

Berry Bay III Community Development District

April 02, 2026

Agenda Package

TEAMS MEETING INFORMATION

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Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



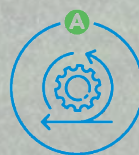
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Berry Bay III Community Development District

Board of Supervisors

Carlos de la Ossa, Supervisor
Nicholas Dister, Supervisor
Angie Grunwald, Supervisor
Ryan Motko, Supervisor
Kyle Smith, Supervisor

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Rollamay Turkoane, District Manager

Meeting Agenda

Thursday, April 02, 2026 at 2:00 p.m.

The Public Hearings and Regular Meeting of the **Berry Bay III Community Development District** will be held **April 02, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

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THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**
 - A. Open Public Hearing on Adopting Uniform Method of Collection
 - B. Discussion on Uniform Method of Collection
 - C. Close Public Hearing on Adopting Uniform Method of Collection
 - D. Consideration of Resolution 2026-30; Adopting Uniform Method of Collection
5. **PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**
 - A. Open Public Hearing on Adopting Uniform Rules of Procedure
 - B. Discussion on Uniform Rules of Procedure
 - C. Close Public Hearing on Adopting Rules of Procedure
 - D. Consideration of Resolution 2026-31; Adopting Uniform Rules of Procedure
6. **PUBLIC HEARING ON ADOPTING THE FISCAL YEAR 2026 PROPOSED BUDGET**
 - A. Open Public Hearing on Adopting the Fiscal Year 2026 Proposed Budget
 - B. Discussion on the Fiscal Year 2026 Proposed Budget
 - C. Close Public Hearing on Adopting the Proposed Fiscal Year 2026 Proposed Budget
 - D. Consideration of Resolution 2026-32; Adopting the Fiscal Year 2026 Proposed Budget
7. **RETURN & PROCEED TO REGULAR MEETING**
8. **BUSINESS ITEMS**
 - A. Consideration of RFQ for Engineering Services
 - B. Establishing an Audit Committee and Setting a Date for the First Meeting of the Audit Committee
9. **CONSENT AGENDA**
 - A. Approval of Minutes of March 05, 2026, Regular Meeting
10. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
11. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
12. **ADJOURNMENT**

RESOLUTION 2026-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTION FOR ANY NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED NOW OR IN THE FUTURE BY THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Berry Bay III Community Development District (the “**District**”) is a local unit of special-purpose government that was established pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and is located in Hillsborough County (the “**County**”);

WHEREAS, the Act authorizes the Board of Supervisors of the District (the “**Board**”) to levy non-ad valorem special assessments for the purposes authorized by the Act and Chapter 170, Florida Statutes (the “**Special Assessments**”) using the procedures provided in the Act, Chapter 170, and Chapter 197, Florida Statutes;

WHEREAS, the Board levied and/or may need to levy Special Assessments in the future to provide necessary funds: (1) for the administrative operations of the District, (2) to construct or acquire any facilities and projects of the District, (3) to maintain and preserve any facilities and projects of the District, and (4) to enable the District to provide any other services authorized by law;

WHEREAS, the Act authorizes the District, at its sole discretion, to collect and enforce its Special Assessments pursuant to the provisions of the Act, Sections 197.3631, 197.3632, and 197.3635, Chapter 170, or Chapter 173, Florida Statutes;

WHEREAS, Section 197.3632, Florida Statutes authorizes the District to use the uniform method of collection (the “**Uniform Method of Collection**”) to collect its Special Assessments if the District certifies its non-ad valorem assessment roll to the County Tax Collector, which enables the Special Assessments, or the portion thereof that is certified, to be collected on the annual tax bill and enforced pursuant to Florida law;

WHEREAS, the Board finds that use of the Uniform Method of Collection can result in the more efficient and effective collection and enforcement of certain Special Assessments levied by the District which are certified for collection using the Uniform Method of Collection; and

WHEREAS, in accordance with the requirements of Section 197.3632, Florida Statutes, the Board caused notice of a public hearing on its intent to use the Uniform Method of Collection to be advertised weekly in a newspaper of general circulation within the County for 4 consecutive weeks prior to such hearing and held the public hearing prior to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

2. The Board hereby expresses its intent to use the Uniform Method of Collection for any Special Assessments levied by the Board, now and in the future, on any properties within the boundaries of the District pursuant to the legal description included in **Exhibit A**, attached hereto and incorporated herein.
3. The Special Assessments, which may be collected annually pursuant to the provisions of the Act, and the District's use of the Uniform Method of Collection may continue in any given year when the Board determines that use of the Uniform Method of Collection for that year is in the best interests of the District.
4. The District's Secretary is authorized to provide the County Property Appraiser and County Tax Collector and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.
5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
6. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED ON APRIL 2, 2026.

Attest:

**Berry Bay III
Community Development District**

By: _____

Name: _____

Secretary / Assistant Secretary

Carlos de la Ossa

Chair of the Board of Supervisors

Exhibit A: Legal Description of District Boundaries

EXHIBIT A
BOUNDARY DESCRIPTION

DESCRIPTION: PARCELS OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 16, NORTH 89°11'20" WEST, A DISTANCE OF 30.00 FEET TO THE MONUMENTED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 579, SAME BEING THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, CONTINUE ALONG SAID SOUTH LINE, NORTH 89°11'20" WEST, A DISTANCE OF 2,671.88 FEET; THENCE NORTH 89°59'05" WEST, A DISTANCE OF 499.89 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 32°12'05" EAST, A DISTANCE OF 6,275.34 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE, SOUTH 89°35'28" EAST, A DISTANCE OF 377.81 FEET TO SAID MONUMENTED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 579; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 27°25'24" WEST, A DISTANCE OF 530.78 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 901.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,961.65 FEET, A CENTRAL ANGLE OF 26°20'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°36'38" WEST 894.06 FEET; (3) SOUTH 00°55'37" WEST, A DISTANCE OF 1,338.85 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89°20'48" WEST, A DISTANCE OF 35.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE, ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00°28'12" EAST, A DISTANCE OF 1,453.03 FEET TO SAID WEST RIGHT-OF-WAY; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°56'11" WEST, A DISTANCE OF 1,222.03 FEET TO THE POINT OF BEGINNING

CONTAINING 193.994 ACRES

PARCEL 2

COMMENCING AT SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 15, NORTH 89°47'45" EAST, A DISTANCE OF 33.03 FEET TO THE MONUMENTED EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 579, SAME BEING THE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°59'18" EAST, A DISTANCE OF 117.57 FEET TO THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2023215063, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) SOUTH 88°56'55" EAST, A DISTANCE OF 209.11 FEET; (2) NORTH 03°17'10" WEST, A DISTANCE OF 369.46 FEET; (3) NORTH 67°17'36" EAST, A DISTANCE OF 94.81 FEET; (4) NORTH 36°29'44" WEST, A DISTANCE OF 72.60 FEET; (5) NORTH 37°15'59" WEST, A

DISTANCE OF 135.00 FEET; (6) NORTH 88°55'36" WEST, A DISTANCE OF 140.70 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 00°57'08" EAST, A DISTANCE OF 1,975.18 FEET; (2) SOUTH 89°54'44" WEST, A DISTANCE OF 3.76 FEET; (3) NORTH 00°59'34" EAST, A DISTANCE OF 596.90 FEET; (4) NORTH 00°53'19" EAST, A DISTANCE OF 634.33 FEET; (5) NORTH 00°57'24" EAST, A DISTANCE OF 188.38 FEET; (6) NORTH 07°05'44" EAST, A DISTANCE OF 134.71 FEET; (7) NORTH 11°54'50" EAST, A DISTANCE OF 159.23 FEET; (8) NORTH 16°06'01" EAST, A DISTANCE OF 197.88 FEET; (9) NORTH 20°49'50" EAST, A DISTANCE OF 114.31 FEET; (10) NORTH 25°32'30" EAST, A DISTANCE OF 190.52 FEET; (11) NORTH 27°37'15" EAST, A DISTANCE OF 569.88 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 89°35'31" EAST, A DISTANCE OF 2,056.98 FEET; THENCE SOUTH 89°49'14" EAST, A DISTANCE OF 662.96 FEET TO THE WEST BOUNDARY OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8535, PAGE 1142, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES: (1) SOUTH 05°50'43" WEST, A DISTANCE OF 1,606.84 FEET; (2) SOUTH 81°18'39" EAST, A DISTANCE OF 274.00 FEET; (3) SOUTH 02°30'20" WEST, A DISTANCE OF 1,067.78 FEET; (4) NORTH 84°53'40" WEST, A DISTANCE OF 367.64 FEET; (5) SOUTH 04°23'47" WEST, A DISTANCE OF 646.23 FEET; (6) SOUTH 89°26'04" WEST, A DISTANCE OF 822.52 FEET; (7) SOUTH 01°48'58" EAST, A DISTANCE OF 1,145.82 FEET; (8) NORTH 87°58'29" WEST, A DISTANCE OF 829.52 FEET; (9) SOUTH 00°21'58" WEST, A DISTANCE OF 881.56 FEET TO SAID SOUTH LINE OF SECTION 15; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°47'45" WEST, A DISTANCE OF 1,299.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 312.525 ACRES.

CONTAINING 506.519 ACRES TOTAL

RESOLUTION 2026-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT ADOPTING UNIFORM RULES OF PROCEDURE, IN KEEPING WITH CHAPTER 120.54(5), FLORIDA STATUTES.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, in accordance with Section 120.54(5), Florida Statutes, the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

WHEREAS, the District set April 2, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 120.54, Florida Statutes; and

WHEREAS, the District has complied with the rule making process as outlined in Section 120.54, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT:

Section 1: The Board hereby adopts the Rules of Procedure as attached hereto as **Exhibit A**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON APRIL 2, 2026.

Attest:

**Berry Bay III Community
Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RULES OF PROCEDURE

BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT

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**RULES OF PROCEDURE
BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT**

1.0 General.

- (1) Berry Bay III Community Development District (“**District**”) was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction.
- (2) The purpose of these Rules of Procedure (“**Rules**”) is to describe the general operations of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190, Florida Statutes.
- (3) Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the Board of Supervisors of the District (the “**Board**”). After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: s.s. 190.011(5), 120.53, Fla. Stat.

Law Implemented: s.s. 190.011(5), 120.53, Fla. Stat.

1.1 Board of Supervisors: Officers and Voting.

- (1) Board of Supervisors. The Board shall consist of five (5) members. Members of the Board must be residents of the State of Florida and citizens of the United States of America. Board members elected or appointed by the Board to qualified elector seats must also be residents of the District, and registered to vote with the Supervisor of Elections of the county in which the District is located. The Board shall exercise the powers granted to the District.
 - (a) Board members shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board Member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s).

- (b) Three (3) members of the Board physically present at the meeting location shall constitute a quorum for the purposes of conducting business and exercising its powers and for all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited or abstains from participating in discussion or voting on a particular item. A Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present, so long as a physical quorum is met. If three (3) or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law.
- (2) Officers. At the first Board meeting held after each election or appointment where the newly elected members take office, the Board shall select a Chair, Vice-Chair, Secretary, Assistant Secretary, and Treasurer.
- (a) The Chair must be a member of the Board. If the Chair resigns from that office or ceases to be a member of the Board, the Board shall select a Chair, after filling the vacancy. The Chair serves at the pleasure of the Board. The Chair or Vice-Chair shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer. The Chair or Vice-Chair shall be authorized to execute agreements, resolutions, and other documents approved by the Board at a Board meeting. The Chair shall convene and conduct all meetings of the Board. In the event the Chair is unable to attend a meeting, the Vice-Chair shall convene and conduct the meeting. The Chair or Vice-Chair may request the District Manager or other district staff to convene and conduct any meeting of the Board.
 - (b) The Vice-Chair shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If the Vice-Chair resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chair, after filling the Board vacancy. The Vice-Chair serves at the pleasure of the Board.
 - (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as Secretary.
 - (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board.

- (e) In the event that both the Chair and Vice-Chair are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chair and Vice-Chair are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings of the Berry Bay III Community Development District”, in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at the District Office and shall be available for inspection by the public.
- (5) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the local governing authority. All meetings of the Board and all committee meetings shall be open to the public in accordance with the provisions of Chapter 286, Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “voting conflict of interest” shall be governed by the Florida Constitution and Chapters 112 and 190, Florida Statutes, as amended from time to time.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to the Board’s discussion on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes. The Board’s Secretary shall prepare a memorandum of voting conflict (Form 8B) which shall then be signed by the Board member, filed with the Board’s Secretary, and attached to the minutes of the meeting within fifteen (15) days of the meeting.
 - (b) If a Board member inadvertently votes on a matter and later learns they have a conflict on the matter, the member shall immediately notify the Board’s Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate memorandum of voting conflict, which will be attached to the minutes of the Board meeting during which the vote

on the matter occurred. The memorandum shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum.

Specific Authority: s.s. 190.001, 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.006, 190.007, 112.3143, Fla. Stat.

1.2 Public Information and Inspection of Records.

- (1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the “Records of Proceedings”, may be copied or inspected at the District Office during regular business hours. All written public records requests shall be directed to the District’s records custodian. The District’s records custodian shall be responsible for retaining the District’s records in accordance with applicable Florida law. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.
- (2) Copies. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance.
- (3) Coordination of Necessary Financial Disclosures. Unless specifically designated by Board resolution or otherwise, the District’s records custodian shall serve as the Financial Disclosure Coordinator (“Coordinator”) for the District as required by the Florida Commission on Ethics (the “COE”).

Specific Authority: s.s. 190.011(5), 120.53, Fla. Stat.

Law Implemented: s.s. 112.31446(3), 112.3145(8)(a)1., 190.006, 119.07, 119.0701, 120.53, Fla. Stat.

1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by Statute or these Rules, at least seven (7) days public notice shall be given of any public meeting, hearing, or workshop of the Board. Public notice shall be given as required by Florida Law and will include, as applicable:

- (a) The date, time and place of the meeting, hearing, or workshop;
 - (b) A brief description of the nature, subjects and purposes of the meeting, hearing, or workshop;
 - (c) The District Office address for the submission of requests for copies of the agenda;
 - (d) Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, hearing, or workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting, hearing, or workshop by contacting the District Manager. If you are hearing or speech impaired, please contact Florida Relay Service at 711 who can aid you in contacting the District Office.
 - (e) A person who decides to appeal any decision made at the meeting, hearing, or workshop with respect to any matter considered at the meeting, hearing, or workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
 - (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Agenda. The District Manager, under the guidance of the Chair or Vice-Chair if the Chair is unavailable, shall prepare an agenda of the meeting, hearing, or workshop. The agenda shall be available to the public at least seven (7) days before the meeting, hearing, or workshop except in an emergency. The agenda shall be posted on the District’s official website and shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. The agenda may be changed before or at the meeting, hearing, or workshop by a vote of the Board.
- (a) The District may, but is not required, to use the following format in preparing its agenda for its regular meetings:
 - Call to order
 - Roll call
 - Audience Questions and Comments on Agenda Items
 - Review of minutes
 - Specific items of old business
 - Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager

Supervisor's requests and comments

Audience Questions and Comments

Adjournment

- (3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.
- (4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (5) Emergency Meetings. The Chair, or Vice-Chair if the Chair is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1), (2), (4), and (6) to act on emergency matters that may affect the public health, safety or welfare. Whenever possible, the Chair shall make reasonable efforts to notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for publishing a notice on the District's official website. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (6) Public Comment. The public shall be provided the opportunity to be heard on any proposition that will come before the Board at a meeting. The Board shall set aside a reasonable amount of time for public comment on agenda items, and the time for public comment shall be identified in the agenda. Persons wishing to address the Board should notify the Secretary of the Board prior to the "Audience Comment" section of the agenda. Each person wishing to address the Board will be given a reasonable amount of time for their comments, in the interest of time and fairness to other speakers.
- (7) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008, Florida Statutes. Once adopted in accord with Section 190.008, Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (8) Continuances. Any meeting of the Board or any item or matter included on the agenda for a meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the meeting where the item or matter was included on the agenda.
- (9) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chair, can make or second a motion.

