026

Yard-Nique

By _____

Date _____

Panther Trace II CDD





EXHIBIT 5



Panther Trace II Community Development District

Tickler File

		Action Review
1.	<i>Panther Trace Blvd Resurfacing (Russell - Hillsborough County)</i>	<i>September 2026</i>
2.	Streetlights	June 2027
3.	Balm Riverview/Panther Trace Blvd. N.E. Entrance Signage	
4.	Monument Landscape Improvements	
5.	Clubhouse Landscape Improvements	
6.	Sprinkler Head Covers	
7.	Installation of Ground Cover to Replace Mulch	
8.	Capital Improvement Projects Survey	
9.	Clubhouse Renovations	





EXHIBIT 6



Panther Trace II Community Development District

Professional Services Continuing Contract



September 9, 2026

Heath Beckett
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: Panther Trace II Community Development District – Engineering Services



Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest in entering a partnership with The Panther Trace II Community Development District (CDD) as your District Engineer. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. 1 (one) electronic copy of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni as the District Manager. We are currently serving as District Engineer for Harbor Bay CDD, Asturia CDD, Parkview at Long Lake Ranch CDD, Lakeside Plantation CDD, Lakeside CDD, Summerstone CDD, Union Park East CDD, Panther Trace I CDD, and most recently the Wesbridge CDD.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a safety-first approach. We will protect the safety of the community first and foremost. We will support the economic interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with fewer financial and management resources.

If you wish to discuss our abilities further, we will welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

Brad Foran, PE
Lighthouse Engineering, Inc.

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)



ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Panther Trace II Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE

September 9, 2026

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Brad Foran, P.E., President

5. NAME OF FIRM

Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER

727.726.7856

7. FAX NUMBER

727.683.9848

8. E-MAIL ADDRESS

bforan@lighthouseenginc.com

C. PROPOSED TEAM

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

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	X			Lighthouse Engineering, Inc. ☐ CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				☐ CHECK IF BRANCH OFFICE		
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

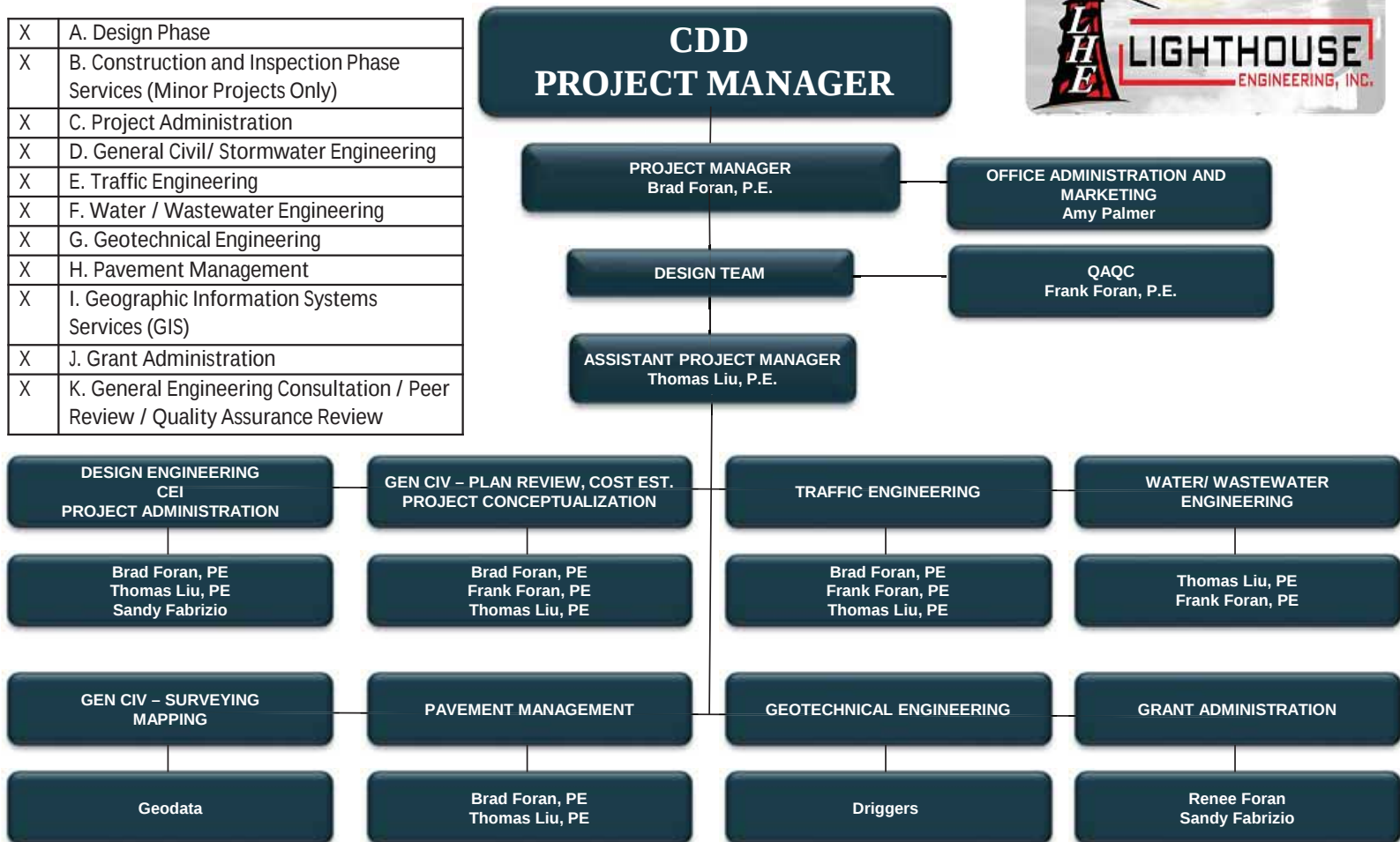
[X] (Attached)



