

***Kepler Road
Community Development District***

Agenda

April 8, 2024

AGENDA

Kepler Road
Community Development District

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

April 1, 2024

Board of Supervisors
Kepler Road
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District will be held **Monday, April 8, 2024, at 11:00 AM the Gateway Center of the Arts, 880 Hwy 17, DeBary, FL 32713**. Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 12, 2024 Landowners' and Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Imposition of Special Assessments
 - i. Presentation of Engineer's Report
 - ii. Presentation of Assessment Methodology
 - iii. Public Comment, Testimony and Board Discussion
 - iv. Consideration of Resolution 2024-34 Levying Special Assessments
5. Consideration of 2024-35 Approving Fiscal Year 2025 Proposed Budget and Setting a Public Hearing
6. Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm
 - A. Kelly, Collins & Gentry
 - B. Alliant Engineering, Inc.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Funding Requests No. 2
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

**MINUTES OF MEETING
KEPLER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Board of Supervisors of the Kepler Road Community Development District was held Monday, **February 12, 2024** at 11:00 a.m. at the Gateway Center for the Arts, 880 Highway 17, DeBary, Florida.

Present were:

Tony Iorio
Doug Beasley
Duane "Rocky" Owen

Also present were:

George Flint
Sarah Sandy
Scott Fortier
Scott Stuart
Sara Zare
Kendall Bulleit
Cynthia Willhelm

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint stated he had been provided a landowner proxy from TLC Trinity Gardens, LLC which owns 100% of the land within the CDD signed by Mr. Stephen Orus with the legal description of the District representing 184 votes. Mr. Flint called to order the landowner meeting. Mr. Tony Iorio has been named the proxy holder by the sole landowner.

SECOND ORDER OF BUSINESS

Call to Order

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

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Mr. Flint asked Mr. Iorio to designate him as Chair for purposes of conducting the landowner meeting. Mr. Iorio stated yes please.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisors (5)**

Mr. Flint stated Mr. Iorio has provided his official ballot including himself Anthony Iorio, Doug Beasley, Jason Lonas, Dewayne Rocky Owen, and Tom Franklin.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint stated they will close nominations and cast the ballots.

SIXTH ORDER OF BUSINESS

**Tabulation of Ballots and Announcement
of Results**

Mr. Flint stated Mr. Iorio has cast 150 votes for Anothy Iorio, 150 votes for Doug Beasley, 149 votes for Jason Lonas, 149 for Rocky Owen and 149 for Tom Franklin. Mr. Iorio and Mr. Beasley will serve four-year terms and Mr. Lonas, Mr. Owen and Mr. Franklin will serve two-year terms.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

**MINUTES OF MEETING
KEPLER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District was held Monday, **February 12, 2024** at 11:00 a.m. at the Gateway Center for the Arts, 880 Highway 17, DeBary, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Duane “Rocky” Owen	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel
Sean Fortier	District Engineer, Kelly, Collins & Gentry, Inc.
Scott Stuart	District Engineer, Kelly, Collins & Gentry, Inc.
Sara Zare	MBS
Kendall Bulleit	MBS
Cynthia Wilhelm	Nabors Giblin & Nickerson, PA

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that there were only Board members and staff are present today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated a landowner meeting was held prior to the Board meeting and the three Board members present Mr. Iorio, Mr. Beasley and Mr. Owen were all elected in that landowners’ election. Mr. Flint administered the oath of office to the three Supervisors.

B. Consideration of Resolution 2024-26 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the Board sets as the canvassing Board for purposes of certifying the landowner election results. Seat 1 will be filled by Anthony Iorio with 150 votes, seat 2 Doug Beasley with 150 votes and seat 3 with Jason Lonas 149, seat 4 Rocky Owen 149 and seat 5 Tom Franklin with 149 votes. Mr. Iorio and Mr. Beasley would serve four-year terms and the other three Board members names would be inserted next to the two-year term blanks.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-26 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated after each election the statutes require that you consider election of officers.

D. Consideration of Resolution 2024-27 Electing Officers

Mr. Flint stated this elects a Chair, Vice Chair, Secretary, Assistant Secretary, Treasurer and Assistant Treasurers. Previously Mr. Iorio was Chairman, Mr. Beasley was Vice Chair and the other three Board members were Assistant Secretaries, Mr. Flint was Secretary, Jill Burns Treasurer and Katie Costa and Darrin Mossing, Sr. were Assistant Treasurers.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2024-07 Electing Existing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 11, 2023 Board of Supervisors Meeting

Mr. Flint presented the minutes from the December 11, 2023 Board of Supervisors meeting. He asked for any comments or corrections to the minutes. Hearing none.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes of the December 11, 2023 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Public Hearings

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

Mr. Flint stated this is the 19 hearing allowing the District to use the tax bill as the collection method for the debt and O&M assessments.

i. Presentation of Affidavit of Publication of Notice

At the organizational meeting, the Board authorized the public hearing for today to be advertised. There were four notices that were run in the newspaper four consecutive weeks. He asked for a motion to open the public hearing.

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

Mr. Flint noted the public hearing is open. There are no members of the public present to provide comment or testimony.

ii. Public Comment and Board Discussion

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

iii. Consideration of Resolution 2024-28 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Sandy noted this resolution and public hearing is in regard to the Districts intent to utilize the Uniform Method of Collection. This is done prior to the District levying any kind of assessments and allows the District to use the uniform method which is the method of placing special assessments on county property tax bills that landowners receive. Mr. Flint asked for any questions on the resolution and if not he noted that they were looking for a motion to approve.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Resolution 2024-28 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

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

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

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

Mr. Flint asked for a motion to open the public hearing for the District Rules of Procedure.

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

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

Mr. Flint noted at the organizational meeting the public hearing was set for today for the District to consider the Districts rules. There were two notices 29 and 28 days in advance of today advertised for this public hearing.

ii. Public Command and Board Discussion

Mr. Flint stated there were no members of the public to provide comment so will bring it back to the Board.

iii. Consideration of Resolution 2024-29 Adopting the Rules of Procedure

Mr. Flint stated this is adopting the proposed rules that the Board seen at the organizational meeting. Ms. Sandy noted these are standard rules that are recommended for all of the Boards and have not changed since the organizational meeting.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2024-29 Adopting the Rules of Procedure, was approved.