Specific Authority: s.s. 189.015, 190.005, 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.007, 190.008, 120.53, 286.0105, 286.0114, 120.54, Fla. Stat.

2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules as required by Florida Law before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide short, plain explanation of the purpose and effect of the proposed rule, cite specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available. The notice of rule development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed rule.
 - (b) All rules shall be drafted in accord with Chapter 120, Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or

made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice; and a statement as to whether, based on the statement of the estimated regulatory costs or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3). The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled or required under Florida Statutes. Except when the intended action is the repeal of a rule, the notice must include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published as required by Florida Law not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Board must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District, or has substantial interest in the rulemaking, shall be filed with the District. The Board shall then act on the petition in accordance with Section 120.54(7), Florida Statutes, except that copies of the petition shall not be

sent to the Administrative Procedure Committee, and notice may be given as required by Florida law.

- (6) Rulemaking Materials. After the publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
 - (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing as required by Florida law either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall publish a notice on the District's official website. Notice of emergency rules shall be published as soon as possible as required by Florida Law. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.
- (10) Variations and Waivers. Variations and waivers from these Rules may be granted to the provisions and limitations contained in Section 120.542, Florida Statutes.

- (11) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be adopted pursuant to Section 190.035, Florida Statutes. For the adoption of rates, fees, rentals or other charges, the Board must hold a public hearing and publish a notice of public hearing one time, at least ten (10) days prior to the public hearing date, in a newspaper of general circulation in the District.

Specific Authority: s.s. 190.011(5), 190.011(15), 120.54, 190.035, Fla. Stat.

Law Implemented: s.s. 120.54, 190.035(2), Fla. Stat.

3.0 Decisions Determining Substantial Interests.

- (1) Conduct of Proceedings. Proceedings may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. Notice of both action taken by the District and the District's intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the Chair shall designate any member of the Board (including the Chair), District Manager, District Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
 2. Rule upon offers of proof and receive relevant evidence;
 3. Regulate the course of the hearing, including any prehearing matters;
 4. Enter orders;
 5. Make or receive offers of settlement, stipulation, and adjustment.
- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
1. After the hearing is concluded, if conducted by the Board;

2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
 3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.
- (2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.011(11), Florida Statutes, the District shall follow those procedures prescribed in Chapters 73 and 74, Florida statutes. Prior to exercising the power of eminent domain, the District shall:
- (a) Adopt a resolution identifying the property to be taken;
 - (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if the taking will occur in an unincorporated area, or of the municipality if the taking will occur within the municipality.

Specific Authority: s.s. 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: s.s. 190.011(11), Fla. Stat.

4.0 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures, definitions and rules are outlined for the purchase of professional, construction, maintenance, and contract services, and goods, supplies, materials, and insurance.
- (2) No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (3) Definitions.
 - (a) “Continuing contract” is a contract for professional services (of a type described above), entered into in accordance with this Rule, between the District and a firm whereby the firm provides professional services for the District or for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
 - (b) “Contractual services” means rendering time and effort rather than furnishing specific goods or commodities. This term applies only to those individuals and firms rendering services as independent contractors. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or professional services

(as defined in Section 287.055(2)(a), Florida Statutes and these Rules) and shall generally be considered the services referenced by Section 287.012(8), Florida Statutes. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms. Contractual services also do not include any contract for the furnishing of labor or materials for the construction, repair, renovation, demolition, or modification of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property, as those services shall be governed by Rule 4.2.

- (c) “Emergency purchases” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive solicitation would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.
- (d) “Goods, supplies and materials” do not include printing, insurance, advertising, or legal notices.
- (e) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, evaluation criteria, and provides for a manual signature of an authorized representative.
- (f) “Lowest Responsible bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (g) “Most Advantageous bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the most advantageous bid or proposal to the District. Minor variations in the bid may be waived by the Board.

Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.

- (h) “Professional services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by an architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (i) “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017, for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (j) “Purchase” means acquisition by sale, rent, lease, purchase, or installment sale. It does not include transfer, sale or exchange of goods, supplies or materials between the District and any federal, state, regional or local government entity or political subdivision of the state.
- (k) “Request for Proposal” is a written solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria as necessary.
- (l) “Responsive bid/proposal” means a bid or proposal which conforms in all material respects to the specifications and conditions in the invitation to bid or request for proposal and these Rules, and the cost components of which are appropriately balanced. A bid/proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.1 Purchase of Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time, shall be purchased under the terms of these Rules. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising or legal notices.
- (2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following is appropriate:
 - (a) The Board shall cause to prepare an Invitation to Bid or Request for Proposal, as appropriate.
 - (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
 - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
 - (e) The Most Advantageous Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high, or because the Board determines that it is in the best interests of the District. In the event the bids exceed the amount of funds available to be allocated by the District for this purchase, the bids may be rejected. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.
 - (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, or by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.
 - (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement of goods, supplies or materials. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials.

- (h) If the District does not receive a response to its competitive solicitation, the District may proceed to purchase such goods, supplies, materials, or construction services in the manner it deems in the best interests of the District.
- (i) The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.2 Contracts for Construction of Authorized Project.

- (1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida Statutes, the latter shall control. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure.
 - (a) Notice of Invitation to Bid, Request for Proposal, or request for qualifications shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date of submittal for bids.
 - (b) The District may maintain lists of persons interested in receiving notices of Invitation to Bid, Requests for Proposals, or request for qualifications. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
 - (c) To be eligible to submit a bid, statement of qualifications, or proposal, a firm or individual must, at the time of receipt of its bid proposal:
 - 1. Hold all required applicable state professional licenses in good standing.

2. Hold all required applicable federal licenses in good standing, if applicable.
3. If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
4. Meet any special pre-qualification requirement set forth in the bid/proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid or proposal, if required by the District.

- (d) Bids, statements of qualifications, or proposals shall be opened at the time, date and place noted on the Invitation to Bid, Request for Proposals, or request for qualifications. Bids or proposals shall be evaluated in accordance with the Invitation to Bid or Request for Proposal and these Rules.
- (e) To assist in the determination of the most advantageous bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the most advantageous bidder, the District Representative may consider, in addition to the factors described in the invitation or request, the following:
 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
 2. The past performance of each bidder or proposer for the District and in other professional employment settings.
 3. The willingness of each bidder or proposer to meet time and budget requirements.
 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 5. The recent, current, and project workloads of the bidder or proposer.
 6. The volume of work previously awarded to each bidder or proposer.
 7. Whether the cost components of each bid or proposal are appropriately balanced.

8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid/Proposal/statement of qualifications shall be accepted; however, the Board shall have the right to reject all submissions, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders or proposers to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders or proposers by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.3 Contracts for Maintenance Service.

- (1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contract services and /or goods, supplies or materials as defined herein. Where a contract for maintenance of such facility or project includes goods, supplies or materials and/or contract services, the District may in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies and materials, and contract services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure.

- (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
 - 1. Hold the required applicable state and professional licenses in good standing.
 - 2. Hold all required applicable federal licenses in good standing, if any.
 - 3. Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
 - 4. Meet any special pre-qualification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or Proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and Proposals shall be evaluated in accordance with the Invitation or Request and these Rules.
- (e) To assist in the determination of the Most Advantageous Bid or Proposal, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the Most Advantageous Bid or Proposal, the District Representative may consider, in addition to the factors described in the Invitation or request, the following:
 - 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.

2. The past performance of each bidder or proposer for the District and in other professional employment settings.
 3. The willingness of each bidder or proposer to meet time and budget requirements.
 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 5. The recent, current, and project workloads of the bidder or proposer.
 6. The volume of work previously awarded to each bidder or proposer.
 7. Whether the cost components of each bid or proposal are appropriately balanced.
 8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid or Proposal may be accepted; however, the Board shall have the right to reject all bids or proposals, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected.
- (h) Notice of the award or intent to award, including rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.
- (i) Emergency Purchases. In the event that an emergency purchase is necessary, the Board shall not be obligated to use the above procedure and may make an emergency purchase of maintenance services without complying with these Rules.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.4 Purchase of Insurance.

- (1) Scope. The purchase of life, health, accident, hospitalization, legal expense, or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of Invitation to Bid may be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, if any, to the District Officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and/or dependents.
 - (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by email or United States

Mail, or by hand delivery service, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 112.08, Fla. Stat.

4.5 Procedure for Purchasing Contractual Services.

- (1) Scope. All purchases for contractual services (except for maintenance services) may, but are not required to, be made by competitive Invitation to Bid. If state or federal law prescribes with whom the District must contract, or established the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies, and materials plus contractual services may, at the discretion of the Board, be treated as a contract for goods, supplies, and materials.
- (2) Procedure. When a purchase of contractual services is within the scope of this Rule (and the District has elected to follow this procedure), the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposal, as appropriate.
 - (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. The District shall make a good faith effort to provide written notice, by United States Mail, to persons who provide their names and addresses to the District Office for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with these Rules and shall not be the basis for a protest of any contract award.
 - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. Bids and proposals shall be evaluated in accordance with Invitation to Bid or Request for Proposal and these Rules.
 - (e) If only one (1) response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for contractual services from such bidder or proposer. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever

steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.

- (f) The Board has the right to reject any and all bids or proposals. The reservation regarding the right to reject shall be included in all solicitations and advertisements. If the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders and proposers not receiving a contract award shall not be entitled to recover any costs of bid or proposal preparation or submittal from the District.
- (g) The Most Advantageous Bid or Proposal may be accepted by the District. The Board may require bidders to furnish bid, performance and/or other bonds with a reasonable surety to be approved by the Board.
- (3) Notice. Notice of contract award, including the rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, or by hand delivery, or by overnight delivery, and by posting same in the District Office and on the website for seven (7) days.
- (4) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Renewal shall be contingent upon satisfactory performance evaluations by the District.
- (5) Contract Manager and Contract Administrator. The Board may designate a representative to function as contract manager, who shall be responsible for enforcing performance of the contract terms and conditions and serve as the liaison with the contractor. The Board may also designate a representative to function as contract administrator, who shall be responsible for maintaining all contract files and financial information. One person may serve as both contract manager and administrator.
- (6) Emergency Purchase. The District may make an emergency purchase of contractual services without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033(3), Fla. Stat.

4.6 Procedure Under Consultant's Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

- (1) Qualifying Procedures. In order to be eligible to submit a bid or proposal, a firm must, at the time of receipt of the bid or proposal:
 - (a) Hold all required applicable state professional licenses in good standing.
 - (b) Hold all required applicable federal licenses in good standing, if any.
 - (c) If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
 - (d) Meet any pre-qualification requirements set forth in the project or bid specifications. Qualification standards may include, but are not limited to, capability and adequacy of personnel, past record, and experience of the bidding entity.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

- (2) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services are required for a project by publishing a notice providing a general description of the project and method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. These persons are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such persons who provide their name and address to the District Manager for inclusion on the list, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(3) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualification on file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

1. The ability and adequacy of the professional personnel employed by each firm.
2. Each firm's past performance for the District in other professional employment settings.
3. The willingness of each firm to meet time and budget requirements.
4. The geographic location of each firm's headquarters or office in relation to the project.
5. The recent, current, and projected workloads of each firm.
6. The volume of work previously awarded to each firm.
7. Whether a firm is a certified minority business enterprise.

Nothing in these Rules shall prevent the District from evaluating and eventually selecting a firm if less than three (3) responses, including responses indicating a desire not to submit a formal bid on a given project, are received.

(b) If the selection process is administered by a person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(4) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as the most qualified to perform the required professional services.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be

required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”

- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
 - (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting same in the District Office and on the website for seven (7) days.
- (5) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.
- (6) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.011(3), 287.055, 190.033, Fla. Stat.

5.0 Bid Protests.

Purpose and Scope. In order to comply with Sections 190.033(1) through (3), Florida Statutes, the following procedures and rules are outlined for the protest of any bids or contracts awarded.

Specific Authority: s.s. 120.57, 190 011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

5.1 Bid Protests Under the Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal shall be in accordance with this section.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day), and by posting same in the District Office and on the website for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Section 5.3 of the Rules of Berry Bay III Community Development District shall constitute a waiver of proceedings under those Rules."
- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within ten (10) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within ten (10) days after the date when notice of protest is filed. Failure to file a notice of protest, or failure to file a formal written protest, shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon a receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets

forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the award process may continue.

- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within seven (7) days, excluding Saturdays, Sundays and legal holidays, upon receipt of a formal written request.
- (5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 120.57(3), 190.011(5) Fla. Stat.

Law Implemented: s.s. 120.57(3), 190.033, Fla. Stat.

5.2 Protests With Respect To Contracts Awarded Or Bid Documents.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with section 5.2.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award or to reject all bids by posting the notice in the District Office for seven (7) days, with a copy being provided to all submitting firms by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day). The notice shall include the following statement: "Failure to file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract."
- (2) Filing.
 - (a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within ten (10) calendar days after timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt of the District. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the District's decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.

- (b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within ten (10) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest with respect to the aforesaid plans, specifications or contract documents.
- (3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.
- (4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copies being mailed to the protestant and any substantially affected person or parties. Within fifteen (15) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above, the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 120.57, 190 011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

5.3 Bid Protests Relating to Any Other Award.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid proposal under Sections 4.1, 4.2, or 4.5 shall be in accordance with Section 5.3.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered on the next business day), and by posting same in the District Office and on the website for seven (7) calendar days.
- (2) Filing. Any person who is adversely affected by the District's decision or intended decision shall file with the District a notice of protest in writing within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within ten (10) days after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process or the contract and award process until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within five (5) days, excluding Saturdays, Sundays and legal holidays, of receipt of a formal written protest.
- (5) Hearing. If the subject of a protest is not resolved by mutual agreement, the District shall hold a proceeding in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

6.0 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope. The District may utilize design-build contracts for any public construction project for which the Board determines that use of such contracts in the best interest of the District. When letting a design-build contract, the District shall use the following procedure:
 - (a) The District shall utilize a design criteria professional meeting the requirements of Section 287.055, Florida Statutes when developing a design criteria package, evaluating the responses or bids submitted by

design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.6, Procedure Under Consultant's Competitive Negotiations Act.

- (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance-oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability and past work of the firms, including the partners and members thereof.
- (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals which may include, but not be limited to, based on price, technical, and design aspects of the project, weighted for the project.
- (d) After the design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:
 - 1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. For sealed proposals, the notice shall allow for at least twenty-one (21) days, unless the Board, for good cause, determines a shorter period of time is appropriate. Any design-build project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
 - 2. The District may maintain qualifications information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small Business and Minority Assistance Act of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.
 - 3. In order to be eligible to submit a proposal a firm must, at the time of receipt of the proposals:

- (a) Hold the required applicable state professional license in good standing, as defined by Section 287.055(2)(h), Florida Statutes;
- (b) Hold all required applicable federal licenses in good standing, if any;
- (c) Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
- (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

- (e) The Board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal. If less than three (3) proposals which meet the design criteria are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no proposals meeting the design criteria are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
- (f) The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the Board determines to be fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 - (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.
- (2) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, 255.20, Fla. Stat.