ORGANIZATIONAL CHART



X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.		13. ROLE IN THIS CONTRACT Project Manager		14. YEARS EXPERIENCE	
				a. TOTAL 32	b. WITH CURRENT FIRM 20
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 1998, #52634		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Harbor Bay CDD – Apollo Beach, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE EOR for the gen. engineering consultant for this CDD community which contains approximately 764 acres of mostly seaside properties which include town homes, villas, and single-family homes. The community has 27 retention ponds, recreational facilities, three amenity centers, multiple playgrounds, and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. Responsible for all the engineering needs of the community. This includes inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, Sewall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents.		
b.	FDOT District 7 - Sidewalk Gap at various location – Pinellas County	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16 th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40 th Street North to U.S. 19.		
c.	FDOT District 7 – US 41 / SR 45/ S. 50 th St. from Denver St. to N. of 27 th Ave. S. – Hillsborough County	2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the design services for US 41 / SR 45/ S. 50 th St. from Denver St. to north of 27 th Ave. S. improvements. Project included milling and resurfacing, upgrading curb ramps to meet current ADA standards, and performing general safety modification work in order to extend the life of the existing pavement.		
d.	City of Pinellas Park – Curb Cuts – Various Locations	ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63 rd Street North and ends just east of 54 th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.		
e.	I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5 th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	2019-2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38 th Ave. N. and 54 th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 23</td> <td>b. WITH CURRENT FIRM 15</td> </tr> </table>		a. TOTAL 23	b. WITH CURRENT FIRM 15
a. TOTAL 23	b. WITH CURRENT FIRM 15				
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc., Safety Harbor, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E./1994/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 2000, #58258			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices		
FDOT District 7 - Sidewalk Gap at various location – Pinellas County	PROFESSIONAL SERVICES ongoing	CONSTRUCTION (If Applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40th Street North to U.S. 19.		
City of Pinellas Park – Curb Cuts – Various Locations	PROFESSIONAL SERVICES ongoing	CONSTRUCTION (If Applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63rd Street North and ends just east of 54th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.		
US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.		
I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	PROFESSIONAL SERVICES 2019-2021	CONSTRUCTION (If Applicable)
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

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

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE a. TOTAL 52 b. WITH CURRENT FIRM 20	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, #11635	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a. (1) FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.	2020	
b. (1) City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.	2015	
c. (1) Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10th Street.	2013	
d. (1) US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	2021	
e. (1) City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	2020	



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED
Harbor Bay Community Development District, Apollo Beach FL		PROFESSIONAL SERVICES ongoing
		CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Harbor Bay Community Development District	b. POINT OF CONTACT NAME Lynn Hayes	c. POINT OF CONTACT TELEPHONE NUMBER 813-533-2931
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
		CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3 Contract # E7R25
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line Citrus County - Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>	
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations.

Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

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



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4 21717
21. TITLE AND LOCATION <i>(City and State)</i> US 41 / SR 45/ S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Signing and pavement markings
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> I – 275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> Lakeside Community Development District	22. YEAR COMPLETED PROFESSIONAL SERVICES 2025 CONSTRUCTION <i>(If applicable)</i>	
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lakeside Community Development District	b. POINT OF CONTACT NAME Darryl Adams	c. POINT OF CONTACT TELEPHONE NUMBER 813-928-9099
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Lakeside Community Development District is a master-planned community located in Pasco County, Florida, encompassing approximately 434 acres. The District is responsible for the management, maintenance, and oversight of a variety of public infrastructure and community assets that support the quality, safety, and functionality of the community. These facilities include 14 stormwater management ponds, 10 wetland areas, parks, recreational and common areas, roadways and associated infrastructure, landscaping, and a full-service amenity center.

Lakeside has experienced significant pond bank erosion in several areas, requiring timely evaluation and remediation to prevent further deterioration and potential impacts to the surrounding stormwater infrastructure and common areas. As the District Engineer, LHE evaluated the erosion concerns, developed appropriate engineering solutions, prepared a detailed scope of work and bid documents for a Request for Proposals (RFP), assisted the District with the procurement process, and provided construction oversight to ensure the recommended repairs were completed in accordance with the project requirements.