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

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

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

Mr. Flint stated this public hearing deals with adopting the FY24 budget which is the fiscal year that they are currently in. It runs from October 1, 2023 through September 30, 2024.

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

i. Presentation of Affidavit of Publication of Notice

Mr. Flint stated at the organizational meeting the Board approved the proposed budget and set today for the public hearing. The hearing was advertised as required by statutes.

ii. Public Comment and Board Discussion

Mr. Flint stated for the record there were no members of the public present so we will bring it back to the Board for discussion.

iii. Consideration of Resolution 2024-30 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Mr. Flint noted attached to this resolution is the proposed budget. It is a prorated standard administrative budget and the funding source is developer contributions. He noted the Board approved the Developer Funding Agreement at the last meeting and this would be funded under that funding agreement.

On MOTION by Mr. Beasley, seconded by Mr. Owen with all in favor, Resolution 2024-30 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

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

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

SIXTH ORDER OF BUSINESS**Financing Matters****A. Consideration of Master Engineer's Report**

Ms. Sandy stated this includes the assessment process in part to allow us to move forward with validating bonds for the District to issue in the future. She noted they are not quite ready but likely towards the end of the year. Mr. Fortier will present the Master Engineer's Report.

Mr. Fortier noted the chart is a good summary. The master utility system which is going to be fully owned by the city so ownership and maintenance will be by the city but the District will be funding that. The master storm water system will be financed through the District and owned and maintained by the District which would be the seven main stormwater ponds. The electrical will be financed by the District and any portions that need to be installed by the developer will be financed by the District and the ownership and maintenance will be by Duke Energy. The conservation mitigation area will be owned, maintained, and financed by the District. Onsite and offsite roadways will both be financed by the District. Off-site roadways are all county roadways so owned and maintained by the county. Onsite roadways will be City of Deland ownership and maintenance. There are no private roads. There are portions within the public ride of way that will be financed by the District but may be partially maintained by the HOA. The multi-mobile trail which is the internal paved trail will have an easement for the city and financed by the District. The operation and maintenance will be city or District and ownership will be city or District. He noted they just aren't sure how the city is going to take ownership if they will. The internal trails will be financed by the District and stay open to the public so trails will be owned by the CDD. Any landscaping that is not an amenity to the project such as the dog parks, etc. anything other than those types of things would be owned by the CDD including hardscape and irrigation systems with the option for HOA to maintain those. The community park on the South West corner will be maintained by the CDD. Ms. Sandy noted the estimated cost of the project is \$33,036,830.

Ms. Sandy asked if the cost estimates within the report are reasonable for a project of this size and scope. Mr. Fortier answered yes. Ms. Sandy asked Mr. Fortier if there is any reason that the District cannot carry out this project at this time. Mr. Fortier stated not to his knowledge. Mr. Beasley pointed out on page 3 table 1.2 phasing summary the unit count for the 50's does not add up properly but the total unit count for 543 does so some review needs to be done there.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Master Engineer's Report Subject to Changes Discussed, was approved.

B. Consideration of Master Assessment Methodology

Mr. Flint stated they took the Engineer's Report table 1 which is the Development Program with a combination of townhomes, single family 50's and single family 60's and totals 543 units. He noted a revised version of this was sent out this morning and the ERU factor for townhomes has been adjusted 0.64 based on the size of the townhomes. Table 2 is the estimated cost of the infrastructure \$33,036.830 as identified in the Master Engineer's Report. Table 3 is a very conversative bond sizing based on the estimated construction cost that includes a debt service reserve of one year max annual debt, capitalized interest for the statutory maximum of 36 months, underwriters discount of 2%, cost of issuance of \$650,000 assumes two bond issues and then contingency to round that to a par amount of \$48,900,000. An estimated coupon rate of 7% over 30 years. Table 4 allocation of benefit based on improvement cost. Table 5 allocation of benefit based on par debt. Table 6 shows if they were to fund all of the improvements at the conservative parameters what the annual assessment rates would be. Table 7 Preliminary Assessment Roll he noted this table needs work because there is a mismatch on the property appraiser's acreage versus the acres that are in District.

Ms. Sandy asked if the assessments within the methodology reasonably and fairly allocated to the land that benefit from them and Mr. Flint answered yes. Ms. Sandy asked if the land being assessed receives special benefits that are equal to or in excess of assessments, Mr. Flint answered yes.

On MOTION by Mr. Beasley seconded by Mr. Owen, with all in favor, the Master Assessment Methodology Subject to Truing up Table 7 Acreage, was approved.

C. Consideration of Resolution 2024-31 Declaring Special Assessments

Ms. Sandy stated this declares the District's intent to levy assessments based on the reports that were just presented with a total estimated cost for that improvement \$33,036,830 and total par amount of the assessments at \$48.9M. She noted the \$48.9M is the amount needed that they believe would finance this whole project. She noted she would be happy to answer any questions.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, Resolution 2024-31 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2024-32 Setting a Public Hearing for Special Assessments

Ms. Sandy noted this sets the public hearing on the assessments that were just discussed. This also provides direction to staff in order to publish and mail the required notice. She noted they have not discussed a date on when that public hearing will be set. Mr. Flint recommended doing it at the April 8th regular meeting.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Resolution 2024-32 Setting a Public Hearing for Special Assessments on April 8, 2024, was approved.

E. Consideration of Resolution 2024-33 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Mr. Flint stated this is the initial bond resolution that authorizes the District to issue bonds and commence validation proceedings. Cynthia Wilhelm with Nabors Giblin & Nickerson, PA is your bond counsel. Mr. Wilhelm noted this is the bond validation resolution. First, they approve the form of the Master Indenture, appoint US Bank as the trustee, registrar and paying agent, approve the capital improvement program, and authorize District Counsel to file in circuit court and go through that process.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Resolution 2024-33 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, was approved.

SEVENTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm

Mr. Flint noted at the organizational meeting the Board retained KCG as the interim District Engineer and authorized them to advertise for District Engineering Services because it

falls under a statutory obligation that requires the District to bid it out. It is bid out based on qualifications. He noted they received two responses, one from Kelly, Collins and Gentry and one from Alliant. In discussions before the meeting, the Chair asked them to consider continuing this item or deferring action until the next Board meeting to give the Board a little time to review and rank them according to their ranking sheets. Mr. Flint asked for a motion to continue this item to the next Board meeting.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Continuing the Ranking of Proposals for District Engineering Services to the Next Board Meeting, approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Ratification of Revised District Counsel Agreement with Kutak Rock

Ms. Sandy stated this is the updated version so wanted to bring it back for ratification by the Board. Mr. Flint noted it has already been executed by the Chair.

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

B. Engineer

Mr. Fortier stated he had nothing further to report.

C. District Manager’s Report

Mr. Flint noted he had nothing to report.

NINTH ORDER OF BUSINESS

Other Business

There being no comment, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comment, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT DELAND, FLORIDA

MASTER ENGINEER'S REPORT

PREPARED FOR:

TLC TRINITY GARDENS, LLC

Petitioner for the Establishment of the Kepler Road CDD

605 COMMONWEALTH AVENUE

ORLANDO, FL 32803

DATE:

February 12, 2024

PREPARED BY:



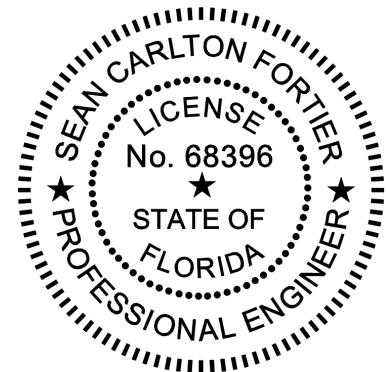
KELLY,
COLLINS &
GENTRY, INC.

1700 NORTH ORANGE AVENUE, SUITE 400

ORLANDO, FLORIDA 32804

P: (407) 898-7858 F: (407) 898-1488

CIVIL DISCIPLINE ONLY
CERTIFICATION OF AUTHORIZATION
NUMBER 00007350



Sean C. Fortier, P.E.

FLORIDA REGISTRATION 68396

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Narrative

Developer:	TLC Trinity Gardens, LLC
Development Name:	Trinity Gardens
Project Name:	Kepler Road Community Development District
Location:	Northwest corner of S Kepler Road & E Beresford Avenue in the City of Deland, FL
Legal Description:	See Exhibits J-1 & J-2
Existing Use:	Woods/Undeveloped
Proposed Use:	Low Density Residential subdivision

1. INTRODUCTION

1.1. Project Description

Trinity Gardens (also referred to as the “Development” or “Community”) is an approximately 183.926 acres residential community located in the City of Deland, Florida (“City”), the general location and boundary of which is shown on Exhibit A. The Development is approved as a Planned Development (PD) with 543 single family homes and townhomes as shown on Exhibit B.

Kepler Road Community Development District (herein called the “District” or “CDD”) encompasses the entire 183.926 acres of the Development. The District will finance, construct, acquire, operate and/or maintain the public infrastructure necessary to support the development of the Community, as further described herein (“Capital Improvement” or “Master Project”). The legal description of the District boundaries can be seen in Exhibits J-1 and J-2. The Development, including the Master Project, will be built in phases. Four phases are presently planned for the Development with a unit mix as shown in Table 1.2 of this report. All or a portion of the Master Project improvements identified herein are expected to be financed from the proceeds of District special assessment bonds.

1.2. Purpose of Report

The purpose of this report is to provide a description of the Master Project, which will serve the 183.926 acres of the Community; the Master Project capital improvements to be constructed, acquired, and/or financed by the District; and an estimate of the costs of the Master Project.

TABLE 1.2: PHASING SUMMARY

Phase	50'	60'	Town Home	Total	Phase Area (AC)
1	70	40	0	110	63.97
2	81	0	118	199	43.63
3	104	55	0	159	43.93
4	75	0	0	75	32.39
Total	330	95	118	543	183.92



2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1. District Boundary

Trinity Gardens Master Site Plan, attached as Exhibit B hereto, identifies the location and boundary of the property included within the District, as well as the anticipated phasing for the Community buildout. The Master Site Plan for the District will provide for multiple-type residential land uses and is located on the northwest corner of S Kepler Road/Dr. Martin Luther King Jr Beltway and E Beresford Ave in the City, Section 6, Township 18 South, and Range 31 East. The Community is bordered on the north by low density residential lots and wetlands. To the east, the Community is bordered by S Kepler Road/Dr. Martin Luther King Jr Beltway. S Kepler Road changes name to Dr. Martin Luther King Jr. Beltway at the E. Beresford Ave. To the south, the Community is bordered by the E Beresford Ave extension and across from that is the new residential development, Reserve at Victoria. To the west, the Community is bordered by Blue Lake Ave. See Exhibit F for proposed and surrounding existing land-uses.

2.2. Description of Properties Served

The Development is currently undeveloped, densely wooded, with thick brush. There is a large power line easement running through the center of the Development. The topography of the existing land is irregular with shallow depressions through-out. Some of the depressional areas have been identified as wetlands. The northeast corner of the Development abuts a larger wetland that connects with other properties to the north. Much of the wetlands will be placed in open space tracts with conservation easements in favor of St. Johns River Water Management District (“SJRWMD”) within the District.