7.0 District Auditor Selection Procedures.

- (1) Prior to selecting an auditor to conduct the annual financial audit as required in section 218.39, Florida Statutes, the District shall use the auditor selection procedures as required under Section 218.391, Florida Statutes.

Specific Authority: s. 190.011(5), Fla. Stat.

Law Implemented: s. 218.391, Fla. Stat.

8.0 Effective Date.

These Rules shall be effective April 2, 2026.

RESOLUTION 2026-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 14, 2026 (THE EFFECTIVE ESTABLISHMENT DATE OF THE DISTRICT), AND ENDING SEPTEMBER 30, 2026; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (the “**Board**”) of the Berry Bay III Community Development District (the “**District**”) a proposed budget for the current fiscal year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, 301 Wimauma, LLC, a Florida limited liability company (the “**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2026 Budget as shown in the revenues line item of the FY 2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2026 and/or revised projections for fiscal year 2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Berry Bay III Community Development District for the Fiscal Year Beginning January 14, 2026, and Ending September 30, 2026”.
- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2026, and ending September 30, 2026, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within five days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on April 2, 2026.

Attested By:

**Berry Bay III Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Berry Bay III
Community Development District

FISCAL YEAR 2026
PRELIMINARY BUDGET

January 14, 2026

CLEAR PARTNERSHIPS



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2026 Budget

General Fund

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Developer Contributions	\$118,425.00
TOTAL REVENUES	\$118,425.00
EXPENDITURES	
<i>Financial and Administrative</i>	
Supervisor Fees	\$12,000.00
District Management	\$25,000.00
Administration	\$4,500.00
Recording Secretary	\$2,400.00
Financial/Revenue Collections	\$1,200.00
Rental and Leases	\$600.00
Accounting Services	\$9,000.00
Website Admin Services	\$1,200.00
District Engineer	\$9,500.00
District Counsel	\$9,500.00
Trustees Fees	\$6,500.00
Auditing Services	\$6,000.00
Postage, Phone, Faxes, Copies	\$500.00
Legal Advertising	\$3,500.00
Bank Fees	\$200.00
Dues, Licenses & Subscriptions	\$175.00
Website ADA Compliance	\$1,800.00
ProfServ-Info Technology	\$600.00
ProfServ-Tax Collector	\$600.00
Meeting Expense	\$10,000.00
Construction Accounting	\$0.00
Arbitrage Reporting	\$0.00
Disclosure Report	\$0.00
Disclosure Technology Services Subscription	\$0.00
Assessment Roll	\$0.00
	<u>\$0.00</u>
Total Financial and Administrative	<u>\$104,775.00</u>

Insurance

General Liability	\$3,718.00
Public Officials Insurance	\$2,663.00
Property & Casualty Insurance	\$0.00
Crime	\$0.00
Deductible	<u>\$0.00</u>
Total Insurance	<u>\$6,381.00</u>

Contingency

Contingency Fund	<u>\$7,269.00</u>
Total Contingency	<u>\$7,269.00</u>

TOTAL EXPENDITURES	\$118,425.00
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Excess (deficiency) of revenues	
Over (under) expenditures	<u>\$0.00</u>

Net change in fund balance	<u>\$0.00</u>
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FUND BALANCE, BEGINNING	\$0.00
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FUND BALANCE, ENDING	<u><u>\$0.00</u></u>
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**FY 2026 Operations and Maintenance
Budget Funding Agreement
(Berry Bay III Community Development District)**

This FY 2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of April 2, 2026, between the **Berry Bay III Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **301 Wimauma, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026 as attached hereto as **Exhibit A** (the “**FY 2026 Budget**”), which commences on January 14, 2026 (the effective establishment date of the District), and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026 Budget.

Operative Provisions

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

1. **Funding Obligations.** From time to time during the 2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$118,425** in accordance with the FY 2026 Budget as such expenses are incurred by the District. Such payments shall be made

within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2026, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026. The District and Developer agree that the FY 2026 Budget shall be revised at the end of the 2026 fiscal year to reflect the actual expenditures of the District for the period beginning on January 14, 2026 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2026 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

301 Wimauma, LLC,
a Florida limited liability company

Berry Bay III
Community Development District

By: Eisenhower Management, Inc.
a Florida corporation,
as its Manager

Nicholas Dister
Vice President

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026 Budget

**FY 2026 Operations and Maintenance
Budget Funding Agreement
(Berry Bay III Community Development District)**

This FY 2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of April 2, 2026, between the **Berry Bay III Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **301 Wimauma, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026 as attached hereto as **Exhibit A** (the “**FY 2026 Budget**”), which commences on January 14, 2026 (the effective establishment date of the District), and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026 Budget.

Operative Provisions

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

1. **Funding Obligations.** From time to time during the 2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$118,425** in accordance with the FY 2026 Budget as such expenses are incurred by the District. Such payments shall be made

within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2026, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026. The District and Developer agree that the FY 2026 Budget shall be revised at the end of the 2026 fiscal year to reflect the actual expenditures of the District for the period beginning on January 14, 2026 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2026 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

301 Wimauma, LLC,
a Florida limited liability company

Berry Bay III
Community Development District

By: Eisenhower Management, Inc.
a Florida corporation,
as its Manager

Nicholas Dister
Vice President

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026 Budget

Berry Bay III
Community Development District

FISCAL YEAR 2026
PRELIMINARY BUDGET

January 14, 2026

CLEAR PARTNERSHIPS



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2026 Budget

General Fund

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Developer Contributions	\$118,425.00
TOTAL REVENUES	\$118,425.00
EXPENDITURES	
<i>Financial and Administrative</i>	
Supervisor Fees	\$12,000.00
District Management	\$25,000.00
Administration	\$4,500.00
Recording Secretary	\$2,400.00
Financial/Revenue Collections	\$1,200.00
Rental and Leases	\$600.00
Accounting Services	\$9,000.00
Website Admin Services	\$1,200.00
District Engineer	\$9,500.00
District Counsel	\$9,500.00
Trustees Fees	\$6,500.00
Auditing Services	\$6,000.00
Postage, Phone, Faxes, Copies	\$500.00
Legal Advertising	\$3,500.00
Bank Fees	\$200.00
Dues, Licenses & Subscriptions	\$175.00
Website ADA Compliance	\$1,800.00
ProfServ-Info Technology	\$600.00
ProfServ-Tax Collector	\$600.00
Meeting Expense	\$10,000.00
Construction Accounting	\$0.00
Arbitrage Reporting	\$0.00
Disclosure Report	\$0.00
Disclosure Technology Services Subscription	\$0.00
Assessment Roll	\$0.00
	<u>\$0.00</u>
Total Financial and Administrative	<u>\$104,775.00</u>

Insurance

General Liability	\$3,718.00
Public Officials Insurance	\$2,663.00
Property & Casualty Insurance	\$0.00
Crime	\$0.00
Deductible	<u>\$0.00</u>
Total Insurance	<u>\$6,381.00</u>

Contingency

Contingency Fund	<u>\$7,269.00</u>
Total Contingency	<u>\$7,269.00</u>

TOTAL EXPENDITURES	\$118,425.00
---------------------------	---------------------

Excess (deficiency) of revenues	
Over (under) expenditures	<u>\$0.00</u>
Net change in fund balance	<u>\$0.00</u>
FUND BALANCE, BEGINNING	\$0.00
FUND BALANCE, ENDING	<u><u>\$0.00</u></u>

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me the undersigned authority personally appeared Nicholas Dister, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Vice President of Eisenhower Management, Inc, a Florida corporation, as Manager of 301 Wimauma, LLC, a Florida limited liability company (the “**Company**”), and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Berry Bay III Community Development District (the “**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on April _____, 2026.

Notary Public Signature

Notary Stamp

Berry Bay III Community Development District

Engineering Services for Berry Bay III Community Development District





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

February 23, 2026

Attention:

Jayna Cooper
Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Reference:

Engineering Services For The Berry Bay III
Community Development District

Dear Ms. Cooper and Selection Committee Members,

Stantec Consulting Services Inc. is pleased to submit our qualification package for engineering services for the Berry Bay III Community Development District (District). Stantec is familiar with your needs as we currently provide services to numerous CDDs throughout Hillsborough County and West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs. Stantec will serve in the general capacity of District Engineer and as an extension of your staff. We are well prepared to provide District engineering services, as required, under a continuing contract.

Stantec is a trusted leader in community development with a history spanning more than six decades of helping communities across the country and beyond achieve their goals. We have a commitment to advance the quality of life around the world. Our capabilities, market presence, and cultures create the opportunity to provide you with a broad range of exemplary services including planning, engineering design, and capital project cost estimating.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. Our experienced and available team of professionals have successfully provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant. Stantec brings you the following benefits:

Our team of engineering, planning, and environmental staff identified for this project specialize in all areas required to complete any assignment under this engineering services contract. Stantec offers you the following based on our understanding of your key needs:

- **Small Team, Large Resources, Locally-based** – As your locally based consultant, the Stantec team assigned to this project is available and familiar with the area and type of services required by the District.
- **Cost-Conscious Measures** – Knowing that budgets are tight and needs remain constant, our engineers have years of experience in finding innovative, cost-conscious and sustainable solutions.
- **Experience** – The staff assigned to the District have many years of experience with CDDs and in the engineering field. We are familiar with local, regional and state regulatory agencies. We have experience in design, permitting, construction, inspection and regulatory compliance in areas of roadways, drainage, entry features, gate systems, landscaping and other public improvements.

Tonja Stewart will be your Project Manager. She has an abundance of experience in providing the types of engineering services outlined in the District's request for qualifications. Stantec holds all applicable federal, state and local licensure to perform services under this contract and is a current/active corporation authorized to do business in the State of Florida.

Provided in the following pages are Stantec's qualifications, including resumes of several key staff and project descriptions that highlight our ability to provide you with all necessary engineering services.

Sincerely,

Hamid Sahebkar, PE
Senior Principal
Office: (813) 746-3831
Mobile: (813) 390-1743
Hamid.Sahebkar@stantec.com



Stantec staff volunteering during 'Stantec in the Community' week!

Our Firm

Firm Information and Background

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

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

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

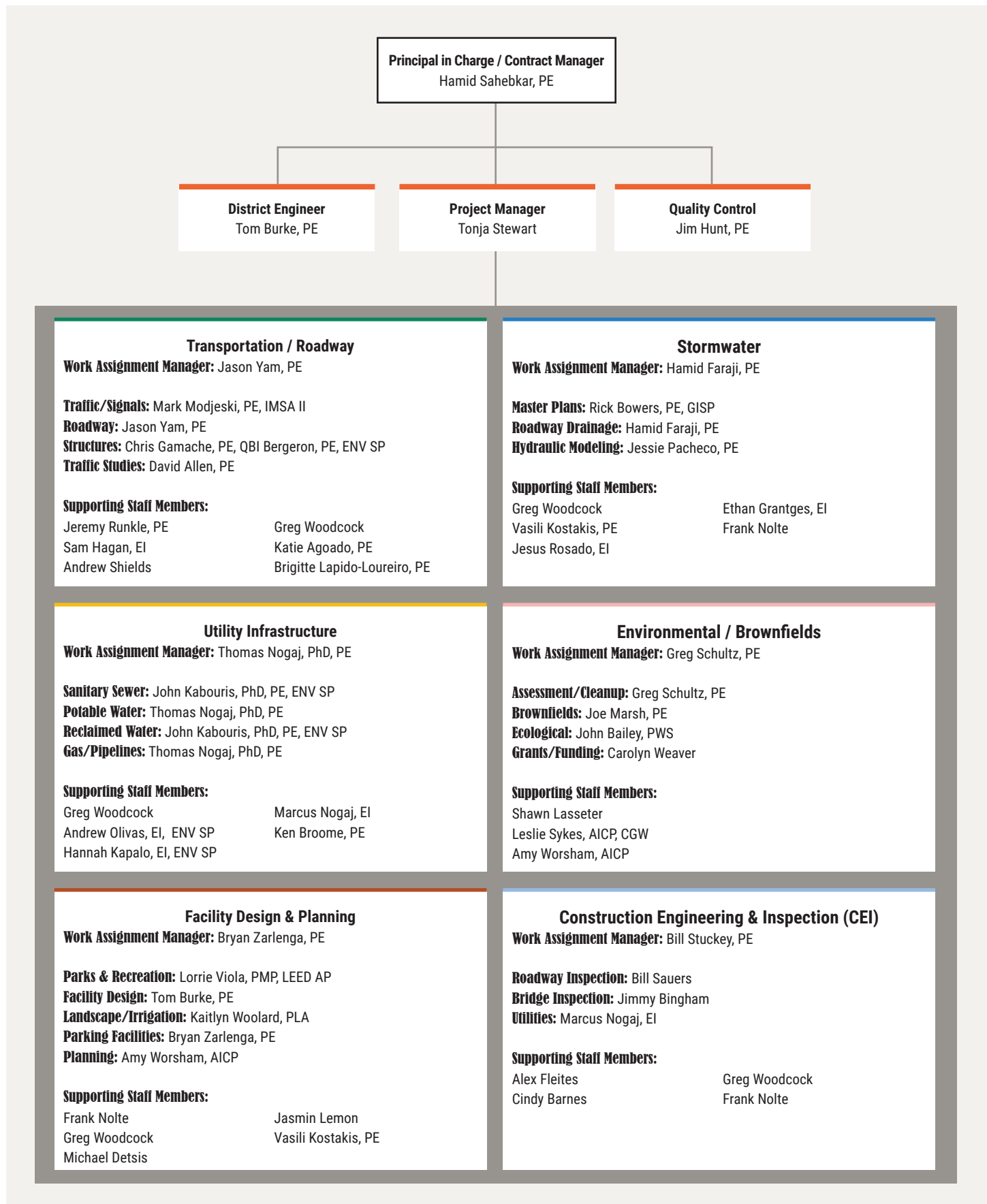
We offer the complete range of professional planning and design services necessary to carry property through planning, approvals and permitting, to design and construction. Stantec's team of experts includes urban planners, civil engineers, and environmental scientists. This team designs distinguished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

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

- Transportation engineering and planning
- Trail and recreation facility design
- Site design
- Urban and land planning
- Stormwater management
- Roadway and bridge design
- Water/wastewater facilities design
- Brownfields redevelopment
- Community engagement
- GIS/asset management
- Outdoor advertising regulation services
- Environmental services
- Environmental management
- Landscape architecture
- Traffic operations
- Structural engineering services
- Redevelopment consulting services
- Grant writing
- Water resources
- Right-of-way acquisition and relocation
- Construction inspection and administration
- Utility coordination / relocation design

Ability & Adequacy of Professional Personnel

Organizational Chart



Key Personnel / Work Assignment Managers

Bios of individuals are included below. Full resumes of these key individuals can be found in Section E of the required Standard Form 330, located at the end of this proposal.