In addition to addressing the pond erosion, LHE serves as the District Engineer and provides ongoing engineering services for the community. Our responsibilities include evaluating existing infrastructure, identifying maintenance and capital improvement needs, providing engineering recommendations to the District, preparing plans and specifications, assisting with permitting and regulatory requirements, developing scopes of work and bid documents, reviewing contractor proposals, and providing construction administration and inspection services. LHE also assists the District with long-term planning and prioritization of infrastructure improvements to help ensure that community assets are properly maintained and that District funds are utilized efficiently.

Through our role as District Engineer, LHE provides Lakeside Community Development District with comprehensive engineering support designed to address both immediate infrastructure needs and long-term asset management. Our familiarity with the community and its infrastructure allows us to respond efficiently to maintenance concerns, develop practical and cost-effective solutions, and assist the District in protecting and improving the community's infrastructure for its residents and future needs.

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



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Asturia Community Development District	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>	
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Asturia Community Development District	b. POINT OF CONTACT NAME Brian Young	c. POINT OF CONTACT TELEPHONE NUMBER 813-344-4844
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Asturia Community Development District (CDD) encompasses approximately 414 acres within Pasco County, Florida and serves as an important component of the community's infrastructure and overall quality of life. The District includes multiple stormwater management ponds, wetland areas, parks, playgrounds, recreational facilities, common areas, and a full-service clubhouse and amenity center. These facilities require ongoing engineering oversight to ensure they remain functional, safe, well-maintained, and compliant with applicable regulatory requirements.

As the District Engineers, LHE provides a broad range of engineering and technical services to support the District's ongoing operations and long-term infrastructure needs. Our responsibilities have included investigating and resolving stormwater and drainage concerns, addressing pond bank erosion and developing appropriate repair solutions, evaluating and redesigning playground areas, and assisting with improvements to community infrastructure. We also perform routine site inspections to identify maintenance and capital improvement needs before they become larger or more costly issues.

A key component of our role is assisting the District with regulatory compliance and stormwater management. LHE routinely inspects the District's stormwater management facilities and assists with maintaining compliance with Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) requirements. This includes evaluating ponds, drainage structures, wetland areas, and associated infrastructure, identifying deficiencies, and providing recommendations for corrective measures when necessary.

Through our ongoing involvement with Asturia CDD, LHE has developed a strong understanding of the District's infrastructure, existing conditions, operational needs, and long-term maintenance requirements. Our role extends beyond responding to individual issues; we work proactively with District staff and the Board to identify potential problems, develop practical and cost-effective solutions, prioritize improvements, and protect the District's infrastructure and investment over the long term.

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Lakeside Plantation Community Development District	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lakeside Plantation CDD	b. POINT OF CONTACT NAME Amanda Ferguson	c. POINT OF CONTACT TELEPHONE NUMBER 813-344-4844
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Lakeside Plantation is an established luxury residential community offering a wide range of amenities, including 13 lakes, a 6,000-square-foot clubhouse, swimming pool and spa, playgrounds, basketball courts, picnic areas, tennis courts, and pickleball courts. The community’s extensive infrastructure and amenities require ongoing engineering oversight to ensure they remain safe, functional, well-maintained, and in compliance with applicable regulatory requirements.

As the District Engineers, we provide comprehensive engineering services to support the District’s day-to-day operations as well as its long-term capital planning and infrastructure needs. Our responsibilities include routine field inspections and condition assessments of District-owned facilities and infrastructure, evaluation and remediation of pond bank erosion, investigation and resolution of drainage and stormwater management issues, and evaluation of roadways and pavement conditions.

We also assist the District with identifying potential infrastructure deficiencies, developing practical and cost-effective solutions, preparing scopes of work and technical recommendations, coordinating with contractors and other consultants, and providing engineering oversight during construction and maintenance activities. Our team provides ongoing support to the District Manager and Board of Supervisors by evaluating engineering concerns, prioritizing necessary improvements, reviewing proposed repairs, and helping the District make informed decisions regarding maintenance, repairs, capital improvements, and long-term infrastructure investments.

A significant component of our role is proactive infrastructure management. Through regular inspections and continued coordination with District staff, we are able to identify developing issues before they become more significant and costly problems. This approach allows the District to prioritize improvements, maintain its infrastructure and stormwater systems, preserve the community’s amenities, and protect the District’s long-term investment.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
CONSTRUCTION <i>(If applicable)</i>		
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida	22. YEAR COMPLETED PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105

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

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

1. Charlesworth

2. Colehaven

3. Covina Key

4. Glenham

5. Iverson

6. Lettingwell
7. Long leaf

8. Manor Isle

9. Sedgwick

10. Vermillion

11. Wrencrest

- The scope included the following requirements:
1. Mobilization

2. Maintenance of traffic

3. Prevent asphalt and/or debris from entering existing inlets during construction

4. Mill existing asphalt pavement

5. Resurface the milled roadway with asphalt

6. Pavement restriping

7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Harbor Bay Community Development District	6	Lakeside Community Development District
2	City of Clearwater Bayshore Trail	7	Asturia Community Development District
3	FDOT District 7 – Withlacoochee Trail	8	Lakeside Plantation Community Development District
4	Pinellas County – US 41	9	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements
5	Pinellas County – I-275 Bus on Shoulder	10	Meadow Pointe II Community Development District

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Ability and Adequacy of Professional Personnel

Lighthouse Engineering, Inc. (LHE) is pleased to submit this proposal for professional engineering services to the Panther Trace II Community Development District (CDD). Our goal is to provide the District with responsive, high-quality engineering services while saving valuable time and resources. Rather than

providing hundreds of pages of information, we have focused this proposal on the qualifications, experience, and approach that best demonstrate our ability to efficiently meet the District's needs.