3. PROPOSED MASTER PROJECT INFRASTRUCTURE

3.1. Summary of the Proposed Master Project Infrastructure

All properties inside the CDD will benefit from the Master Project’s capital improvements. The Master Project infrastructure will generally consist of the following systems to serve the Development:

TABLE 3.1: PROPOSED FACILITIES

Facilities / Systems	Financing	Ownership	O&M Entity
Master Utility System (Onsite and Offsite) <i>Potable water, reclaimed water, and sanitary sewer systems</i>	District	City	City
Master Stormwater Management System	District	District	District
Electrical Service System (Underground)	District	Duke Energy	Duke Energy
Conservation/Mitigation Areas	District	District	District
On-site Roadway Improvements	District	City	City
Off-site Roadway Improvements	District	County	County
Beresford Multi-Modal Trail	District	District or City	District or City
Trails, Landscape, Hardscape & Irrigation*	District	CDD	CDD/HOA*

Key: City = City of DeLand; County = Volusia County; HOA = a homeowner’s association.

**Maintenance only, pursuant to an agreement with the District.*

3.2. Master Utilities System

The utility services to the Development are provided by the City including potable water, reclaimed water, and sanitary sewer services. The Master Project includes utilities within the rights-of-way of the internal roads within the Development and off-site at E Beresford Avenue and S Kepler Road.



The utility mains, collection systems, and utility services to serve the District are to be constructed or acquired by the District. The design of the potable water, reclaimed water, and sanitary sewer systems is in accordance with the criteria and guidelines of the City and the Florida Department of Environmental Protection (FDEP). The overall potable water system, reclaimed water system and sanitary sewer system are shown on the Master Utility Plans, Exhibits C-1, C-2, and C-3.

The *Potable Water System* will include mains along with the necessary valving, fire hydrants, and water services to the individual lots and development parcels (only those public portions located within the public right-of-way). It is anticipated that the potable systems will be financed by the District and later turned over to the City for ownership, operation, and maintenance.

The *Reclaimed Water System* will include mains along with necessary valving and services to the individual lots and development parcels (only those public portions located within the public right-of-way). Additionally, the system may include a reclaimed pond and pump system. It is anticipated that the reclaimed water system will be financed by the District and later turned over to the City for ownership, operation, and maintenance. If a reclaimed pond and pump system are necessary, the system may be owned by the District and operated and maintained by an HOA, pursuant to an agreement with the District.

The *Sanitary Sewer System* will include gravity sewer services, mains, and manholes. The sanitary sewers system will also include one (1) lift station located near the center of the Development with a proposed force-main connecting to an existing force-main on E Beresford Ave. It is anticipated that the sanitary sewer system will be financed by the District and later turned over to the City for ownership, operation, and maintenance.

3.3. Master Stormwater Management System

The master stormwater management system provides for the stormwater runoff treatment and attenuation through the use of manmade and natural retention and detention systems such as Stormwater Ponds and Existing Wetlands identified in Exhibit C-3 (collectively, the "treatment systems"). The runoff will be collected in curbs, inlets, and pipes (collectively, the "collection systems") to convey this runoff to the treatment system. See Exhibit D-1 for an overview of the collection and treatment systems. The City, Volusia County ("County"), and the SJRWMD regulate the design criteria for the District's stormwater management facilities.

The proposed Development is broken into 7 main basins as outlined on the Master Stormwater Plan, Exhibit D-2. Basins 1 and 2 will discharge to two interconnected wet ponds, identified as Stormwater Ponds 1 and 2 in Composite Exhibit D. Stormwater Ponds 1 and 2 will provide full treatment and attenuation for their respective basins. The ponds will outfall to the north wetland, Existing Wetland 3, which will require an interconnected equalizer pipe through the Development.

Basin 3 will discharge to a wet pond, Stormwater Pond 3, which will provide full treatment and majority of its attenuation for its basin. This pond will outfall to the east to Existing Wetlands 4-A, 4-B, and 7. The outfall pipe will also act as an emergency overflow for the off-site basin to the north, Basin OS-3.

Basins 4, 5, and 6 will discharge to wet ponds, Stormwater Ponds 4, 5, and 6, which will then connect to two interconnected wetlands, Existing Wetlands 4-A, 4-B, and 7. The ponds will provide all the required treatment volume and some attenuation volume. The wetlands will provide the remaining stormwater attenuation. See below for more information about Existing Wetlands 4-A, 4-B, and 7 hydroperiods. The wetlands will outfall to the north wetland, Existing Wetland 3.

Basin 7 will discharge to a wet pond, Stormwater Pond 7, located adjacent to the Existing Wetland 5. The pond will provide all the required treatment volume and some attenuation volume. The wetland, Existing Wetland 5 will provide the remaining stormwater attenuation. See below for more information about the Existing Wetland 5 hydroperiod. The wetland will outfall to the outfall pipe mentioned in Basin 3 and continues to Existing Wetlands 4-A, 4-B, and 7, ultimately discharging to the north wetland, Existing Wetland 3.

The north wetland, Existing Wetland 3, has positive flow to the St. Johns River, therefore the SJRWMD requires the off-site peak discharge rate shall be limited to the discharge rate of the pre-development 25 year/24 hour storm event.

The treatment of stormwater runoff will be provided in accordance with the design guidelines for retention/detention systems as mandated by the SJRWMD and the City.

Additionally, as described in Section 3.8, Low Impact Design (LID) Stormwater areas are incorporated throughout the Development. See Exhibit C-3 for locations. The LID stormwater system is in addition to code requirements.

The District may finance the cost of the stormwater collection and treatment systems, as well as construction and/or acquisition, and maintenance of said systems. It is anticipated that the treatment systems will be owned and maintained by the District., while the collection systems will be owned and maintained by the City.

3.4. Electrical Service System (Underground)

Duke Energy will provide underground electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses. The differential cost of underground electric utilities may be financed by the District.

3.5. Conservation and Mitigation Areas

The proposed development of the Community will require mitigation of wetland communities for any impacts to the existing wetlands within the District as part of the approvals for the Master Stormwater Management System. The mitigation will be done through placing conservation easements over the preserved wetlands and likely upland buffers and/or purchasing mitigation credits. Preserved wetlands may additionally require the installation of plantings, signage, and other related costs. The required mitigation for the wetland impacts may be financed by the District; thereafter, the conservation areas will be owned and maintained by the District, with a conservation easement in favor of the SJRWMD.