Hamid Sahebkar, | Principal-in-Charge, Contract Manager

Hamid has extensive professional engineering experience throughout Florida and the southeastern US. His expertise includes infrastructure issues relating to transportation, utilities, and stormwater management systems. Hamid possesses a comprehensive knowledge of roadway and land development engineering, including environmental permitting, impacts, and regulations. He offers an in-depth knowledge of the standards of the local, county, and state, regulatory agencies, including the FDOT, SWFWMD, ACOE, FDOH, and FDEP permitting.



Tonja Stewart | Project Manager

Tonja is highly experienced in a broad range of civil engineering projects that include a specialty in managing community development district engineering contracts. Her responsibilities in managing the contracts include coordinating with key disciplines like environmental scientists, surveyors, archaeologists, attorneys, and title companies. She has experience with residential, commercial, and industrial site design, including stormwater management, drainage, roadway, water transmission systems, wastewater collection systems, and wetland and flood plain mitigation. She is highly respected for the work she has done on over 30 community development districts within the Tampa Bay Region.



Tom Burke, PE | District Engineer

Tom is an environmental engineer experienced in site development and permitting through local, state, and federal agencies; environmental resource permitting through various water management districts; water resources evaluation and management studies; and noise and air quality monitoring, modeling, and permitting. He has served as Engineer-of-Record on development projects ranging from small residential and commercial sites through multiple-lot subdivisions and commercial parks. Construction document experience includes preparation of master site plans, dimension plans, utility plans, paving, grading, and drainage plans, details & specifications, bid document preparation, and permitting. Water resources experience includes surface water hydrology and nutrient loadings studies and design and implementation of large-scale surface water monitoring programs. His air resources experience includes mobile and stationary source emission inventories and dispersion modeling for Developments of Regional Impact (DRIs) studies and developing noise monitoring plans for compliance analysis. Environmental documentation experience includes preparation of Environmental Assessments (EAs) and Environmental Impact Statements (EISs).



James Hunt, PE | Quality Control Manager

James is a senior level Project Manager/Engineer with more than 50 years of varied experience in the planning, design, construction and management of highway and civil projects for a wide variety of clients. Included are surveys, preliminary engineering studies, design, CEI and construction management, value engineering studies, quality control reviews and various general consultant services. He has provided quality control for numerous design projects throughout Florida. In addition, he has served as Project Manager/Assistant Value Engineering Team Leader for FDOT Districts Four and Five, providing Value Engineering study input for a wide range of projects.



Jason Yam, PE | Transportation Work Assignment Manager

Jason has 23 years of experience in roadway and transportation design and project management for local government projects. Most of his career has been spent serving as project engineer or project manager for roadway projects ranging from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans and maintenance of traffic plans. His approach to transportation improvement projects focuses on safety first.



Hamid Faraji, PE | Stormwater Work Assignment Manager

Hamid is experienced in highway design and considered an expert in drainage facility design for transportation projects. His drainage experience includes stormwater collection system design, preparation and design of location hydraulic reports, pond siting reports, bridge hydraulic reports, scour analysis, hydrology and hydraulic analysis, computer modeling, and cross drains design. He has extensive experience acquiring permits from the various water management districts and other federal and local agencies throughout Florida.



Thomas Nogaj, PhD, PE | Utility Infrastructure Work Assignment Manager

Thomas has 38 years of experience in civil and environmental engineering. He has experience implementing and managing water and wastewater design and construction projects. Specific project experience includes facility planning of water supply and wastewater systems, design drawings and specifications, developing computerized models, designing deep well supplies and water treatment facilities, construction administration, and implementing IT projects including computerized maintenance management systems and custom software development. His research focuses on the "Mathematical Modeling of Carbon Removal in the A-Stage Activated Sludge System."



Greg Schultz, PE | Environmental/Brownfields Work Assignment Manager

Greg is a senior environmental engineer and branch manager for Stantec with 30 years of experience assisting private and public-sector clients on environmental due diligence, contamination assessment, remediation, and Brownfield redevelopment projects. He specializes in integrating assessment and remediation of complex Brownfield sites with planned redevelopment to achieve cost-effective and timely site closure while maximizing voluntary cleanup tax credit (VCTC) recovery.



Bryan Zarlenga, PE | Facility Design & Planning Work Assignment Manager

Bryan has 32 years of experience in site development, permit expediting, construction phase services and project management. He has served as Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. His projects have included parks, schools, fire stations, public utilities, bus terminals, municipal buildings, and special use facilities. Bryan is thoroughly familiar with the west-central Florida area having successfully completed numerous site development projects throughout the region, particularly in Pinellas and Hillsborough Counties.



Bill Stuckey, PE | Construction Engineering & Inspection (CEI) Work Assignment Manager

Bill has 23 years of experience in the construction and engineering field, with most of that time providing CEI services. He is extremely versed in both road and bridge construction. Bill offers experience in many other construction-related areas including Design/Build projects, quality control and assurance, contract administration, project scheduling, project documentation, materials testing, and surveying. He offers diversified experience in the field and management of day to-day CEI operations.

Additional Key Staff Members

John Bailey, PWS | Ecological Services

John is a Senior Project Manager for ecological assessments of coastal wetlands and uplands, plant and wildlife surveys, listed species surveys, photo interpretation and vegetation mapping, wetland delineation and hydroperiod elevation assessment, wetland mitigation design, data analysis, environmental permitting, and project management. He was responsible for submission of the USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, response to RAIs, wetland delineation, UMAM analysis, attending agency field reviews and coordination of FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).

John Kabouris, PhD, PE, ENV SP | Utility Infrastructure Services

John has 34 years of experience in utility engineering. He has conducted internationally recognized research on computer modelling and stochastic control of biological wastewater treatment processes and on the codigestion of municipal sludge and fat, oil and grease (FOG) under conventional and advanced digestion. He has served as project manager, process engineer, and project engineer in wastewater treatment and solids processing studies, master planning, and design projects and has a long record of leadership service to the Water Environment Federation (WEF). He has been a reviewer and contributing author to WEF manuals, has published in national and international journals and conference proceedings and serves as an associate editor for WEF's journal of Water Environment Research.

Company Licensure

Stantec is a Corporation certified in the State of Florida under document number: F01000005948. Stantec is also authorized to practice engineering, architecture, landscape architecture, and surveying through the State of Florida Department of Business and Professional Regulations and are current with all our certifications.

State of Florida Department of State

I certify from the records of this office that STANTEC CONSULTING SERVICES INC. is a New York corporation authorized to transact business in the State of Florida, qualified on November 14, 2001.

The document number of this corporation is F01000005948.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 7, 2026, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of January, 2026




Secretary of State

Tracking Number: 4059735439CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



ONLINE SERVICES

- Apply for a License
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- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

5:15:44 PM 1/29/2026

Licensee Information

Name:	STANTEC CONSULTING SERVICES INC. (Primary Name)
Main Address:	410 17 STREET STE 14 DENVER Colorado 80202
County:	OUT OF STATE
License Mailing:	410 17 STREET STE 1400 DENVER CO 80202
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	27013
Status:	Current
Licensure Date:	05/30/2006
Expires:	

Consultants Past Performance

Stantec has provided district engineering services for over 65 CDDs in the state of Florida and currently provides services to numerous CDDs throughout West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. We have provided these exact services throughout west-central Florida on an as-needed basis since 1984. We know how to deliver on work assignments both large and small. This has enabled us to think quickly, thoroughly, and efficiently on a variety of levels. This vast experience affords us an unparalleled understanding of the unique challenges facing Florida's communities including uncertainty with respect to climate change.

With Stantec, there is no learning curve for the services the District is requesting. As you will see in our response, the assembled Stantec team has extensive experience working with public and private agency clients in support of engineering services contracts. Having worked with Inframark and similar clients over many years, the Stantec team offers the District unmatched resources to fulfill your engineering needs.

As required, we are including our applicable project experience within Section F of our Standard Form 330, located at the end of this proposal. Our experienced and available team of professionals have provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant.

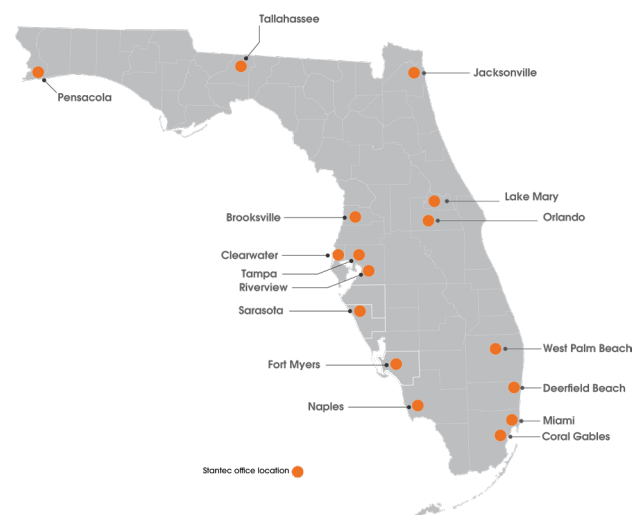
Geographic Locations

All assignments for the Berry Bay III CDD will be managed from our firm's office in Tampa with major support from our Brooksville and Clearwater offices, as required. Their addresses are:

Tampa
777 S Harbour Island Blvd., Suite 600
Tampa, FL 33602
813.746.3831 (Main)

Brooksville
20215 Cortez Blvd.
Brooksville, FL 34601
352.754.1240 (Direct)

Clearwater
380 Park Place Blvd., Ste. 300
Clearwater, FL 33760
727.531.3505 (Main)



Minority Business Enterprise Status

Stantec is not a Minority Business Enterprise. However, we are fully committed to the use of minority- and women-owned businesses in conjunction with our contracts, and we meet or exceed any goals set forth by our clients. Stantec provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability, genetics or veteran status. In addition to federal law requirements, specific state or local laws or regulations may identify protected categories in addition to those listed in the policy, such as sexual orientation and/or gender identity. Stantec complies with applicable state and local laws governing non-discrimination in employment in every location in which the company has facilities.

Willingness to Meet Time and Budget Requirements

Project controls encompass the people, processes, and tools used to plan, manage, and mitigate cost and schedule issues and any risk events that may impact projects. The most successful projects have well developed controls in place from start to finish. Such controls are crucial to the efficiency and performance of specific projects and the organization's overall operations. Well-developed controls, monitored through each step of the process, ensure that timing and budget demands are met and that every participant knows their role in context of the project.

Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach at the schedule development stage, a proper linkage of predecessor and successor activities, and an effective management tool to track and adjust schedules and to reallocate resources as the work proceeds.

The Project Manager and Work Assignment Managers will hold team meetings throughout the project, with a major emphasis placed on reviewing progress and discussing upcoming milestones. This close coordination and the working relationships among our Project Manager, Work Assignment Managers, and the District Manager also will help ensure timely project completion and general understanding of the Districts goals and budgets.

Project Approach

Stantec offers a single point of contact for cohesive engineering, environmental, construction, and business consulting services. Our integrated approach efficiently addresses your challenges, fostering smart, sustainable growth alongside your communities and environments. We simplify access to multidisciplinary expertise and on-the-ground experience to support your business objectives.

Berry Bay III CDD faces many challenges and Stantec will assist in developing processes and procedures to protect the District and accomplish the development vision by the board and community staff. Stantec will strive to assist the District to accomplish current goals as well as plan for the future.

With hundreds of available staff members throughout the state, we can **successfully complete** any project and **meet your schedule requirements**.

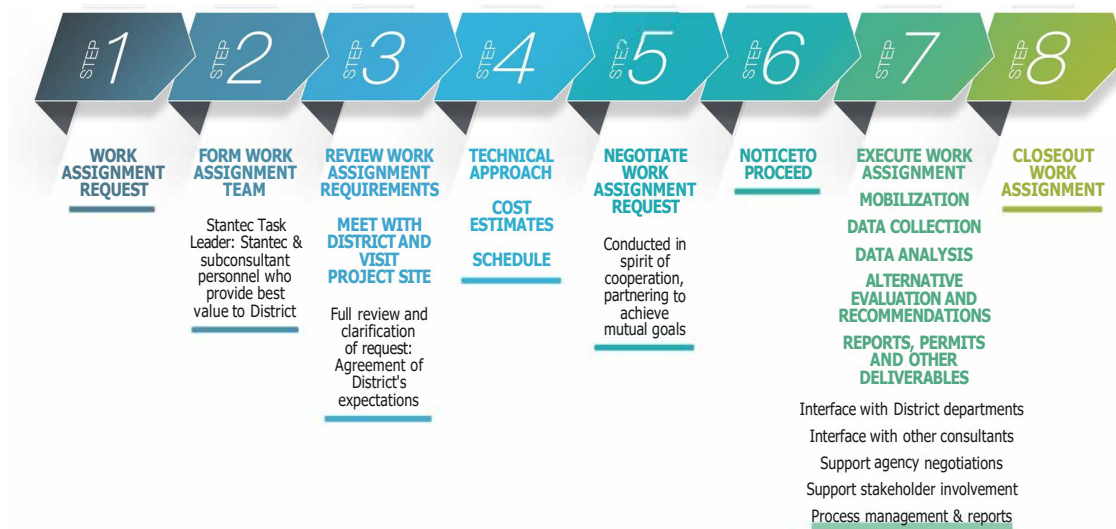
Stantec's Project Execution

We understand, as part of this contract, there is potential to use any number of services for a task assignment. We are ready and willing to provide the District with the skill set and experience necessary to effectively service the District's needs, whatever they entail.

Our proposed approach is founded on the principles of responsiveness to your needs, and our unwavering commitment to quality. This approach has been refined and proven over our more than 70-year history of success on thousands of individual projects under similar Professional Services Continuing Contracts for hundreds of clients, many of which are your neighboring municipalities. In this section, our approach is presented from organizational, management, and task assignment standpoints.

Our approach to providing the District with unparalleled responsiveness and quality includes:

- Selecting a small, flexible team of highly qualified professionals with exemplary skills in their area of expertise. We understand there is a potential to use any one of a number of services for a task assignment as part of this contract.
- Selecting specialty subconsultants as needed for services outside of Stantec's expertise in alignment with the District's needs and values. They will serve as an extension of our team, enabling us to provide the District the services required to complete any assignment.
- Utilizing experienced local staff that have previously provided services to CDDs. Our long history of successful projects stands as proof that we are ready to serve your needs with no learning curve.
- Ensuring our QA/QC plan is implemented for each task, no matter how small.



Quality Control

Stantec's Project Manager will direct project activities to ensure budget, schedule, and quality control; allocate appropriate resources; and regularly communicate project status. Stantec offers the largest combination of pertinent resources available locally with the depth and breadth of personnel to effectively service the District. Specifically, Stantec will: (1) Plan and schedule major work tasks by individual subtasks. This will allow resources to be reallocated, if necessary, to maintain control of the project; (2) Hold internal team meetings, with major emphasis on reviewing progress to date and upcoming milestones.

Quality Assurance – Stantec's goal on each project is to prepare documents free of errors, complete with accurate data, meeting all applicable standards and criteria, and in compliance with the requirements established by the District. The District expects the delivery of contract documents and services that have been thoroughly reviewed by highly qualified professionals whose reviews allow the bidding, construction, and final cost to be within the established budget. They also expect the project to be of high quality and completed on time. These expectations are in complete agreement with our team's goal.