LHE and our team members have provided engineering services to Community Development Districts, the Cities of Tampa, Clearwater, and Safety Harbor, multiple Florida Department of Transportation (FDOT) districts, and private clients for more than 20 years. **We are a Certified Statewide Small Business Enterprise (SBE) and Small Local Business Enterprise (SLBE) based in Safety Harbor, Florida.** Our team has extensive knowledge of the Tampa Bay region and is committed to providing practical engineering solutions that improve the communities where we live and work.

LHE's Project Team consists of highly experienced, multi-disciplinary professionals with expertise in Transportation and Traffic Engineering, Drainage, Environmental Permitting, and Civil Engineering. Our team brings a high level of technical knowledge and practical experience to every project. As a small, locally based firm, we maintain a streamlined organization and low overhead, allowing us to provide efficient, cost-effective services while maintaining direct communication and personalized attention throughout each project.

For more than 20 years, LHE has provided a comprehensive range of engineering services to public and private clients. Our primary areas of expertise include:

- Roadway Transportation Design and Planning
- Permitting
- Site/Civil Engineering
- Traffic Engineering
- Signing and Pavement Marking Design
- Signalization Design
- Lighting Design

This broad range of capabilities allows LHE to provide a coordinated, in-house approach using experienced professionals across multiple disciplines. This structure improves communication, minimizes delays, and allows us to efficiently address issues as they arise. The result is responsive, high-quality engineering services delivered in a professional and timely manner.

The advantage of selecting LHE is our ability to combine the technical expertise of a larger firm with the responsiveness and personal service of a small, locally based company. Our focused teams, low overhead, and multi-disciplinary capabilities allow us to maximize value for the Panther Trace II CDD while providing the District with dependable, efficient, and high-quality project delivery.

At Lighthouse Engineering, Inc. (LHE), our team has the training, experience, and technical expertise necessary to successfully deliver the full range of engineering services the Panther Trace II CDD may require. Our staff is structured to ensure that each team member has a clear understanding of their responsibilities and is highly qualified to perform their role. This tiered approach provides the leadership, project management, technical expertise, and administrative support needed to effectively manage a variety of projects. While our team members are capable of working collaboratively across all project types, each individual brings specialized expertise that allows us to maximize efficiency and provide the highest level of service. We take ownership of our work from start to finish and work together to proactively address challenges, resolve issues, and keep projects moving forward.

LHE has a strong team of professionals with extensive experience in roadway design, transportation improvements, stormwater management, and utility design. Our staff has successfully completed roadway and intersection improvement projects for the City of Tampa, including the Dale Mabry Highway and Kennedy Boulevard Intersection Improvement Project, Himes Avenue and Azeele Street Signal Upgrades, Palm Avenue Improvements, and the Fowler Avenue and 50th Street Intersection Improvement Project. In addition, our team has extensive local experience providing roadway, stormwater, utility, and civil engineering services for Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), as well as numerous private clients and Community Development Districts. Our CDD experience includes Meadow Pointe II CDD, Harbor Bay CDD, Asturia CDD, Lakeside Plantation CDD, Parkview at Long Lake Ranch CDD, Summerstone CDD, Union Park East CDD, Lakeside CDD, Panther Trace I CDD, and, most recently, Wesbridge CDD.

Mr. Brad Foran, P.E., will serve as Project Manager. Mr. Foran brings more than 30 years of experience in highway design, project management, project coordination, and construction-related services. He has successfully managed urban arterial and interstate projects, prepared traffic control plans, coordinated with regulatory agencies, managed contracts, and provided quality control oversight. His extensive knowledge of local agencies, contractors, and engineering requirements, combined with his established professional relationships throughout the Tampa Bay region, will provide significant value to the Panther Trace II CDD.

Mr. Thomas Liu, P.E., will serve as Assistant Project Manager. Mr. Liu has extensive expertise in stormwater management, hydraulic analysis, highway and roadway design, and permitting. His experience includes numerous FDOT projects as well as engineering projects for counties, municipalities, and private clients. Mr. Liu will support project management, technical coordination, design development, and permitting to ensure projects are completed efficiently and in accordance with applicable design standards and regulatory requirements.

Mr. Frank Foran, P.E. is a Highway Design Engineer with more than 50 years of experience in transportation and roadway engineering. Mr. Foran provides senior-level technical oversight and quality control for LHE projects. His extensive experience includes developing traffic control plans, conducting detailed project reviews, and assisting with cost estimating. His depth of knowledge and experience provides an additional level of quality assurance and technical expertise to every project.