3.6. On-site Roadway Improvements

The *on-site roadway improvements* associated with the Development will be public and financed by the District and later turned over to the City for ownership, operation, and maintenance. The on-site roadways will serve the various land uses within the Development and will be designed to the criteria and guidelines of the City. Construction of the on-site roadways will consist of a minimum 22' wide asphaltic concrete surface, concrete curbs, minimum 5' wide concrete sidewalks, signing and striping, landscaping, and hardscape features. Some of the on-site roadways include designated on-street parking with a minimum 8' wide of asphaltic concrete surface for the parking width. Sidewalks along all non-residential lot tracts ("Common Area Sidewalks") will be constructed as part of the infrastructure site work and conveyed to the City for ownership, operation and maintenance. The sidewalks along residential lots will be constructed in the right-of-way by the residential builder(s) at the time of individual residential lot development and conveyed to the City for ownership, operation and maintenance as part of the on-site right-of-way. Only the Common Area Sidewalks may be financed, constructed, and/or acquired by the District.

3.7. Off-site Roadway and Utility Improvements

The *off-site roadway improvements* associated with the Development will be public and financed by the District and later turned over to the County for ownership, operation, and maintenance. The off-site roadways will be designed to the criteria and guidelines of the County. The off-site roadway improvements include improvements on Kepler Road, E Beresford Avenue, and Blue Lake Avenue. The improvements include turn lanes at each entrance and public sidewalks along Kepler Road and Blue Lake Avenue adjacent to the Development. The sidewalk along Beresford Avenue will be a Multi-Modal Trail described in Section 3.8. It should be noted that some of the improvements may be constructed by the County as part of a larger project, but may still require financing from the District.

3.8. Beresford Multi-Modal Trail

A *Multi-Modal Trail* will be placed along the south boundary of the Development, fronting E Beresford Ave, within the District boundaries. The multi-use trail will be 12' wide with an asphaltic concrete surface. The multi-use trail may be financed by the District and owned, operated and/or maintained by the District or City.

3.9. Trails, Common Area Landscape, Hardscape, and Irrigation

The *Common Areas* include the parks, recreation, open space, conservation areas, and LID stormwater features. The landscaping, irrigation, hardscape, trails/paths, multi-use trail, and entry features within the common areas may be financed, owned, and/or maintained by the District, or alternatively, may be owned by the District, but maintained by an HOA pursuant to an agreement with the District.

The *Entry Features* will include monument signs and some decorative fencing along the perimeter. These items will be financed, owned, and/or maintained by the District.

Trails/Paths will be placed throughout the open space and tree preservation tracts within the District and will be made up of pavement, mulch, and/or gravel. The trails/paths may be financed, owned, and/or maintained by the District, or alternatively, financed by the Developer and conveyed to the District for ownership, operation and maintenance.

Low Impact Design Stormwater (LID) areas are incorporated throughout the Development and include swales, retention basins, natural wetlands, vegetated natural buffers, and pervious pavement/pavers. The LID systems were offered by the developer and were incorporated into the Trinity Gardens PD Developers Agreement. Much of the LID systems are above the typical jurisdictional code requirements including the City, County, and SJRWMD criteria. In a sense, the LID system is acting as a factor of safety and provide additional percolation and treatment above what is minimally required by the City, County, and SJRWMD. LID systems are intended to better mimic the existing conditions and percolate water throughout the Development instead of only concentrating it in a central stormwater pond. For that reason, the LID systems are scattered throughout the Development as seen on Exhibit C-3. The LID systems will be within the open space tracts and may be financed, owned, operated, and/or maintained by the District. Below is a description of each component of the LID system.

Swales. Swales are being proposed in some locations to provide stormwater retention prior to entering stormwater ponds. The swales will also act as an amenity with Florida friendly plants that require no fertilizers or irrigation and rocks to help control erosion. The additional landscaping, rocks, etc. will add additional construction costs. The systems will also require additional maintenance to ensure they remain functional and to maintain the aesthetics. The swales will have overflow structures to allow water to stage up in the swales to maximize infiltration and then eventually overflow into the main stormwater system.

Retention Basins. Retention basins will be added to provide stormwater treatment prior to entering select natural wetlands. Some of the depressions are man-made shallow ponds while others are taking advantage of existing depressions on-site. Similar to the swale, the retention basins will have overflow structures to allow water to stage up in the depression to maximize infiltration and then eventually overflow into the main stormwater system.

Natural Wetlands. Select wetlands that are fully within the Development boundary will be preserved and utilized for stormwater attenuation. Stormwater entering these wetlands will be treated in retention basins prior to entering wetlands. Preserving the natural vegetation of the wetlands will also help to further filter the water.

Vegetated Natural Buffers (VNBs). Where feasible, VNBs will be incorporated where home lots back up to stormwater systems or wetlands. VNBs will have vegetation suitable for sediment removal along with nutrient uptake. VNBs will act as a pre-filter prior to entering stormwater ponds, wetlands, or other retention systems. Where feasible, swales will be utilized with VNB's being the secondary option. Similar to swales, the VNBs will require additional maintenance to ensure they remain functional and to maintain the aesthetics.

Pervious Pavement/Pavers. Pervious pavers will be installed in the public right-of-way near the community pool amenity. The pervious paver section will provide stormwater retention prior to entering the stormwater pond. The pervious pavement/pavers will require additional maintenance to ensure they remain functional and to maintain the aesthetics. Some or all of the pervious pavement/pavers will be located within on-site roadways that will be owned and maintained by the City. However, the District will finance all pervious pavement/pavers and maintain the remaining pervious pavement/pavers.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Exhibit K presents a summary of the costs for the Master Project infrastructure including master utility system, master stormwater management system, electric service system, conservation/mitigation areas, on-site roadway improvements, off-site roadway improvements, landscape, hardscape, and irrigation, professional services, and a 15% contingency.