The QA/QC component of the organization is as important as the design and plans production process. Although our design professionals follow stringent internal QC processes, we believe it is critical to have senior professionals in each design discipline perform independent peer reviews to ensure a quality product. Peer reviews focus not only on the technical design standards and project scope requirements, but also on conflicts, cost, and constructability. Stantec has strong company policies on quality, employee workmanship, and error prevention. Our QA/QC process emphasizes the prevention of quality problems such as errors, omissions, etc., and corrects quality problems as early as possible to minimize cost and impacts.

Detailed Schedule Control – We use Microsoft Project to manage schedule performance and plan resource utilization. Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach to schedule development, proper linkage of predecessor and successor activities, and an effective management tool to track and reallocate resources as work proceeds. Weekly team meetings will be held by the Project Manager and Work Assignment Managers, with a major emphasis placed on reviewing progress and discussing upcoming milestones. Close coordination and working relationships between our Project Manager, Work Assignment Managers and their District counterparts will also help ensure timely project completion.



Strict Cost Control – Stantec understands the need to be financially responsible and mindful of the District's budget constraints. Once a scope of services has been agreed upon for a given work assignment, Stantec will propose a reasonable fee that reflects the effort required to satisfy the scope with a quality set of project documents.

Engineering Cost Control – When evaluating the true value of the services we provide, Stantec is seen as very competitive for the following reasons:

- Stantec provides nearly all services in-house, resulting in integrated services and cost savings. When subconsultants are necessary, Stantec does not mark up their services.
- Our experienced staff develops comprehensive scopes of work the first time to identify all necessary services for your project. This avoids surprises from change orders or unidentified obstacles during construction.
- Stantec uses focused work teams to complete your projects. Given our depth of resources, we staff these teams with exactly the right mix of talent. Behind these small teams, more than 880 Florida associates specialize in all services to meet your needs. Small teams and big resources save you money.
- The true value of Stantec services comes during construction when our projects are built. Experienced staff ensures our designs are correct the first time, resulting in fewer construction change-orders and delays.
- Over 85% of Stantec's work is for repeat clients who have evaluated Stantec's value compared to other engineering firms and continue to return to Stantec for the premier services we provide.
- Stantec helps clients identify manage and obtain grant funding for Brownfields redevelopment projects, again bringing added value to your bottom line.



Construction Cost Estimating – As the construction industry continues to have ever-changing and rising costs, it is imperative that your Engineer of Record provide accurate Engineer’s Opinions of Cost to plan for upcoming work. Here are some of the steps we have taken to ensure we are addressing this for our clients:

- Develop an internal team of engineers and cost estimators who are tasked with monitoring changing construction costs. These individuals track past estimates compared to actual construction costs and provide necessary guidance to those preparing new estimates.
- Routinely monitor construction industry journals including the Engineering News Record, Construction Industry News, and other publications for indicators of construction cost escalation.
- Perform in-house constructability/bidability reviews and value engineering using our in-house Construction Management. This lets us identify opportunities for savings and ensure a “buildable” design.
- Involve contractors prior to bidding to obtain input on specific construction cost elements that may impact the overall project bid. This further helps Stantec identify any obstacles that would prevent a Contractor from bidding on the project, promoting a greater number of bidders and more competition.
- Produce quality plans that help minimize construction change-orders. While we may not be able to control rising industry prices, we can ensure you get the best value for your money because of our reputation and quality plans and specifications.

Current And Projected Workload

Our team has more than 500 staff members in the West-Central Florida region who can be called upon to complete each work task assigned by the District. Our available resources allow us to maintain schedules with no gaps in labor commitment. All staff members will be available upon notice to proceed and will be committed to your various projects for the full duration.

Stantec offers the largest combination of pertinent resources available with the depth and breadth of personnel to effectively service the District’s needs under this contract in a timely and cost-effective manner. Our cross-trained staff allows us to remain flexible such that full-time or part-time commitments of key staff to client projects can be accommodated. The figure illustrated below provides a projection of staff availability over the next year.

Based upon existing contracts and current staffing workloads, the included chart illustrates staff availability for the next year. Key project/contract personnel are projected to have ample availability and will be fully supported by the dedicated team shown on the organizational chart. If required, our personnel have the ability to pull from additional, regional staff members to support any potential requirements relating to projects resulting from this contract. As illustrated on the Team Availability chart below, we have the ability to appropriately staff any need that may arise as part of this contract. Stantec is fully committed to meeting any of the District’s project requirements from start to finish.

Team Member Availability | April 2026 - April 2027

Based upon known 12-month workload projection



Volume of Work Previously Awarded

Stantec has a longstanding relationship and have completed multiple successful projects with Inframark. However, Stantec is not currently performing work for the Berry Bay III Community Development District.

Financial Capacity

Stantec generates positive cash flow from operations and utilizes internal project management and financial systems providing timely information key to proactive management of business operations and working capital investment. Stantec is not dependent upon any specific customer, industry, or service and, as a result, overall economic risk is limited due to Stantec's large customer base and dispersion across geographic areas and industries served. Stantec is, and continues to be, financially sound and a strong company with sufficient capital resources for normal ongoing operations.

We are a publicly traded entity listed on the New York Stock Exchange (Symbol: STN) and the Toronto Stock Exchange (Symbol: STN). We are required to be financially stable in order to maintain these listings and we are required to adhere to the Sarbanes-Oxley Act (SOX) and its Canadian equivalent (C-SOX). We are subject to ongoing independent audits that prove our financial stability and credit worthiness. For a complete view of our audited financial statements, visit the Investor Relations section of our web site at www.stantec.com.

Contract History

Stantec affirms that over the past 10 years, the firm has not defaulted on any contract or is in arrears on any contract; nor has the firm failed to demonstrate proper licensure and business organization.

Stantec affirms that over the past 10 years, the firm has not been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.). Stantec further affirms that no such conditions currently exist.

References

The following is a list of references from our longstanding relationships with Community Development Districts.

Kyle Darin
Vesta Property Services, District Manager
 250 International Parkway, Suite 208
 Lake Mary, FL 32746
 321.263.0132 ext 742

Jason Greenwood
Governmental Management Services
 4648 Eagle Falls Pl
 Tampa, FL 33619
 561.789.8729 (Cell)

Matthew Huber
Rizzetta and Company
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, FL 33544
 813.994.1001

Patricia Thibault
Breeze Director - District Management Services
 1540 International Pkwy., Suite 2000
 Lake Mary, FL 32746
 407.221.9153



Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY)
4/28/2025

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

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

PRODUCER	Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME:	
		PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Travelers Property Casualty Company of America	
		INSURER B : Berkshire Hathaway Specialty Insurance Company	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	
INSURED	STANTEC CONSULTING SERVICES INC. 410 17TH STREET SUITE 1400 DENVER CO 80202-4427	NAIC #	
1415077		25674	

COVERAGES **GENERIC-CERTIFICATE** CERTIFICATE NUMBER: 14193567 REVISION NUMBER: XXXXXXXX

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

INBR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL/CROSS <input checked="" type="checkbox"/> XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	47- GLO-307584 -07	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	TC2JCAP- 8E086819-TIL-25 TJBAP- 8E086820-TIL-25	5/1/2025 5/1/2025	5/1/2026 5/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	47- UMO-307585-07	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	UB- 3P635310-25-51-K (AOS) UB-3P533004-25-51-R(MA, WI) EXCEPT FOR OH ND WA WY	5/1/2025 5/1/2025	5/1/2026 5/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER

CANCELLATION

14193567 TO WHOM IT MAY CONCERN	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY)
4/28/2025

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PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : Travelers Property Casualty Company of America INSURER B : Berkshire Hathaway Specialty Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :
INSURED 1415077 STANTEC CONSULTING SERVICES INC. 410 17TH STREET SUITE 1400 DENVER CO 80202-4427	NAIC # 25674 22276

COVERAGES **CERTIFICATE NUMBER:** 14193567 **REVISION NUMBER:** XXXXXXXX

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INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	N	N	47- UMO-307585-07	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB- 3P635310-25-51-K (AOS) UB-3P533004-25-51-R(MA, WI) EXCEPT FOR OH ND WA WY	5/1/2025 5/1/2025	5/1/2026 5/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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 TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER 14193567 TO WHOM IT MAY CONCERN	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ARCHITECT – ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT

Hillsborough County, Florida

2. PUBLIC NOTICE DATE

February 4, 2026

3. SOLICITATION OR PROJECT NUMBER

ENGINEERING SERVICES FOR BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Hamid Sahebkar, PE | Senior Principal

5. NAME OF FIRM

Stantec Consulting Services Inc.

6. TELEPHONE NUMBER

727.531.3505

7. FAX NUMBER

727.539.1294

8. E-MAIL ADDRESS

Hamid.sahebkar@stantec.com

C. PROPOSED TEAM

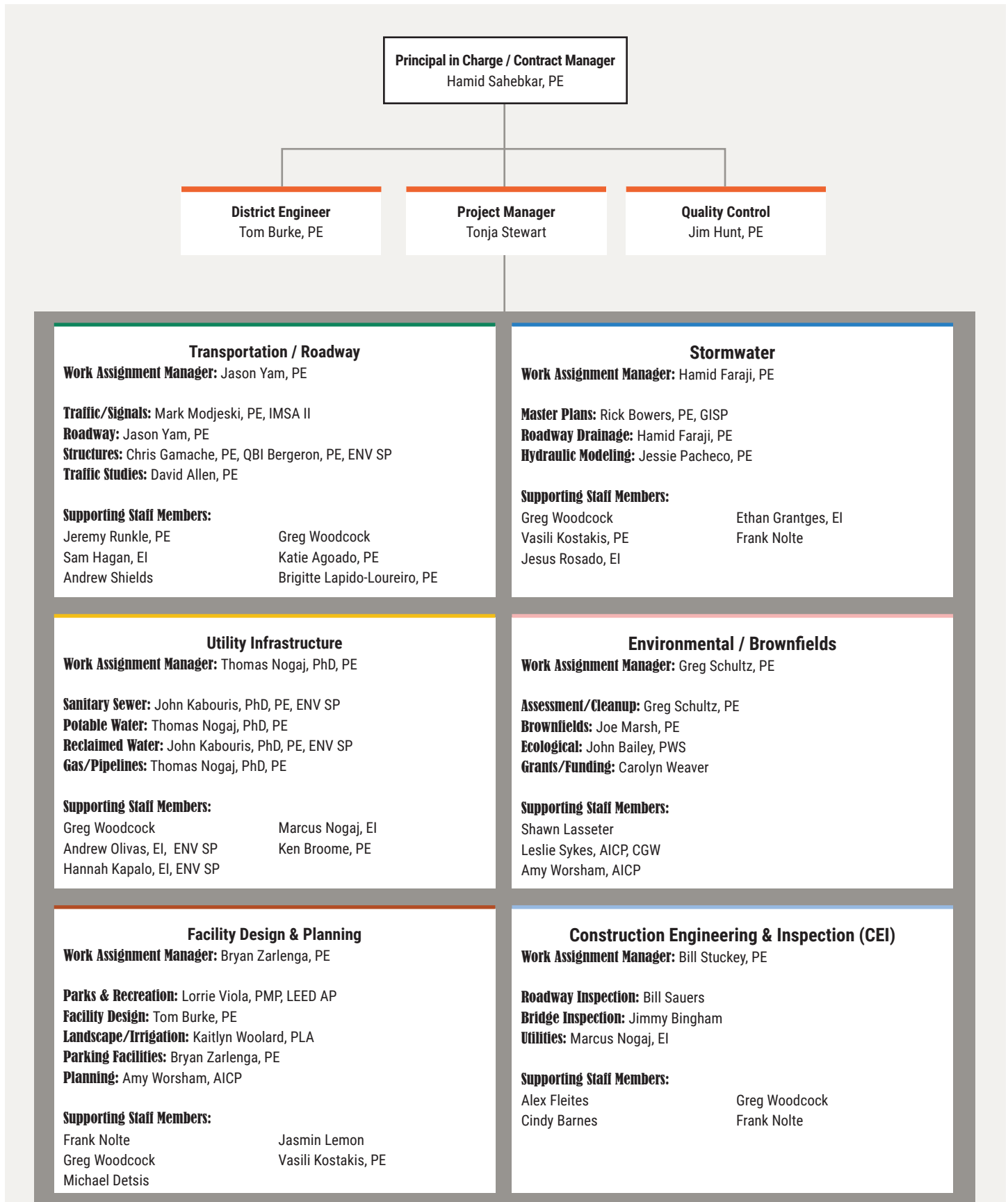
(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Stantec Consulting Services Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	777 S Harbour Island Blvd. Suite 600 Tampa, FL 77602	General Engineering Consulting Services
b.						
c.						
d.						
e.						
f.						
g.						
h.						

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

Provided Below

The Berry Bay III Community Development District requires a Florida-registered professional engineering consultant to provide general engineering services on an as-needed basis. Stantec’s proximity to the district allows us to provide all necessary required services under this contract. We have selected the right team for to provide prompt, efficient, and all necessary services related to this contract.



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

12. NAME Hamid Sahebkar, PE	13. ROLE IN THIS CONTRACT Contract Manager, Principal-in-Charge	14. YEARS EXPERIENCE	
		<i>a. Total</i> 42	<i>b. With Current Firm</i> 23

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Tampa, Florida

16. EDUCATION *(Degree And Specialization)*
ME/Civil Engineering, BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State And Discipline)*
FL PE No. 39991

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Propeller Club of Tampa Bay, FES Leadership Institute Graduate, National Society of Professional Engineers, Florida Engineering Society Member, American Society of Civil Engineers

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Belmont Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Stantec has been Belmont CDD’s District Engineer since 2019 to guide the District Manager on all planning, design, permitting and construction activities undertaken by the CDD. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other miscellaneous engineering services. Fees: vary by project		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Encore Community Development District Tampa, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Managed engineering services for the District since its inception in 2010. Consists of 28-acre mixed-use, transit-oriented community in downtown Tampa. At full build-out the \$600 million project provides 1,500 mixed income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF office space, 85,000 SF retail space, middle school, African-American history museum and public parks and gathering spaces. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services. Fees: Vary with assignment		
d.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge and Quality Assurance Manager. Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, landscaping and other engineering services as may be required by the District. This 481-acre development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fee: Varies with assignment		
e.	Miscellaneous Engineering Services Contract Gulfport, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Contract Manager. Stantec has been providing a variety of municipal engineering services to the City including: water/wastewater, transportation/traffic design, hydrology/groundwater, planning/civil engineering, drainage improvements, permitting, and GIS/Asset Management. As Vice President, Doug oversees personnel and project activities associated with each task assignment, including water infrastructure. Stantec has completed more than 45 projects for the City of Gulfport since the beginning of this contract in 1992. Fee: Varies by project		

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

12. NAME Jim Hunt, PE	13. ROLE IN THIS CONTRACT Quality Control Manager	14. YEARS EXPERIENCE	
		a. Total 51	b. With Current Firm 20

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
 BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
 FL PE No. 24160

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 American Society of Engineers / American Society of Highway Engineers / Florida Engineering Society
 FDOT Maintenance of Traffic, FDOT Specifications Training

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	30th St. Complete Streets Sidewalk & Safety Improvements Tampa, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, survey/SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, structures, S&PM, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, FDOT compliance, and post-design. Contract Fee: \$350K		
b.	SR 574 from E of Kingsway Rd. to East of McIntosh Rd. Hillsborough County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control for reconstruction of 2.5 miles of an existing two-lane rural section of roadway to a four-lane urban and suburban facility. Designed roadway plans that included sidewalk, horizontal and vertical geometry, typical section alternatives, drainage, CSX crossings, R/W acquisition, S&PM, signalization, lighting, TCP, utility coordination, and public involvement. \$4.3M		
c.	Calienta St. Stormwater Improvements Hernando County, Florida	Ongoing	Pending
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control Engineer. This project includes a Preliminary Engineering Report (PER) and evaluation of alternatives for Calienta Street and Petit Lane, Petit Lane and Shoal Line Drive new intersection, and improvements to the Shoal Line Drive and Calienta Street intersection. The objective of the project is to improve safety, traffic circulation, pedestrian facility, and stormwater collection and conveyance systems. Fee: \$165K		
d.	62nd Ave. North Sidewalk & Intersection Improvements Pinellas County, Florida	2017	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Drainage Project Manager. Our firm provided engineering design services for two enhancement projects along the east side of Oakhurst Road: 94th Avenue to 102nd Avenue and 102nd Avenue to 105th Avenue. We conducted a drainage analysis along the Antilles Drive/Antigua Drive/Oakhurst Road area. This study consisted of development of a hydrologic and hydraulic model for existing and proposed conditions. Proposed drainage improvements were analyzed to minimize street flooding during 10-year, 24-hour storm event and reduce the 100-year, 24-hour flood stage to below the finished floor of the residential properties. Fees: \$194K		
e.	Railroad Crossing Intersection Improvements: Forest Lakes Boulevard, McMullen Booth Road, Bryan Dairy Road, Belcher Road Pinellas County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control Engineer Project Manager for construction phase services during construction of these CSX railroad crossings in Pinellas County. Projects included raising the elevation of the existing tracks and installation of concrete approach slabs on either side of the single-track crossing. Extensive coordination with CSX, the County, and other shareholders was crucial to the success of these projects.		