Mrs. Amy Palmer oversees the administrative coordination, correspondence, reporting, and day-to-day support necessary to keep projects organized and moving forward. With more than 22 years of experience in engineering management and project administration, Mrs. Palmer serves as a key point of contact for clients and staff. Her attention to detail and organizational skills help ensure projects are completed efficiently, cost-effectively, and in accordance with the District's expectations.



Consultants Past Performance

Our extensive experience working with Community Development Districts demonstrates our ability to understand the unique needs of each community and develop practical, creative solutions that are delivered

efficiently and cost-effectively. Our streamlined approach allows us to maintain flexibility in our schedules and build in additional time to address unforeseen issues quickly and effectively, without compromising the overall project schedule.

In the past 20 years, LHE has completed over 75 roadway projects, solidifying an expertise that reduces project risk for our clients.

LHE is committed to ensuring that every team member whose work affects project quality is fully qualified and competent to perform their assigned responsibilities. All personnel assigned to project production have current, hands-on experience in their respective areas of expertise. Competency is established through a combination of education, training, professional experience, and demonstrated technical skills.

We also place a strong emphasis on continuing education and professional development. Our technical and professional staff regularly participate in continuing education seminars, conferences, and training programs offered by FDOT and other recognized professional organizations. Our engineers also attend national seminars and industry events to stay informed of emerging technologies, design practices, engineering trends, and innovative project management solutions.

By continually expanding our knowledge and staying current with advances in the industry, LHE is able to provide our clients with practical, innovative, and cost-effective solutions. Our depth of experience, technical expertise, and commitment to continuous improvement are reflected in the following examples of our project experience.

Relevant Projects include:

Harbor Bay Community Development District

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.

Meadow Pointe II CDD

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD

routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs. The project consisted of the milling and resurfacing of the existing roadway within eleven subdivisions of Meadow Point II CDD including the clubhouse.

Lakeside Plantation Community Development District

This CDD is located in North Port, Florida and boasts of 13 lakes, a 6,000 sq. foot clubhouse, pool and spa, and multiple amenities including basketball courts, playgrounds, tennis courts, pickleball and bocce ball courts. As District Engineers, we are responsible for all of the engineering needs for the community.

FDOT District 7 - Districtwide Sidewalk Gap Design Project

This ongoing project includes the design of sidewalk improvements, including associated drainage and signing and marking. The goal is to eliminate sidewalk gaps along State Roadways. This will include:

- Evaluating known gaps to establish R/W and funding requirements.
- Preparing and maintaining a funding plan / schedule for R/W and construction.
- Preparing plans and specifications for letting as well as R/W instruments as required.
- Revising or updating previously completed construction plans and documents, and providing Post Design Services, Construction Assistance Services and Expert Witness Testimony Services for assigned projects.

FDOT - District 1 - SR 789 from Longboat Club Road to SR 64 Safety Improvements

LHE was contracted as a sub for Ajax Paving for this Design Build project. This project consists of 17 different intersections for the design and construction of Rectangular Rapid Flashing Beacons (RRFBs), Pedestrian Hybrid Beacons (PHBs), sidewalk, and pedestrian lighting at cross walk locations. The re-design of these 17 intersection is intended to improve safety. We were required to accommodate several recreational resources, coordinate with multiple bus systems with routes and bus stops in the limits of the project, as well as replace all existing striping and raised pavement markers and install new signage and markings to accommodate the improvements. Several intersections required milling and resurfacing, sidewalk construction, and lighting design and installation.

FDOT District 1 - SR 25 (US 27) from N. of SR 540 to N. of Kokomo Rd.

LHE was contracted as a sub for Burgess & Niple, Inc. for the design and construction of SR 25 from N. of SR 540 (Cypress Gardens Blvd.) to N. of Kokomo Rd (CR 546). Pavement resurfacing and widening depths were required, as well as stormwater treatment attenuation facilities were constructed. Signing, pavement marking, lighting and signalization plans were provided.

FDOT District 7 - I-275 / SR 93 Bus on Shoulder *STATE AND NATIONAL AWARD WINNING PROJECT*

I-275 / SR 93 (from Alt. US 19 / SR 595 / 5th Ave. N. to SR 694 / Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with

existing three (3) 23 foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles. Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12- foot travel lanes were maintained along the northbound and southbound of I-275. Project improvements consisted of shoulder milling / resurfacing and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

Geographic Location

Lighthouse Engineering is located in beautiful Safety Harbor, Florida. All of our employees work out of our Safety Harbor office located at:

701 Enterprise Road East

Suite 410

Safety Harbor, FL 34695

Ability to Meet Time and Budget Requirements

Our Chief Engineer, Brad Foran, P.E., has more than 20 years of experience working with Community Development Districts and understands the budgetary and scheduling challenges Districts face. His extensive experience allows him to identify practical, cost-effective engineering solutions while maintaining the quality and long-term needs of the community. Mr. Foran will serve as the lead engineer and provide technical oversight for the Panther Trace II CDD's engineering needs.