Costs in Exhibit K are derived from expected quantities of the infrastructure multiplied by units costs typical of the industry in Central Florida as of 2022. Included within these costs are technical services consisting of planning, land surveying, engineering, legal, environmental permitting, soils, and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction contract management of the Master Project infrastructure. The costs are exclusive of certain administrative, financing, operation, or maintenance services necessary to operate and maintain the Master Project infrastructure.

5. PERMITTING STATUS

The District is in the limits of the City and City utility service area. The Development was annexed into the City and given a City future land use and zoning district. The City approved a PD zoning district for the entirety of the District.

The Developer has applied for permits for the entirety of the Development. All permits are required before the start of any infrastructure construction. Those permits include the following:

- The City Preliminary Plat/construction plans
- SJRWMD ERP
- County Use Permit (off-site roadway improvements)

- County Health Department (FDEP Wastewater) Permit
- FDEP Water Permit
- Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES)

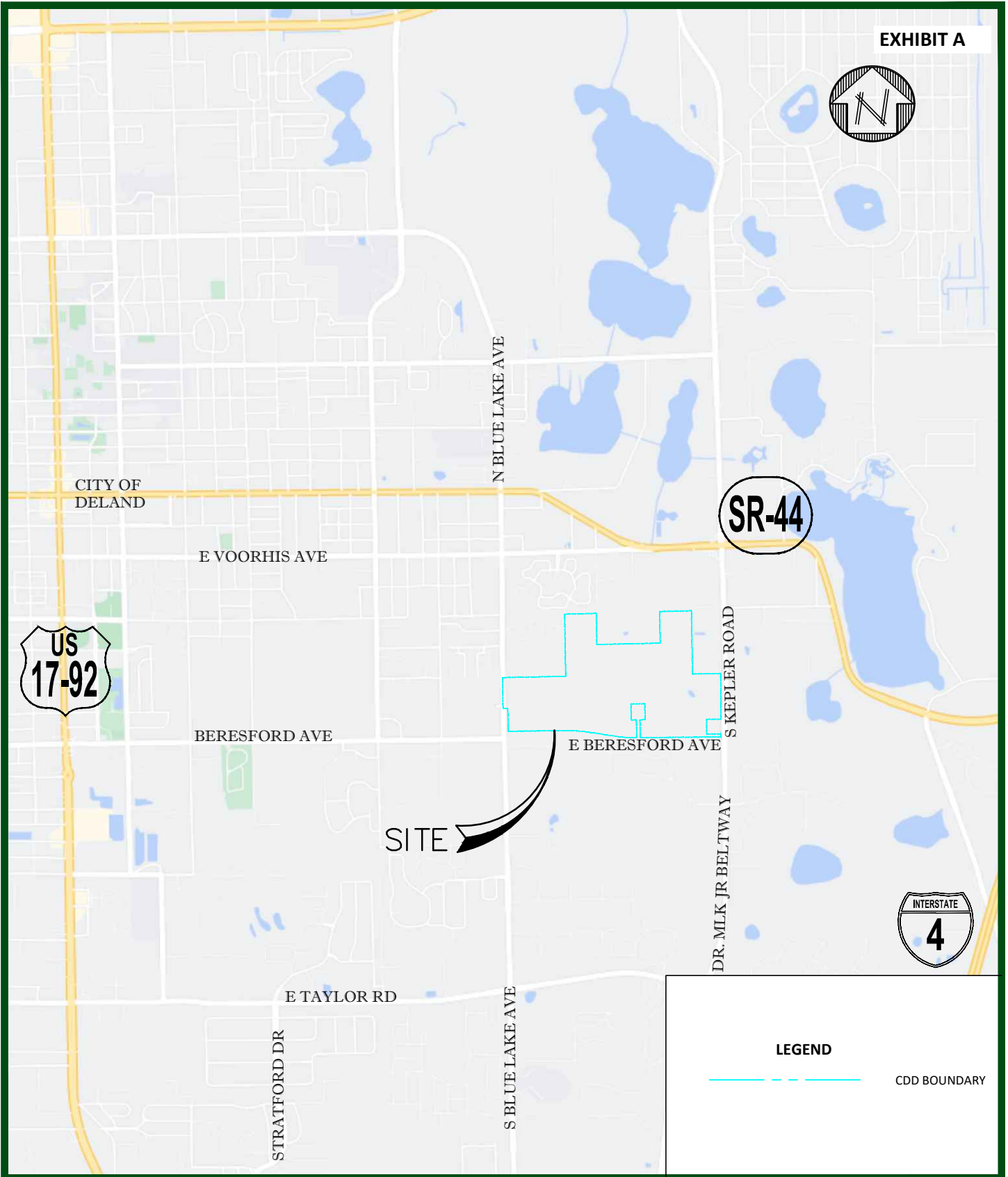
The District Engineer will certify that all permits necessary to complete the Master Project have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

6. ENGINEER'S CERTIFICATION

It is our opinion that the estimated costs of the Master Project improvements proposed to represent a system of improvements benefitting all developable property located within the District are fair and reasonable and that the anticipated District financed improvements are assessable improvements within the meaning of Chapter 190, F.S. Such benefits will be equal to or be greater than the costs of such improvements. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect the Master Project improvements may be financed, constructed, and/or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

The Master Project will be owned by the District or other governmental units and such Master Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Master Project is or will be located on lands owned or to be owned by the District or another public or governmental entity or on perpetual public easements in favor of the District or other public governmental entity. The Master Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the Master Project, and that is not used as part of the Master Project, such fill will only be placed on-site at the expense of the Developer. The estimated cost of the Master Project set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Kepler Road Community Development District.