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

12. NAME Thomas Burke, PE	13. ROLE IN THIS CONTRACT District Engineer, Parks/Recreation, Civil / Site Design	14. YEARS EXPERIENCE	
		a. Total 31	b. With Current Firm 14

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
 BS/Environmental Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
 Professional Engineer FL No. 58566

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Belmont Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. Our firm has served as District Engineer since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.		
b.	Connerton West CDD General Engineering Services Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. Stantec reviewed existing field conditions and provided a report outlining a proposed 8' wide trail alignment, reviewed different construction methods and prepared estimated construction costs by contacting contractors. Cardno evaluated path construction types and materials allowable under the existing permit and provided the lowest cost for a sustainable long-term solution. Stantec also worked with the District Manager and District Engineer to coordinate information and resources. Stantec also performed construction management services for a new playground and associated grading and drainage infrastructure project in Rose Garden Park, adjacent to the amenities center. Stantec managed the consultants, contractor and coordinated with the District Manager. Assisted during the bid process for any clarifications/questions. Stantec performed construction progress review for payment release.		
c.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
d.	Panther Trails Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2016. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, roadway, landscaping and other engineering services as may be required. District encompasses 287 acres within unincorporated southern Hillsborough County. Panther Trails consists of 828 single family lots.		
e.	JC Handley Sports Complex Conversion Tampa, Florida	2010	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager/Engineer of Record. J.C. Handley Sport Complex is a 30-acre County sports facility consisting of baseball and soccer fields and associated amenities including concessions; spectator stands; restrooms; and parking. The project included conversion of baseball to regulation soccer fields; asphalt and pervious paver parking improvements; stormwater management design; landscaping; shelters and bleachers placement; sports field lighting and irrigation consultation; pedestrian circulation design; and turf field considerations. Coordination with multiple regulatory agencies was required to permit the project. Fees: \$136,250		

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

12. NAME Tonja Stewart, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		<i>a. Total</i> 37	<i>b. With Current Firm</i> 19

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Tampa, Florida

16. EDUCATION *(Degree And Specialization)*
BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State And Discipline)*
FL PE No. 47704

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
2009 Tampa Bay Builders, Associate of the Year, 1997 Hillsborough County Chamber of Commerce, Leadership Hillsborough

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Northwood Community Development District Land O' Lakes, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> District Engineer. District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec serves as District Engineer and has been responsible for the design, permitting, and construction administration of a 2,000 s.f. clubhouse, as well as Southwest Florida Water Management District periodic inspections of the community stormwater facilities.		
b.	Meadow Pointe III Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec has provided a range of engineering services associated with serving as the Community Development District (CDD) District Engineer. The CDD assets include a recreation facility, roadways, stormwater management systems, landscape/hardscape, and irrigation systems.		
c.	Ballantrae Community Development District Land O' Lakes, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Ballantrae is a residential community that was completed in 2007. The community contains certain infrastructure, i.e. recreation facilities, stormwater management systems, landscaping and irrigation systems that are operated and maintained by the CDD. Stantec is the CDD Engineer, providing ongoing services as needed by the Board of Supervisors and District Manager.		
d.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, landscaping and other engineering services as may be required by the District. This 481-acre development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fee: Varies with assignment		
e.	Union Park Community Development District Gulfport, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> District Engineer. Responsible for ongoing client and project coordination, account management, and project scheduling. Concord Station CDD manages a partially completed planned community containing single family units, a recreation facility, stormwater management systems, and common areas. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure.		

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

12. NAME Jason Yam, PE	13. ROLE IN THIS CONTRACT Transportation / Roadway	14. YEARS EXPERIENCE	
		a. Total 23	b. With Current Firm 22

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
 BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
 FL PE No. 62449

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 FDOT Maintenance of Traffic

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Oldsmar Trail Phase VI (Douglas Road) Oldsmar, Florida	2016	2018
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager for the design of a 1.2-mile segment of Oldsmar Trail along Douglas Road. This Local Agency Program (LAP) project between the City of Oldsmar and FDOT provides trail connectivity of the 11-mile Oldsmar Trail network to Hillsborough County and the Burbank Road project. This project included initial analysis of safety and constructability of a trail along the Douglas Road corridor. Supplemental signing and markings were added to the side streets and driveway to increase safety for the trail users. In addition to the trail design, stormwater improvements, utility design, traffic operations, and safety/ADA enhancements were included in this project.		
d.	30th St. Complete Streets Sidewalk & Safety Improvements Tampa, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Project Engineer for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, survey/SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, structures, S&PM, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, FDOT compliance, and post-design. Contract Fee: \$350K		
e.	South Wabash Ave Extension from Harden Blvd (SR 563) to Ariana St Lakeland, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager and Engineer of Record for design of 2.7-mile segment, on new alignment, of 2-lane divided suburban section collector for the City of Lakeland. Project included survey, right-of-way mapping, SUE, permitting (SWFWMD, U.S. Army Corps of Engineers and FDOT), final design (roadway and drainage, signalization, S&PM, lighting, miscellaneous structures, landscaping and irrigation) and public involvement with adjacent development.		

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

12. NAME Hamid Faraji, PE	13. ROLE IN THIS CONTRACT Stormwater	14. YEARS EXPERIENCE	
		<i>a. Total</i> 37	<i>b. With Current Firm</i> 24

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> BS/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> FL PE No. 51581
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Engineers

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Stormwater Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment.		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Calienta St. Stormwater Improvements Hernando County, Florida	Ongoing	Pending
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. This project includes a Preliminary Engineering Report (PER) and evaluation of alternatives for Calienta Street and Petit Lane, Petit Lane and Shoal Line Drive new intersection, and improvements to the Shoal Line Drive and Calienta Street intersection. The objective of the project is to improve safety, traffic circulation, pedestrian facility, and stormwater collection and conveyance systems. Fee: \$165K		
d.	Oakhurst/Antilles Drainage Improvements Pinellas County, Florida	2014	2016
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Drainage Project Manager. Provided engineering design services for two enhancement projects along the east side of Oakhurst Road: 94th Avenue to 102nd Avenue and 102nd Avenue to 105th Avenue. Conducted a drainage analysis along the Antilles Drive/Antigua Drive/Oakhurst Road area. This study consisted of development of a hydrologic and hydraulic model for existing and proposed conditions. Proposed drainage improvements were analyzed to minimize street flooding during 10-year, 24-hour storm event and reduce the 100-year, 24-hour flood stage to below the finished floor of the residential properties. Fees: \$121K		
e.	City of Largo Sidewalks Enhancement Largo, Florida	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Drainage and Environmental Permitting Engineer for sidewalk enhancements along Adrian Avenue from Indian Rocks Road to Trotter Road and Gladys Street from Hillsdale Avenue to Dryer Avenue as part of FDOT District Seven's Districtwide Enhancement Project. Project encompassed replacing the existing open drainage system with new stormwater collection and closed conveyance systems in order to construct sidewalks, American with Disabilities Act (ADA) improvements, pedestrian signals and improved crosswalks.		

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

12. NAME Greg Schultz, PE	13. ROLE IN THIS CONTRACT Environmental/Brownfields	14. YEARS EXPERIENCE	
		a. Total 29	b. With Current Firm 23

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
 BS, Environmental Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
 FL PE No. 57586 (also registered GA, AL, TN, NC, MS, KY, SC)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 40-Hour OSHA Certified; Florida Brownfields Association (Technical Committee Member); Florida Bar Association – Environmental Land Use Law Section – Affiliate Member; Tampa Bay Area Association of Environmental Professionals – Member

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Former HD King Power Plant Site - Brownfields Site Assessment and Remediation Services , Fort Pierce, Florida	2016	2018
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Former 4.3-acre power plant site contaminated with PCBs, metals, volatile and semi-volatile organic compounds and total recoverable petroleum hydrocarbons. Conducted site assessment, prepared an Analysis of Brownfields Cleanup Alternatives, Quality Assurance Project Plan, Community Relations Plan, various Source Removal (SR) Plans and SR Completion Reports. Prepared and implemented EPA-approved TSCA PCB removal work plan. Managed and oversaw removal of +/- 40,000 tons of contaminated soil and debris. Removal actions were structured over a multi-year period to maximize voluntary cleanup tax credit (VCTC) recovery for the City. Project Cost: \$5,240,030 VCTC Recovery +/- \$2.5 Million.		
b.	Port Orange Dump Site - Brownfields Site Assessment and Remediation Services , Port Orange, Florida	2020	2020
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Conducted assessment, cleanup, and redevelopment of a former 7-acre illicit dump site. The site included large quantities of solid waste and soils impacted with pesticides, polycyclic aromatic hydrocarbons (PAHs), and arsenic. Excavated and power-screened 70,000 cubic yards (cy) of debris and contaminated soil to separate waste from reusable soil. Exported 13,000 cy of concrete for recycling, and 11,800 tons of contaminated soil and non-recyclable debris for landfill disposal. Project Cost: \$2,580,000		
c.	30-Acre Chlorinated Solvent/1,4-Dioxane Plume Assessment/Remediation Clearwater, Florida	2018	2020
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Conducted rapid source area dense non-aqueous phase liquid delineation utilizing Membrane Interface Probe (MIP™). Completed site assessment in multiple aquifer zones by sonic drilling to case off overlying formations. Designed, installed, and operated a closed-loop groundwater recovery system for hydraulic control and treatment of source area while conducting off-site assessment. Greater than 97% reduction in source area contaminant levels achieved. Project Cost: \$1.7M.		
d.	Pinellas County Brownfields Services Program Pinellas County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Greg provided brownfield site assessment services to the Pinellas County Brownfields Program. Greg served as Project Manager for projects under the Brownfields program. Providing Brownfields Programmatic Assistance to Pinellas County since 2003, and served as an approved Brownfields Site Assessment Consultant since 2005. Worked closely with Pinellas County to obtain \$400,000 in EPA Brownfields Assessment funding and over \$90,000 in EPA One Cleanup/Land Revitalization Funding. Greg has assisted with the completion of several Phase I and Phase II Environmental Assessments and a Lead and Asbestos survey for potential developers under the County Brownfields Program.		
e.	Pinellas County Traffic Operations/Emergency Responders Building Pinellas County, Florida	2013	2014
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager - Environmental Assessment and Regulatory Negotiations – During pre-design services, soil contamination was detected at the proposed project site. Completed a multistage assessment and prepared a Site Rehabilitation Completion Report (SRCR) documenting final delineation of soil impacts and recommending conditional closure with institutional and engineering controls to mitigate contaminant impacts. Site Rehabilitation Completion Order with Conditions (SRCOc) issued in 2014. Fees: \$410,000		

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

12. NAME Thomas Nogaj, PhD, PE	13. ROLE IN THIS CONTRACT Utilities / Infrastructure	14. YEARS EXPERIENCE	
		a. Total 38	b. With Current Firm 5

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization) PhD / Environmental Engineering, MS / Environmental Engineering, BS / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline) FL PE No. 42854
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 Florida Water Environment Association / Water Environment Federation

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Design-Build of 19th Avenue Water/Wastewater/Reclaimed Water Pipelines Hillsborough County, Florida	2017	2021
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Principal-in-Charge overseeing design, permitting, and construction phase services to support construction of over 14,000 linear feet of 24-inch potable water main, over 16,000 linear feet of 20- and 30-inch reclaimed water main from just west of I-75 to just west of US Hwy 41 along 19th Avenue NE in the Ruskin area. The project also includes approximately 18,000 linear feet of 24- and 36-inch wastewater force main, which runs from Hillsborough County's South County Advanced Wastewater Treatment Plant to just west of US Hwy 41 along 19th Avenue NE. Fee: \$590,535		
b.	Airport Subregional WWTP Phase III Expansion Hernando County, Florida	2019	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Director for expansion of the Airport Subregional Wastewater Treatment Plant from a 1.25 mgd to 6.0 mgd facility. Design included increases in overall capacity and improvements throughout the plant. New facilities include headworks, Step Feed BNR, aerated sludge holding, indisk, filters, and high-service pumps. Major deliverables include Capacity Analysis Report, Capacity Rerate Report, Operation and Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings.		
c.	NEWRF Distribution Pump Station Replacement St. Petersburg, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Principal-in-Charge for preliminary design, detailed design, bidding, and construction phase services of the Distribution Pump Station Replacement at the Northeast Water Reclamation Facility (NEWRF). The project will require the design and installation of a new Distribution/Effluent Pump Station (DPS) that will replace the existing pump stations and handle effluent disposal along with reuse effluent distribution. New flow meters, controls, and sampling will be addressed in this project along with the new structure. The ultimate goal is to design a reliable station with redundant safeguards to prevent any overflows from occurring.		
d.	Reclaimed Water Transmission Main – Caloosahatchee River Crossing Cape Coral, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Principal-in-Charge for design and installation of a reclaimed water transmission main across the Caloosahatchee River. The proposed 14,600-foot transmission main will run from an interconnection with the City of Cape Coral's Everest Water Reclamation Facility (WRF) and extend across the Caloosahatchee River to a point of interconnection located near the south side of the Midpoint Bridge in the City of Fort Myers.		
e.	Orange County Utilities Orlando, Florida	Varies	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Project Manager providing construction management services for the EWRF Phase V WRRF Expansion including a new headworks, AWT upgrades, biosolids centrifuge dewatering facility, and effluent pump station improvements. Fee: \$750,000		

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

12. NAME Bryan Zarlenga, PE	13. ROLE IN THIS CONTRACT Facility Design and Planning	14. YEARS EXPERIENCE	
		<i>a. Total</i> 32	<i>b. With Current Firm</i> 26

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> BS/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> FL PE No. 52167
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)* N/A