Amy Palmer, our Operations Manager, brings extensive experience working with Community Development Districts and will serve as LHE's primary point of contact for the District. Her experience in project coordination and administration allows her to efficiently manage and advance many projects at a lower hourly rate, with the lead engineer providing review, technical oversight, and final recommendations. This approach allows LHE to provide the District with responsive service while maximizing the value of its engineering budget.

Our approach is straightforward and practical: we focus on what is necessary to successfully complete each project and eliminate unnecessary steps, processes, and expenses whenever possible. Our goal is to function as a seamless extension of the Panther Trace II CDD and provide the District with the appropriate level of engineering support for each project. We will work closely with District staff to ensure that all required scope elements are identified, addressed, and incorporated into each project from the beginning.

Communication will be an important component of our approach. LHE will remain readily accessible through virtual meetings, email, telephone calls, and text messages, as appropriate. Amy Palmer will serve as the primary point of contact, providing the District with a consistent and reliable resource for questions, project updates, and coordination. Project information, correspondence, and supporting documentation will be maintained digitally and organized for efficient access by District staff and the LHE team. Project schedules will be regularly updated to reflect current status, anticipated milestones, and projected completion dates. Maintaining the project schedule is one of the most effective ways to control costs, as delays often result in

additional administrative, design, and construction expenses.

Permitting and Regulatory Coordination

Permitting can be one of the most significant factors affecting a project's schedule and budget. LHE has extensive experience permitting civil and transportation projects and maintains strong working relationships with local and regional regulatory agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and Pasco, Hillsborough, and Pinellas Counties.

LHE takes a proactive approach to permitting to identify potential issues early and minimize delays. This includes initiating coordination with regulatory agencies early in the design process, holding meetings when appropriate, and maintaining consistent communication throughout the review process. Our staff has extensive experience preparing, submitting, and tracking Environmental Resource Permits (ERPs), as well as coordinating responses to agency comments and requests for additional information.

Our experience also allows us to quickly determine what permits may be required for a particular project—and, equally important, when a permit may not be required. This knowledge can save the District significant time and money by avoiding unnecessary permitting efforts, fees, and delays. When permits are required, LHE understands the application process, anticipated review periods, agency requirements, and associated costs, allowing us to incorporate permitting considerations into the project budget and schedule from the outset.

LHE understands the challenges facing Community Development Districts, including rising construction costs, limited budgets, regulatory requirements, and the need to make responsible long-term investments in community infrastructure. Our full-service engineering team brings the experience, technical knowledge, and practical judgment necessary to develop cost-effective solutions that meet regulatory requirements while providing lasting value to the District and its residents.

With our extensive CDD experience and longstanding presence in the Tampa Bay region, LHE understands the day-to-day needs of Districts and the importance of being responsive, accessible, and cost-conscious. We are committed to providing the Panther Trace II CDD with dependable engineering services and serving as a trusted extension of the District's team.

Recent, Current and Projected Workload

The following information demonstrates that the LHE team has the personnel, experience, and available resources necessary to successfully provide the requested services.

LHE's current workload allows us to begin work immediately. Our available design staff can provide more than 250 staff hours per month from our Safety Harbor office. We routinely manage multiple projects across a variety of engineering disciplines and have the flexibility to allocate resources as project needs change. This allows us to respond quickly to the District's requests and maintain project schedules without sacrificing quality or responsiveness.

LHE supplements our in-house capabilities with trusted subconsultants in specialized areas such as Subsurface Utility Engineering (SUE), land surveying and mapping, geotechnical engineering, and right-of-way acquisition. At the same time, our in-house staff provides expertise in areas including Construction Engineering and Inspection (CEI), pavement evaluation, asset management, bridge inspection, and structural repairs. Our longstanding relationships with our subconsultants provide us with a clear understanding of their capabilities, qualifications, and performance. This familiarity allows us to efficiently coordinate assignments and maintain a high level of quality throughout the project. LHE holds our subconsultants to the same high standards we apply to our own staff and closely coordinates their work to minimize potential impacts to project schedules.



Our team has recently completed several significant projects, including a Design-Build project for FDOT District 1 along SR 789 from Longboat Club Road to SR 64. We are also scheduled to complete a Design-Build project on SR 25 (US 27) in the coming month. Currently, LHE is working on a Sidewalk Gap Project for FDOT District 7, along with several smaller projects for private clients. We are also finalizing the contract to begin work on TWO 10.2023 for the City of Pinellas Park. This project involves preparing plans for the removal of ten abandoned driveway aprons at various locations along Park Boulevard, including coordination and permitting with FDOT.

Based on our current and projected workload, LHE has sufficient capacity to support the District's needs without impacting our ability to provide quality service to our existing clients. Like most engineering firms, our workload naturally experiences periods of higher and lower activity. Our team is structured to accommodate these fluctuations, including adjusting staffing levels and working additional hours when necessary to meet critical deadlines. During slower periods, our staff uses the opportunity to strengthen technical skills, improve internal processes, and prepare for upcoming assignments. This flexibility allows LHE to remain responsive and consistently meet our clients' schedules and expectations.

Volume of Work Previously Awarded to Consultant

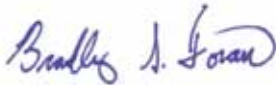
Although we have not been awarded any work previously from the Panther Trace II Community Development District, LHE has a vast amount of experience with other CDD's that allows us to anticipate all the needs of the District.