**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

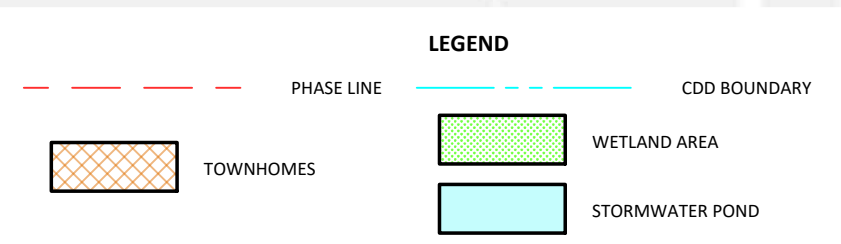
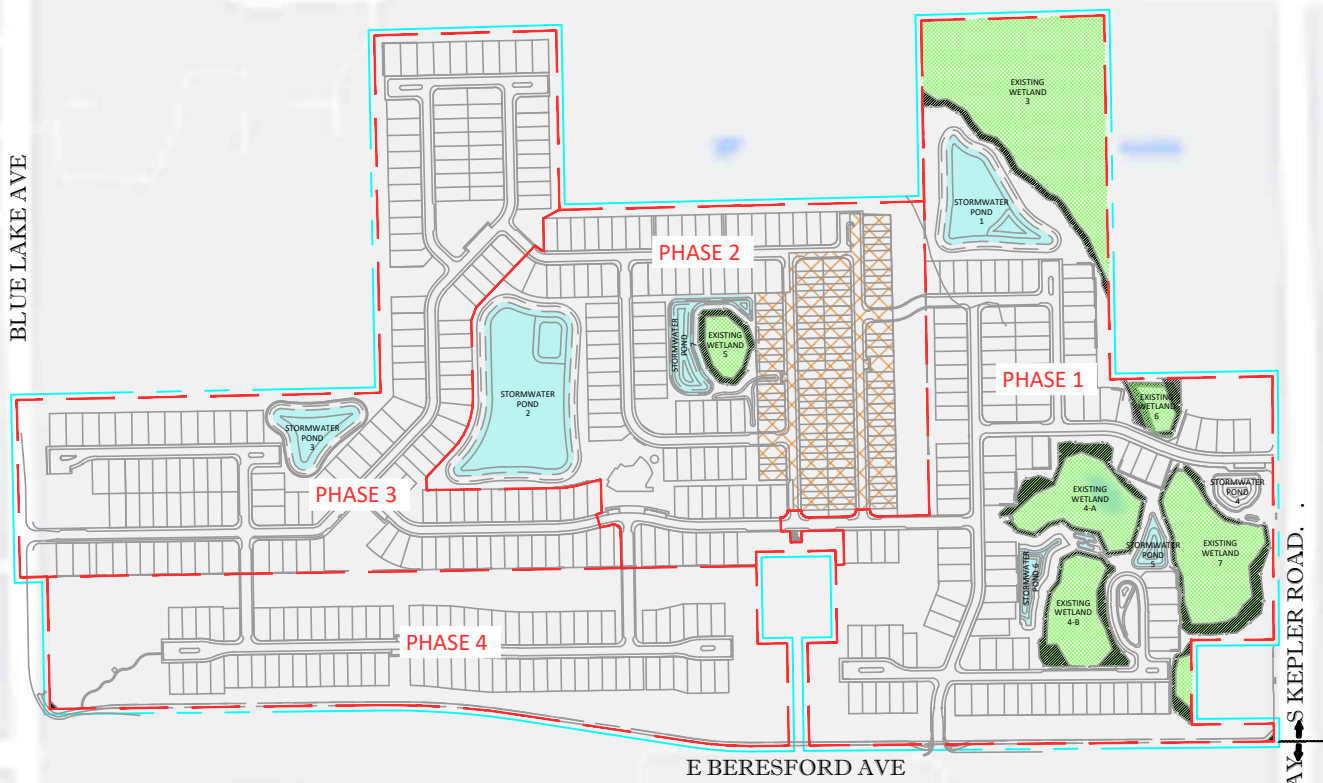
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S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**LOCATION
MAP**

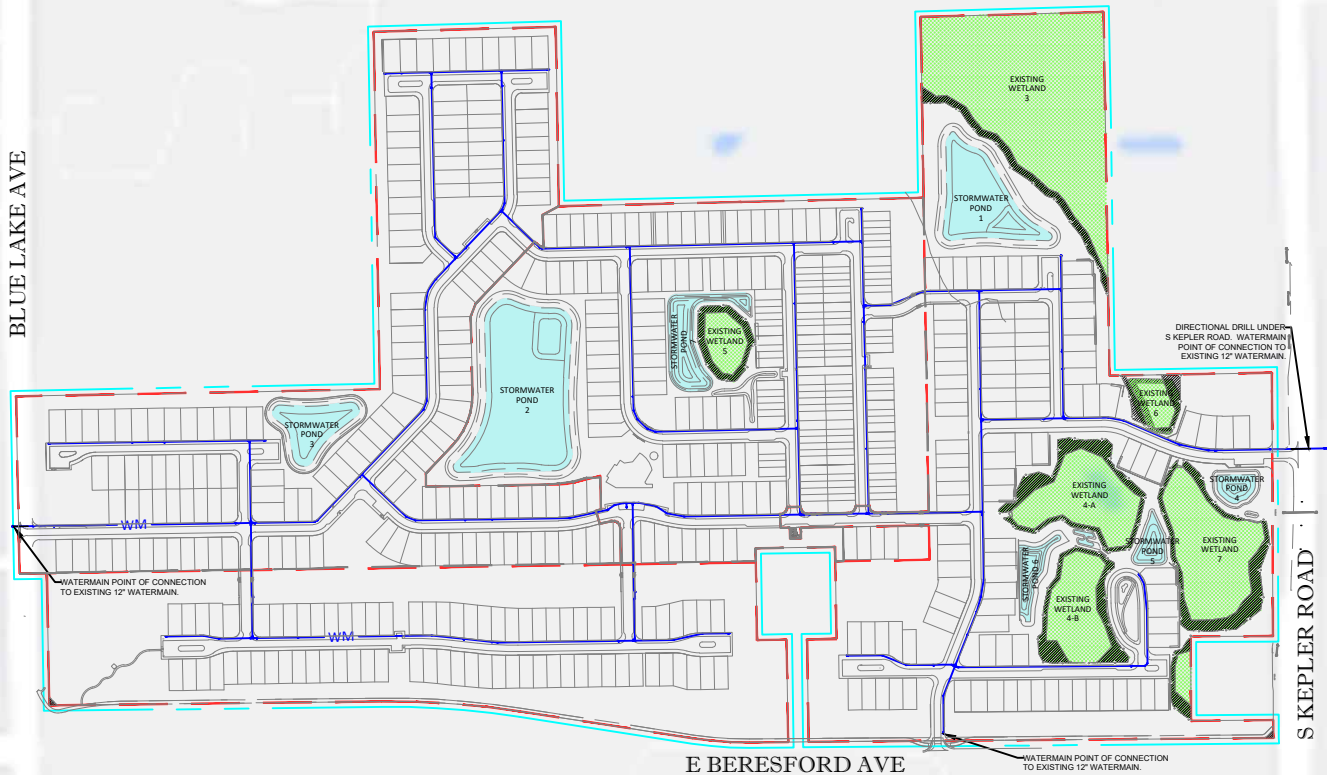
Exhibit: KEPLER ROAD CDD - EXHIBIT A
Source: KCG, GOOGLE MAPS
Area: CITY OF DELAND, FL