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
Encore Community Development District Tampa, Florida	Ongoing	Ongoing
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director providing QA/QC for civil engineering and landscape design associated with this unique redevelopment of 30+ acres of property in the heart of downtown Tampa as a mixed-use, transit-oriented development. The project, which will be certified through the USGBC's LEED for Neighborhood Development (ND) process, is a joint venture between Banc of America CDC, Tampa Housing Authority, and City of Tampa. \$28 million in funding was secured through the federal Neighborhood Stabilization Program II (NSP) to construct public infrastructure improvements. Provided planning, engineering, permitting and LEED certification as the Lead Engineer and Planner. Our pre-design services incorporated potential constraints into master planning, saving time and money. We also provided design for stormwater, roadways, utilities, and streetscaping/landscaping and conceptual design services for an adjacent 9+ acre park. Worked with the construction team to develop an approach to the accelerated schedule conditions within the NSP II criteria. This construction served as the basis for development of 12 individual private lots. Fee: \$2.5 Million		
Public Facilities Various Locations, Florida	Ongoing/Varies	Ongoing
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. Projects have included Parks, Schools, Fire Stations, Public Utilities, Bus Terminals, Municipal Buildings, and special use facilities. Major clients or projects include: <ul style="list-style-type: none"> > Clearwater Fire Stations No. 44, 49 and 51 > HARTline NW Transfer Center > New Port Richey Public Works Facility > USF Juniper Poplar Residence Hall > LYNX Bus Rapid Transit (BRT) Improvements > St. Pete-Clearwater Int'l Airport Parking Expansion > Pinellas Suncoast Transit Authority > HARTline Netpark Transfer Center > Pasco County Utility Administration Building > Pinellas County Emergency Responders Building > Pinellas County Vehicle Storage Building > Pinellas County Jail Expansion 		
Wall Springs Coastal Addition Hillsborough County, Florida	2016	N/A
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Site Engineer of Record for this Pinellas County project providing planning, engineering and building design services to facilitate construction of this park on a 161-acre parcel of land in Pinellas County. Project elements included: trailhead, and parking, entry wall and sign, sidewalk along adjacent street, entry features / gates, two-lane paved roadway, restrooms (ADA), paved and unpaved trails, picnic shelter pavilion, utility coordination. Fee: \$103K		
Upper Tampa Bay Trail Phase IV Hillsborough County, Florida	2015	2020
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director for design, permitting and implementation of the PD&E Study. Right-of-way maps were prepared and land purchased to facilitate the final design and construction of this significant segment of the Upper Tampa Bay Trail. This segment of the Trail extends from Van Dyke Road to Lutz Lake Fern Road and includes Trailhead facilities and amenities. Construction documents including plans, specifications, bid quantities and cost opinions were developed. Significant permitting was completed with various Local, State and Federal Agencies including ACOE, EPC, Hillsborough County, SWFWMD, Tampa Bay Water and others. Firm Fee: \$580K		

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

12. NAME William Stuckey, PE	13. ROLE IN THIS CONTRACT Construction Administration / Management	14. YEARS EXPERIENCE	
		a. Total 23	b. With Current Firm 17

15. FIRM NAME AND LOCATION (City and State)
 Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
 BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
 Professional Engineer FL No. 60271

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
 Critical Structures, CTQP Post Tensioning and Grouting Level II, CTQP QC Manager, CTQP Final Estimates Level I & II, FDOT Advanced MOT, FDEP Stormwater Management Inspector, OSHA 29 CFR Construction Standards

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Roosevelt Bridge Emergency Repairs FDOT District Four	2021	2021
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Project Engineer on this emergency contract to repair and reopen the bridge after a crack was discovered. Project includes temporary MOT changes on US-1 to open the east bridge to two lanes of traffic in each direction with weight restrictions, installing a diversion on Dixie Highway to restore one lane of traffic in each direction, and supplemental post tensioning bars in the end spans of the east bridge. Permanent work consists of repairing Span 1 on the west bridge, adding supplemental post-tensioning tendons in both bridges to restore them to an acceptable load rating condition. MOT changes were also implemented to restore US-1 and Dixie Highway to pre-emergency configurations.		
b.	Peter P Cobb Memorial Bridge Rehabilitation FDOT District Four	2020	2020
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Sr. Project Engineer/Project Administrator. The improvements consist of bridge rehabilitation including scour protection, rubble riprap, gabions, bedding stone, pile repairs, fender system and spalled/elaminated concrete repairs, sidewalk, driveways, fencing, pedestrian/bicycle railing, replacing the existing observation walks, and lighting along SR A1A for 0.585 miles over the Intracoastal Waterway in St Lucie County.		
c.	CR 712A McCarty Road Bridge Replacement FDOT District Four	2018	2018
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Sr. Project Engineer/Project Administrator for this \$1.5M Design-Bid-Build Bridge Replacement Project. The project consists of pavement reconstruction and widening, approach slab replacement, guardrail removal, concrete traffic railing, pipe handrail installation, inspection and settlement monitoring, vibration monitoring, detours, drainage structures, drainage improvements including installation of a French Drain system, rip-rap installation, fence and gate relocation and replacement, sod, signing and pavement markings on CR 712A (McCarty Rd).		
d.	I-95 Bridge Deck Replacement Over CR 709 & 10-Mile Creek St. Lucie County, FDOT District Four	2019	2019
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Project Engineer for this \$13.5M Design-Bid-Build bridge deck replacement. The project consists of constructing median crossovers on I-95 in order to remove and replace four bridge decks, milling and resurfacing, temporary pavement, guardrail, rumble strips, and signing and pavement markings on mainline I-95.		
e.	Spanish River Interchange Palm Beach County, FDOT District Four	2018	2018
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Bridge Project Engineer for this \$66M D/B new interchange project that provides direct access between I-95 and Florida Atlantic University (FAU). The project consists of constructing eight new bridges and widening five bridges as well as constructing multiple new ramps and auxiliary lanes on I-95 and the surrounding arterial roadways. Three of the eight new bridges utilize 84" Florida I-Beams (FIBs) with the longest span lengths approaching 190 feet.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 1	
21. TITLE AND LOCATION (City and State) General Engineering Services Belmont Community Development District Hillsborough County, Florida		22. YEAR COMPLETED Professional Services Ongoing Construction (If Applicable)	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Governmental Management Services 4648 Eagle Falls Pl Tampa, FL 33619		b. POINT OF CONTACT NAME Jason Greenwood	c. POINT OF CONTACT TELEPHONE NUMBER 561.789.8729

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±886 contiguous acres development served by the Belmont Community Development District is located in Hillsborough County, Florida. The District is located off US-301 on Paseo Al Mar Boulevard. Current development plans for the District, which includes two phases. The development consists of a mixture of single family units, recreation facilities, roadways, utilities and surface water management system. Stantec assisted with bringing a failing multi-million dollar landscape and hardscape improvements project on track including negotiations with contractors removed from the project as well as providing bidding and construction oversight. Our firm has been the District Engineer for Belmont since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. Construction contract administration and field inspections.



Project Fee: Varies per task

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">2</p>
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21. TITLE AND LOCATION (City and State) General Engineering Services Anthem Park CDD Osceola County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Anthem Park Community Development District Breeze Director - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	b. POINT OF CONTACT NAME Patricia Comings-Thibault	c. POINT OF CONTACT TELEPHONE NUMBER 407.221.9153

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±211 contiguous acres development served by the Anthem Park Community Development District is located in the City of St. Cloud, Osceola County, Florida. The District is located on the west side of Old Creek Road and north of Nolte Road. Current development plans for the District, which includes 919 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Seven Oaks since 2021 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">3</div>
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21. TITLE AND LOCATION (City and State) General Engineering Services Lakeshore Ranch Community Development District Pasco County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lakeshore Ranch Community Development District Breeze Director - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	b. POINT OF CONTACT NAME Patricia Comings-Thibault	c. POINT OF CONTACT TELEPHONE NUMBER 407.221.9153

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±481 contiguous acres development served by the Lakeshore Ranch Community Development District is located in Pasco County, Florida. The District is located on US-41 south of SR-52. Current development plans for the District, which includes two phases, call for approximately 672 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

In 2019 our firm prepared supplemental engineering report as part of a bond refinance plan that allowed the CDD to lower their interest rate as well as finance project to enhance the community.

We have been the District Engineer for Lakeshore Ranch since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

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


F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">4</p>
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21. TITLE AND LOCATION (City and State) General Environmental Engineering Services Connerton West Community Development District	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	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 (Include Scope, Size, and Cost)

Provided wetland impact permitting support for this large on-going residential development in Pasco County. Submittal of USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, respond to RAIs, wetland delineation, UMAM analysis, attend agency field reviews and coordinate FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).



Project Fee: Varies per task

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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">5</div>
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21. TITLE AND LOCATION (City and State) General Engineering Services – Rose Garden Park Playground Connerton West Community Development District	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </table>		Professional Services	Construction (If Applicable)	2020	2020
Professional Services	Construction (If Applicable)					
2020	2020					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	b. POINT OF CONTACT NAME Darryl Adams District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 813.928.9099

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Our firm was hired by the Connerton West CDD to perform construction management services for a new playground and associated grading and drainage infrastructure project. The park is located in the Rose Garden Park adjacent to the amenities center. Operated as the owner's representative to manage the consultants, contractor and coordinate with the District Manager associated with the project. We also coordinated with Clearview Land and the contractor during the bid process related to any clarifications or questions related to the proposal request. Performed periodic construction progress review for payment release.



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

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

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

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION (City and State)

General Engineering Services – Trail Report
 Connerton West Community Development District

22. YEAR COMPLETED

Professional Services 2020	Construction (If Applicable) 2020
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23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta & Company
 12750 Citrus Park Lane, Suite 115
 Tampa, FL 33625

b. POINT OF CONTACT NAME

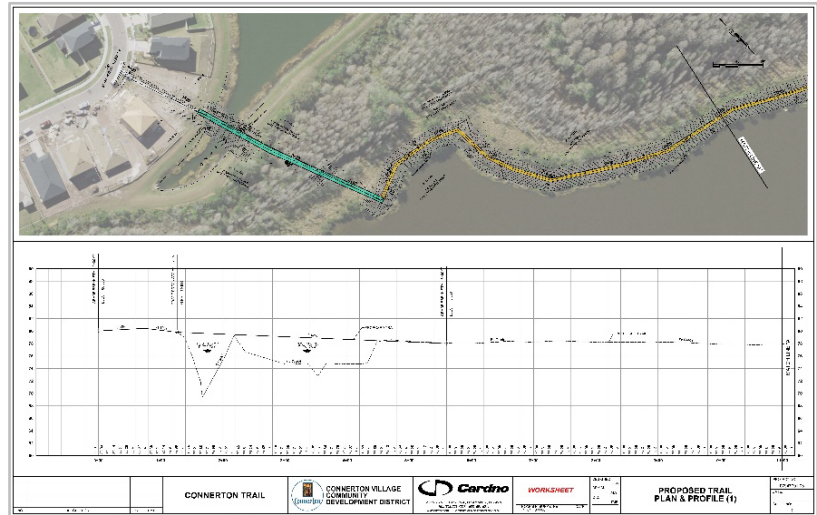
Darryl Adams
 District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813.928.9099

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Our firm was contracted to review existing field conditions and provide a report outlining a proposed 8-foot-wide trail alignment, review different construction methods and prepare estimated construction costs by contacting various contractors and builders. To reduce construction costs, we evaluated multiple path construction types and materials that would be allowable under the existing permit as well as to provide the lowest cost for a sustainable long-term solution to constructing the trail. Worked with the existing District Manager and District Engineer on this project to coordinate sharing of information and resources to provide the best product for the Connerton West CDD.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">7</div>
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21. TITLE AND LOCATION (City and State) Encore Community Development District Tampa, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>	Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)				
Ongoing	Ongoing				

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 9428 Camden Field Parkway Riverview, FL 33578	b. POINT OF CONTACT NAME Christina Newsome	c. POINT OF CONTACT TELEPHONE NUMBER 813.533.2950 Ext. 6582

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Encore Community Development District consists of 28 acres of property located between downtown Tampa and Ybor City as a LEED Certified, mixed-use, transit-oriented community. At full build-out, the \$600 million project provides 1,500 mixed-income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF of office space, 85,000 SF of retail space, a middle school, African-American history museum, public parks and gathering spaces.

This District is unique and includes many cost-saving and sustainable initiatives such as a stormwater vault that allows for the re-use of rainwater for irrigation instead of potable water and includes a solar park to power the streetlights and other infrastructure elements.

Our firm has been the District Engineer for Encore since 2010 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">8</p>
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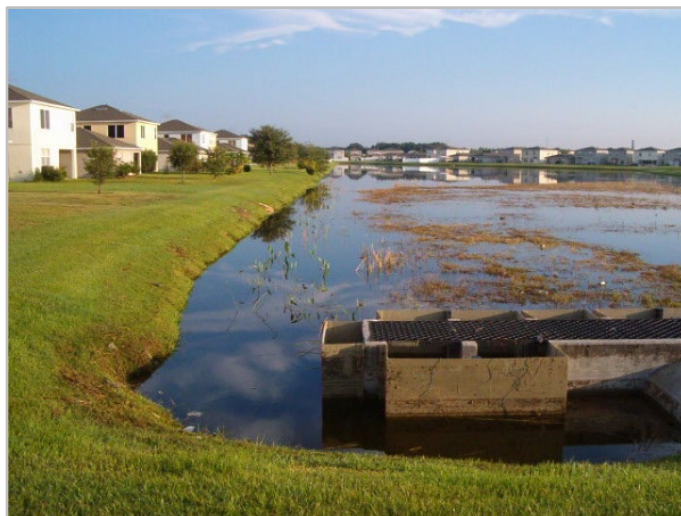
21. TITLE AND LOCATION (City and State) General Engineering Services Panther Trails Community Development District Hillsborough County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	b. POINT OF CONTACT NAME Taylor Nielsen	c. POINT OF CONTACT TELEPHONE NUMBER 813.533.2950 x9475

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Panther Trails Community Development District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County, Florida. The District is located within Section 36, Township 30 South, Range 19 East, one mile west of 1-75 on Symmes Road, a county maintained collector road and east of North Street a local county road. The District is currently bounded by pasture and farm land on the south; large lot residential mini-farms and fish farm ponds on the east; Symmes Road on the north; and small lot residential, greenhouse farming and North Street on the west. Panther Trails consists of 828 single family lots. Phase 2 of the development is currently under construction.

Our firm has been the District Engineer for Panther Trails since 2016 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

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

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

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

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION (City and State)

General Engineering Services

Waters Edge Community Development District
 Pasco County, Florida

22. YEAR COMPLETED

Professional Services
 Ongoing

Construction (If Applicable)
 Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta & Company
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, FL 323544

b. POINT OF CONTACT NAME

Matthew Huber

c. POINT OF CONTACT TELEPHONE NUMBER

813.994.1001 x2772

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The Waters Edge Community Development District consists of 426 acres of property on Moon Lake Road in Pasco County. This community surrounds West Moon Lake, which is a unique feature within the development.