We are excited about the opportunity to lend our skills and experience to the Panther Trace II CDD.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

9/9/2026

33. NAME AND TITLE

Bradley S. Foran, P.E., President

1. SOLICITATION NUMBER (If any)

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

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM (2) BRANCH		a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
02	Administrative	2		T03	Traffic & Transportation Engineering	1
08	CADD Technician	1		D04	Design-Build - Preparation of Requests for Proposals	1
12	Civil Engineer	3		W03	Water Supply; Treatment and Distribution	1
				S04	Sewage Collection, Treatment and Disposal	1
Total		6	6			

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

a. SIGNATURE BRADLEY S. FORAN, PRESIDENT	b. DATE September 9, 2026
c. NAME AND TITLE	

AUTHORIZED FOR LOCAL REPRODUCTION
MANDATORY USE DATE OF FORM 5/1/2004



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

BOARD OF PROFESSIONAL ENGINEERS

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

FORAN, BRADLEY SCOTT

701 ENTERPRISE ROAD E
SUITE 410
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE52634

EXPIRATION DATE: FEBRUARY 28, 2027

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 24, 2026

Bradley Foran, President
LIGHTHOUSE ENGINEERING INC. d/b/a LHE
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
bforan@lighthouseenginc.com

Dear Mr. Foran:

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

- 3.1 - Minor Highway Design
- 3.2 - Major Highway Design
- 3.3 - Controlled Access Highway Design

- 6.3.1 - Intelligent Transportation Systems Analysis and Design
- 6.3.2 - Intelligent Transportation Systems Implementation

- 7.1 - Signing, Pavement Marking and Channelization
- 7.2 - Lighting
- 7.3 - Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than \$500,000.00.* This status shall be valid until June 30, 2027, for contracting purposes.

*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP



Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "Philip Pitts". The signature is written in a cursive, flowing style.

Philip Pitts
Professional Services Qualification Administrator
PP/YG



Licensee Details

Licensee Information

Name: **LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary Name)**

Main Address: **701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR Florida 34695**

County: **PINELLAS**

License Mailing:

LicenseLocation:

License Information

License Type: **Registry**

Rank: **Registry**

License Number: **28576**

Status: **Current**

Licensure Date: **05/15/2009**

Expires:

Special Qualifications **Qualification Effective**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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

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Lighthouse Engineering Inc.

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Detail by Entity Name

Florida Profit Corporation
LIGHTHOUSE ENGINEERING INC.

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Principal Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS.
701 ENTERPRISE ROAD
SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S
65 TURNSTONE DR
SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
01/13/2019 -- ANNUAL REPORT	View image in PDF format
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05/01/2009 -- REINSTATEMENT	View image in PDF format
08/23/2007 -- ANNUAL REPORT	View image in PDF format
12/12/2006 -- Domestic Profit	View image in PDF format



**Board of County Commissioners
Economic Development Department
Small Business Enterprises Division**

Small Business Enterprises Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/25

Valid from November 25, 2025 - November 25, 2028

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in black ink, appearing to read "Theresa Kempa".

Theresa Kempa, Manager, MCA
Small Business Enterprise Division





The City of St. Petersburg Small Business Enterprise (SBE)

This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE

Certification Number: 141280

This certificate is applicable in

NIGP 925: Engineering Services, Professional NIGP 92517: Civil Engineering, The City of St. Petersburg

Certified: April 3, 2025

Expires: April 3, 2028

Kourey Hendryx-Bell, J.D.
Manager, Office of Supplier Diversity
(727) 893-7226
Kourey.Hendryx-Bell@stpete.org

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.



Equal Business Opportunity (EBO)

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2017-28, Chapter 26.5, Equal Business Opportunity Program

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from November 20, 2024 to January 15, 2027

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Bertha M. Mitchell, Manager
City of Tampa Equal Business Opportunity



PORT TAMPA BAY

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

***Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services***

Valid from 04/25/2026 to 04/24/2027

Donna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.

It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2022





EXHIBIT 7



1 **MINUTES OF MEETING**

2 **PANTHER TRACE II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace II Community
5 Development District was held on Monday, August 24, 2026 at 6:30 p.m., at the Panther Trace
6 II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

9 Mr. Beckett called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 Clint Miner (S1)	Board Supervisor, Vice Chair
12 Jeffrey Spiess (S3)	Board Supervisor, Chair
13 Steven Russell (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Geri Peterkin (S4)	Board Supervisor, Assistant Secretary (<i>Joined in-</i> 16 <i>progress</i>)
17 Heath Beckett	District Manager, Vesta District Services
18 Anna Ramirez	Facilities Director
19 John Vericker	District Counsel, Straley, Robin, Vericker (Virtually)
20 Matt Remson	Account Manager, Remson Aquatics
21 Jeff Myers	Account Manager, ASI

22 **SECOND ORDER OF BUSINESS:**

PLEDGE OF ALLEGIANCE

23 **THIRD ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS

24 There being none, the next item followed.

25 **FOURTH ORDER OF BUSINESS:**

TAMPA BAY ESTUARY PROGRAM

26 A. Presentation on “Taking Care of Our Water Management Ponds” (Miner)
27 Supervisor Miner reviewed the District’s participation in the Tampa Bay Estuary
28 Program.

29 **FIFTH ORDER OF BUSINESS:**

OPERATIONS AND MAINTENANCE

30 A. EXHIBIT 1: Presentation of Aquatic Maintenance Report – *Matt Remson, Remson*
31 *Aquatics*

32 Mr. Remson presented the Aquatic Maintenance Report noting ongoing
33 treatment of algae blooms and a washout at pond 12.

34 *Supervisor Peterkin joined the meeting at 6:35 p.m.*

1. Consideration of Remson Aquatics Proposals

Mr. Remson discussed a submitted proposal for a fountain in pond 12.
The proposal will be included on the next meeting agenda.

B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

Mr. Myers presented the Landscape Maintenance Report and responded to Supervisor questions.

1. Consideration of ASI Proposals

C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*

Mr. Vericker advised that the State's prohibition of unlicensed gambling applies to bingo activities held on District property.

1. Recommendations for HOA Collaborations

Mr. Vericker recommended only allowing District-owned and operated security monitoring equipment to be installed on District property due to privacy laws

Regarding the HOA's collaborating on new trees, Mr. Vericker recommended the HOA donate funds through a cost-share agreement for the purchase of the trees, the District would retain its preferred vendor for the installation and ongoing maintenance.

Discussion followed on the RFQ process for District engineering services. Mr. Beckett advised that responses will be presented at the next meeting.

D. Presentation of District Engineer Report – *Tyson Waag, Stantec*

A representative from Stantec was not present.

E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*

1. EXHIBIT 2: Adoption of **Resolution 2026-07, Setting FY 2027 Meeting Schedule**

Mr. Beckett noted the presented exhibit had corrected the meeting dates to reflect the fourth Monday of the month, and requested the Board consider amending the November and December dates due to potential holiday conflicts.

The presented meeting schedule was amended as follows:

- November meeting was moved to November 30
- December meeting was canceled
- January meeting moved to January 18.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-07, Setting FY 2027 Meeting Schedule** as amended, for Panther Trace II Community Development District.

2. EXHIBIT 3: Adoption of **Resolution 2026-08, Declaring Seat 2 Vacancy** (Effective November 17, 2026)

On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-08, Declaring Seat 2 Vacancy** (Effective November 17, 2026), for Panther Trace II Community Development District.

3. EXHIBIT 4: Establishment of FY 2027 Performance Measures and Standards

On a MOTION by Supervisor Miner, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved the establishment of FY 2027 Performance Measures and Standards, for Panther Trace II Community Development District.

4. EXHIBIT 5: Presentation of Tickler File

Supervisors discussed assigning action dates to the listed items.

Mr. Beckett was asked to remove items 4, 6, and 7 and add a date to item 8. Supervisor Russell will present a report from Hillsborough County at the September meeting regarding the requested resurfacing of Panther Trace Blvd. He recommended looking at streetlight options in June.

- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez presented the Facilities Report. The new security system was installed and she has requested holiday lighting proposals. Ms. Ramirez informed him of complaints that the crew is not using the correct access easements.

SIXTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. EXHIBIT 6: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 27, 2026
- B. EXHIBIT 7: Acceptance of the Unaudited July 2026 Financial Statement

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-B as presented, for Panther Trace II Community Development District.

SEVENTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

In response to a Supervisor question, Ms. Ramirez provided an update on the adopt a pond program communication.

EIGHTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

Comments were made on a lift station construction project, and a community event to pick up litter. Ms. Ramirez was asked to assist with relaying event information to residents.

A comment was made on the meeting schedule discussion. It was clarified that a Supervisor's comment was a logistical observation about the business calendar, not a reflection on the importance of Martin Luther King Jr. Day.

Comments were made on the landscape maintenance crew not using platted access easements and the standard of care used by the crew when mowing around ponds behind houses. Discussion followed on HOA-approved fence installations that may encroach the District's access and drainage easements.

NINTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on Monday, September 28, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.

Supervisors Miner, Spiess, and Russell affirmed their intent to attend the next meeting in person.

Discussion followed on notifying residents of the Seat 2 vacancy. Board consensus was for candidates to attend the October meeting and for appointment to occur in November.

TENTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

Facilities Manager:

- Distribute Seat 2 Supervisor Candidate Request – attend October meeting, start November meeting

District Manager:

- Share current lighting contract with the board from TECO
- Let Jeff w/ ASI know that if easements are blocked to let me.
- Double check with Supervisor Miner on quorum as he is not sure. Alternate date September 21

October Agenda:

- Consideration of Seat 2 Supervisor Candidates

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:37 p.m., for Panther Trace 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*

138 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
139 *based.*

140 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
141 **meeting held on September 28, 2026.**

142 _____
143 Heath Beckett, Secretary

Jeffrey Spiess, Chair

DRAFT





EXHIBIT 8

PENDING