Our firm has been the District Engineer for Waters Edge since 2015 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Stantec (previously Cardno, Inc.)	Brooksville, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">10</p>
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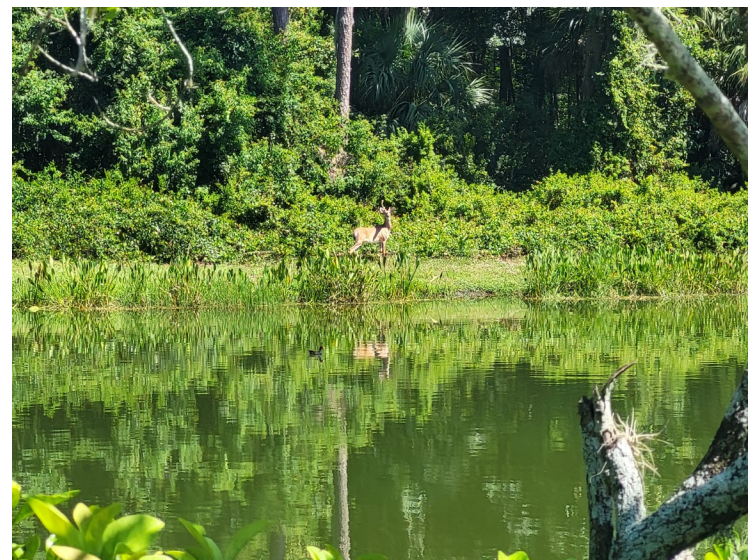
21. TITLE AND LOCATION (City and State) General Engineering Services Seven Oaks Community Development District Pasco County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 323544	b. POINT OF CONTACT NAME Scott Brizendine	c. POINT OF CONTACT TELEPHONE NUMBER 813.933.5571 Ext. 9471

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±650 contiguous acres development served by the Seven Oaks Community Development District is located in Pasco County, Florida. The District is located north of SR-56 and west of 581. Current development plans for the District, which includes multiple phases, including single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Seven Oaks since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

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

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for project participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Hamid Sahebkar, PE	Principal-in-Charge/Contract Manager	■	■				■	■		■	
Jim Hunt, PE	Quality Assurance/Quality Control	■	■		■	■	■	■		■	■
Thomas Burke, PE	District Engineer	■	■	■	■	■	■	■	■	■	■
Tonja Stewart, PE	Project Manager	■	■	■	■	■	■	■	■	■	■
Jason Yam, PE	Transportation/Roadway Work Assignment Manager	■	■			■	■	■			■
Hamid Faraji, PE	Stormwater Work Assignment Manager		■		■	■		■		■	
Thomas Nogaj, PhD, PE	Utility Infrastructure Work Assignment Manager	■								■	■
Greg Schultz, PE	Environmental/Brownfields Work Assignment Manager				■						
Bryan Zarlenga, PE	Facility Design & Planning Work Assignment Manager	■				■	■	■		■	■
Bill Stuckey, PE	CEI Services Work Assignment Manager	■		■				■			

29. EXAMPLE PROJECT KEY

No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	General Engineering Services – Belmont Community Development District	6	General Engineering Services – Trail Report Connerton West Community Development District
2	General Engineering Services – Harbor Bay Community Development District	7	Encore Community Development District
3	General Engineering Services – Lakeshore Ranch Community Development District	8	General Engineering Services – Panther Trails Community Development District
4	General Environmental Engineering Services – Connerton West Community Development District	9	General Engineering Services – Waters Edge Community Development District
5	General Engineering Services – Rose Garden Park Playground – Connerton West Community Development District	10	General Engineering Services – Wilderness Lake Community Development District

H. ADDITIONAL INFORMATION

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

Stantec, founded in 1954, provides professional consulting services in engineering, architecture, interior design, planning, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. Our focus is on providing innovative solutions respecting local preferences and understanding the myriad environmental regulations and design guidelines that affect today's community development projects. We manage the project development process proactively, recognizing that successful projects require more than just good technical solutions - they must be sustainable economically, socially, and environmentally. We pride ourselves on our ability to work with our clients and stakeholders to achieve that while supporting cost-effective solutions.

We regularly provide engineering, planning, permitting, and cost estimating services for Community Development Districts (CDDs), dependent and independent districts, Municipal Service Taxing Units/Benefit Units (MSTU/BU), and other special assessment districts. We have a current working relationship with Inframark and have worked with several fully- developed CDD's within West & Central Florida. We offer a total scope of services that includes, but is not limited to, the following:

- ✓ General Consultation on District Issues
- ✓ Master Planning of Infrastructure
- ✓ Water Management Systems and Facilities
- ✓ Water and Sewer Systems and Facilities
- ✓ Roads, Landscaping and Street Lighting Design and Plans
- ✓ Existing Systems Studies and Analysis
- ✓ Environmental Permitting
- ✓ Cost Estimates for Plan Implementation
- ✓ Bidding and Contractor Selection
- ✓ Government Permitting
- ✓ Water Conversation Studies and Design
- ✓ Water Supply Studies
- ✓ Brownfields Assessment/Remediation
- ✓ Utility Rate Studies
- ✓ Potable Water System Plans and Design
- ✓ Irrigation System Plans and Design
- ✓ Wastewater Collection System Plans and Design
- ✓ Engineering Reports for Bonding

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

- ✓ MTERC CDD, City of Tampa
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Lakeshore Ranch CDD, Pasco County
- ✓ Eastlake Oaks CDD, Pinellas County
- ✓ Meadow Point I CDD, III, IV CDD, Pasco County
- ✓ New River CDD, Pasco County
- ✓ Northwood CDD, Pasco County
- ✓ Oakstead CDD, Pasco County
- ✓ Preserve @ Wilderness Lake CDD, Pasco County
- ✓ Bridgewater CDD, Polk County
- ✓ Union Park CDD, Pasco County
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Concord Station CDD, Pasco County
- ✓ Belmont CDD, Hillsborough County
- ✓ Cory Lakes CDD, Hillsborough County
- ✓ Cheval West CDD, Hillsborough County
- ✓ Hawk's Point CDD, Hillsborough County
- ✓ Heritage Harbor CDD, Hillsborough County
- ✓ Panther Trace I, II CDD, Hillsborough County
- ✓ Panther Trails CDD, Hillsborough County
- ✓ Rivercrest CDD, Hillsborough County
- ✓ Waterchase CDD, Hillsborough County
- ✓ Westchase CDD, Hillsborough County
- ✓ Parkway Center CDD, Hillsborough County
- ✓ Grand Hampton CDD, Hillsborough County
- ✓ Park Place CDD, Hillsborough County
- ✓ South Fork CDD, Hillsborough County
- ✓ Anathem Park CDD, Osceola County
- ✓ Hammocks CDD, City of Tampa
- ✓ Arbor Greene CDD, City of Tampa
- ✓ Heritage Isles CDD, City of Tampa
- ✓ K-Bar Ranch CDD, City of Tampa

We have assembled a multi-disciplined team to address any challenges posed by the project contract, and offer extensive relevant design experience, strong local expertise, and effective project management capabilities. We understand the importance of creating solutions that get the projects done. Analyzing the scope requirements and looking beyond to understand what is required to achieve a successful project, whether we apply value engineering measures or recommend measures that save long-term operational costs, the goal is always to "maximize the value of each project". Special attention to budget and schedule requirements assures that projects are delivered on time & on budget!

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

February 23, 2026

33. NAME AND TITLE

Hamid Sahebkar, PE / Senior Principal

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME Stantec Consulting Services Inc.			3. YEAR ESTABLISHED 2012	4. UNIQUE ENTITY IDENTIFIER RR7KJAM4G4Z3
2b. STREET 777 S Harbour Island Boulevard Suite 600			5. OWNERSHIP	
2c. CITY Tampa	2d. STATE FL	2e. ZIP CODE 33602-5729	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Douglas Stoker PE - ENV SP, Vice President			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (727) 431-1550		6c. EMAIL ADDRESS douglas.stoker@stantec.com		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Page Southerland Page, Inc. (W Snow Avenue, Suite 209, Tampa FL)			2014	N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (See Below)
		(1) Firm	(2) Branch			
02	Administrative	6140	45	A01	Acoustics; Noise Abatement	7
06	Architect	2010	4	A05	Airports; Nav aids; Airport Lighting; Aircraft Fueling	8
07	Biologist	395	1	B02	Bridges	10
08	CAD Technician	1272	6	C16	Construction Surveying	7
10	Chemical Engineer	488	3	E02	Educational Facilities; Classrooms	10
12	Civil Engineer	4300	27	E09	EIS, Assessments of Statements	10
14	Computer Programmer	1418	2	H07	Highways; Streets; Airfield Paving; Parking Lots	10
15	Construction Inspector	335	2	H09	Hospital & Medical Facilities	10
16	Construction Manager	344	2	H11	Housing (Residential, Multi-Family, Apts, Condos)	10
21	Electrical Engineer	1293	2	I01	Industrial Building; Manufacturing Plants	10
23	Environmental Engineer	695	3	O01	Office Buildings; Industrial Parks	10
24	Environmental Scientist	1644	4	P05	Planning (Comm., Regional, Areawide, and State)	9
27	Foundation/Geotechnical Engineer	719	2	P06	Planning (Site, Installation, and Project)	10
29	GIS Specialist	332	4	R04	Recreation Facilities (Parks, Marinas, Etc.)	9
30	Geologist	334	2	S04	Sewage Collection, Treatment, and Disposal	10
42	Mechanical Engineer	1441	8	S10	Surveying; Platting; Mapping; Flood Plain Studies	7
47	Planner, Urban/Regional	902	7	S13	Storm Water Handling & Facilities	9
48	Project Manager	2309	8	T03	Traffic & Transportation Engineering	10
57	Structural Engineer	1301	6	T04	Topographic Surveying and Mapping	6
58	Technician/Analyst	2684	11	U02	Urban Renewals; Community Development	10
	Other Employees	2665	11	W02	Water Resources; Hydrology; Ground Water	10
Total		33021	160	W03	Water Supply; Treatment, and Distribution	10

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

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

a. SIGNATURE 	b. DATE February 23, 2026
c. NAME AND TITLE Jason C. Maxwell - Principal	



Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

**MINUTES OF MEETING
BERRY BAY III
COMMUNITY DEVELOPMENT DISTRICT**

1 The **LANDOWNERS ELECTION** and regular meeting of the Board of Supervisors of
2 the Berry Bay III Community Development District was held on Friday, March 5, 2026 and
3 called to order at 2:00 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite
4 300, Tampa, Florida 33607.

5
6 Present and constituting a quorum were:

7			
8	Carlos de la Ossa	Chairperson	
9	Nicholas Dister	Vice Chairperson	<i>(via phone)</i>
10	Ryan Motko	Assistant Secretary	
11	Kyle Smith	Assistant Secretary	
12	Angie Grunwald	Assistant Secretary	<i>(via phone)</i>

13
14 Also present were:

15			
16	Jayna Cooper	District Manager	
17	Rollamay Turkoane	District Manager	
18	Brooke Chapman	District Manager	
19	Brian Lamb	VP Developer Services	
20	Kathryn Hopkinson	District Counsel	
21	John Vericker	District Counsel	
22	Tonja Stewart	District Engineer	<i>(via phone)</i>

23
24 *This is not a certified or verbatim transcript but rather represents the context and*
25 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
26 *the District Office for any related costs for an audio copy.*

27
28 **LANDOWNERS ELECTION/MEETING:**

29 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

30 Mr. Lamb called the meeting to order, and a quorum was established.

31
32 **SECOND ORDER OF BUSINESS**

Appointment of Meeting Chairperson

33 Ms. Rollamay Turkoane was chosen as Chairperson for this meeting.

34
35 **THIRD ORDER OF BUSINESS**

**Announcement of Candidates/Call for
Nominations/Determination of Number of
Voting Units Represented**

36
37
38 The Designated Proxy Holder, Carlos de la Ossa, acting on behalf of the landowner, 301
39 Wimauma LLC, who owns five hundred and six point five hundred and nineteen (506.519)
40 acres, as evidenced in the notice of establishment for Berry Bay III CDD, confirmed a total of
41 one (1) landowner and total number of ballots handed out as being one (1).

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FOURTH ORDER OF BUSINESS Election of Supervisors/Open the Floor for Nominees

The purpose of this meeting is to elect five (5) Board supervisors for the District. The two (2) candidates with the highest number of votes will receive a four (4) year term and the three (3) candidates with the next highest votes will receive a two (2) year term.

FIFTH ORDER OF BUSINESS Owners Requests/Casting of Ballots/Tally the Votes/Announcement of Candidates

The following are the candidates and the total number of votes and terms:

- Carlos de la Ossa 200 Votes 4 year term (2026-2030)
- Nicholas Dister 200 Votes 4 year term (2026-2030)
- Angie Grunwald 57 Votes 2 year term (2026-2028)
- Ryan Motko 25 Votes 2 year term (2026-2028)
- Kyle Smith 25 Votes 2 year term (2026-2028)

SIXTH ORDER OF BUSINESS Adjournment

There being nothing further, meeting adjourned at 2:16 p.m.

REGULAR MEETING OF THE BOARD OF SUPERISORS BERRY BAY III: CALL TO ORDER/ROLL CALL

Mr. Lamb called the meeting to order at 2:16 p.m.

FIRST ORDER OF BUSINESS Public Comments of Agenda Items

There being none, the next order of business followed.

SECOND ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-26; Canvassing & Certifying the Results of the Landowners Election

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-26; Canvassing & Certifying the Results of the Landowners Election, was adopted. 5-0

B. Consideration of Resolution 2026-27; Declaring Officers

The following persons were elected to the offices shown:

- Carlos de la Ossa Chairperson

- 82 • Nicholas Dister Vice Chairperson
- 83 • Angie Grunwald Assistant Secretary
- 84 • Ryan Motko Assistant Secretary
- 85 • Kyle Smith Assistant Secretary
- 86 • Brian Lamb Assistant Secretary
- 87 • Eric Davidson Assistant Treasurer
- 88 • Jayna Cooper Assistant Secretary
- 89 • Rollamay Turkoane Assistant Secretary

90
 91 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in
 92 favor, Resolution 2026-27; Declaring Officers, as described above, was
 93 adopted. 5-0

94
 95 **C. Consideration of Stantec Professional Services Agreement Contract**

96
 97 On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in
 98 favor, *Stantec Professional Services Agreement Contract*, was approved.
 99 5-0

100
 101 **D. Master Engineers’ Report**

102
 103 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in
 104 favor, Master Engineers’ Report, in substantial form, was approved. 5-0

105
 106 **E. Master Assessment Methodology Report**

107
 108 On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in
 109 favor, Master Assessment Methodology Report, in substantial form, was
 110 approved. 5-0

111
 112 **F. Bond Validation Report**

113
 114 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in
 115 favor, Bond Validation Report, was approved. 5-0

116
 117 **G. Consideration of Resolution 2026-28; Declaring Assessments**

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 119 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in
 120 favor, Resolution 2026-28; Declaring Assessments, was adopted. 5-0

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H. Consideration of Resolution 2026-29; Setting a Hearing Date Declaring Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-29; Setting Hearing Date Declaring Assessments, for Thursday, May 7th, 2026 at 2:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

THIRD ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of January 23, 2026, Organizational Meeting

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Consent Agenda, was approved. 5-0

FOURTH ORDER OF BUSINESS Staff Reports

- A. District Counsel**
- B. District Manager**
- C. District Engineer**

There being no reports, the next order of business followed.

FIFTH ORDER OF BUSINESS Board Members' Comments

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor the meeting was adjourned at 2:25 p.m. 5-0

Jayna Cooper/Rollamay Turkoane
District Manager

Carlos de la Ossa
Chairperson