SR-44




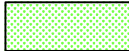
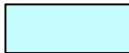
EXHIBIT B



KELLY, COLLINS & GENTRY, INC.	Scale: 1:700	MASTER SITE PLAN
	Date: 02/07/2024	
S: 14 T: 17 R: 30		
Job #: 1503.000	Exhibit: KEPLER ROAD CDD - EXHIBIT B	
ENGINEERING / PLANNING	Source: KCG	
	Drawn by: DSR	Area: CITY OF DELAND, FL
	Appvd. by: GPR	11



LEGEND

-  PHASE LINE
-  CDD BOUNDARY
-  POTABLE WATERMAIN
-  WETLAND AREA
-  STORMWATER POND

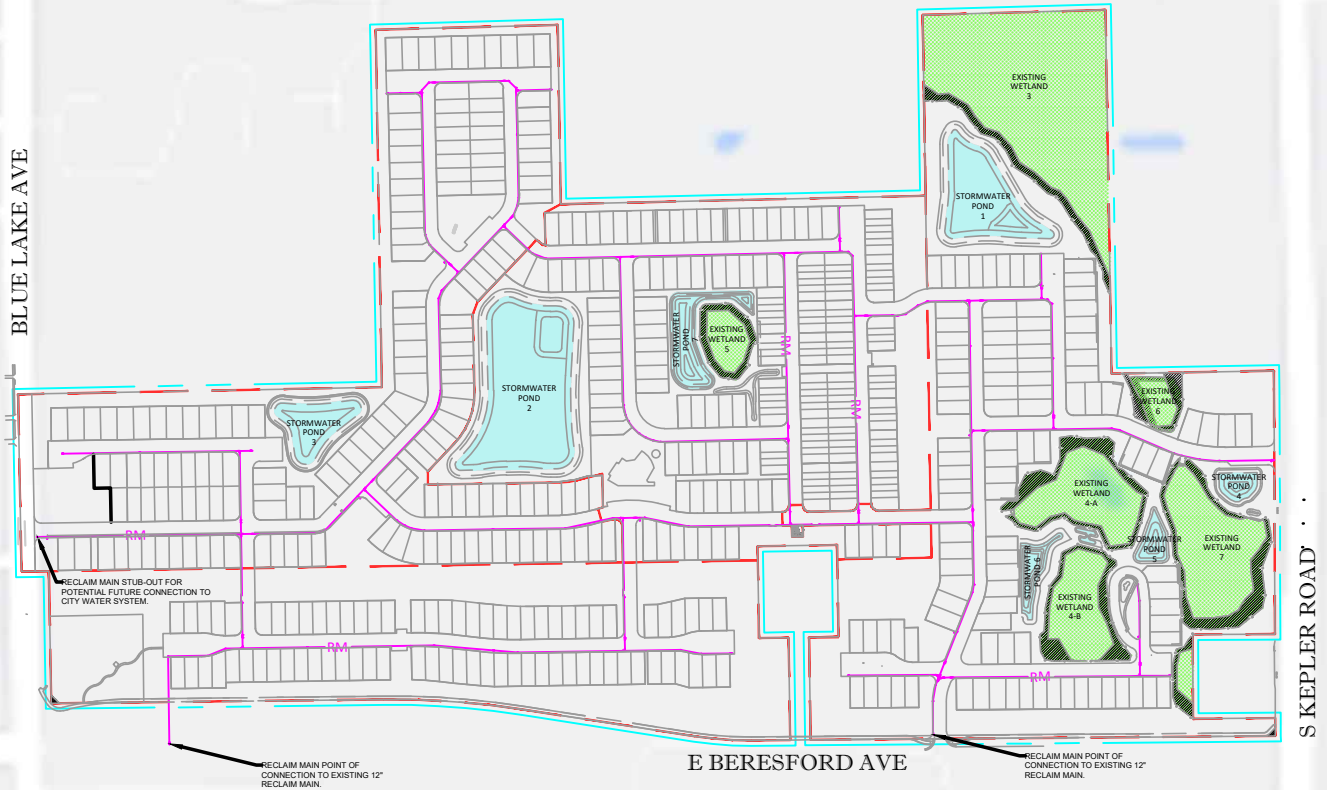
**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING




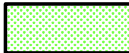
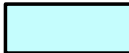
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Date: 02/07/2024
S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**MASTER UTILITY PLAN
POTABLE WATER SYSTEM**

Exhibit: KEPLER ROAD CDD - EXHIBIT C-1
Source: KCG
Area: CITY OF DELAND, FL



LEGEND

-  PHASE LINE
-  CDD BOUNDARY
-  RECLAIM WATERMAIN
-  WETLAND AREA
-  STORMWATER POND

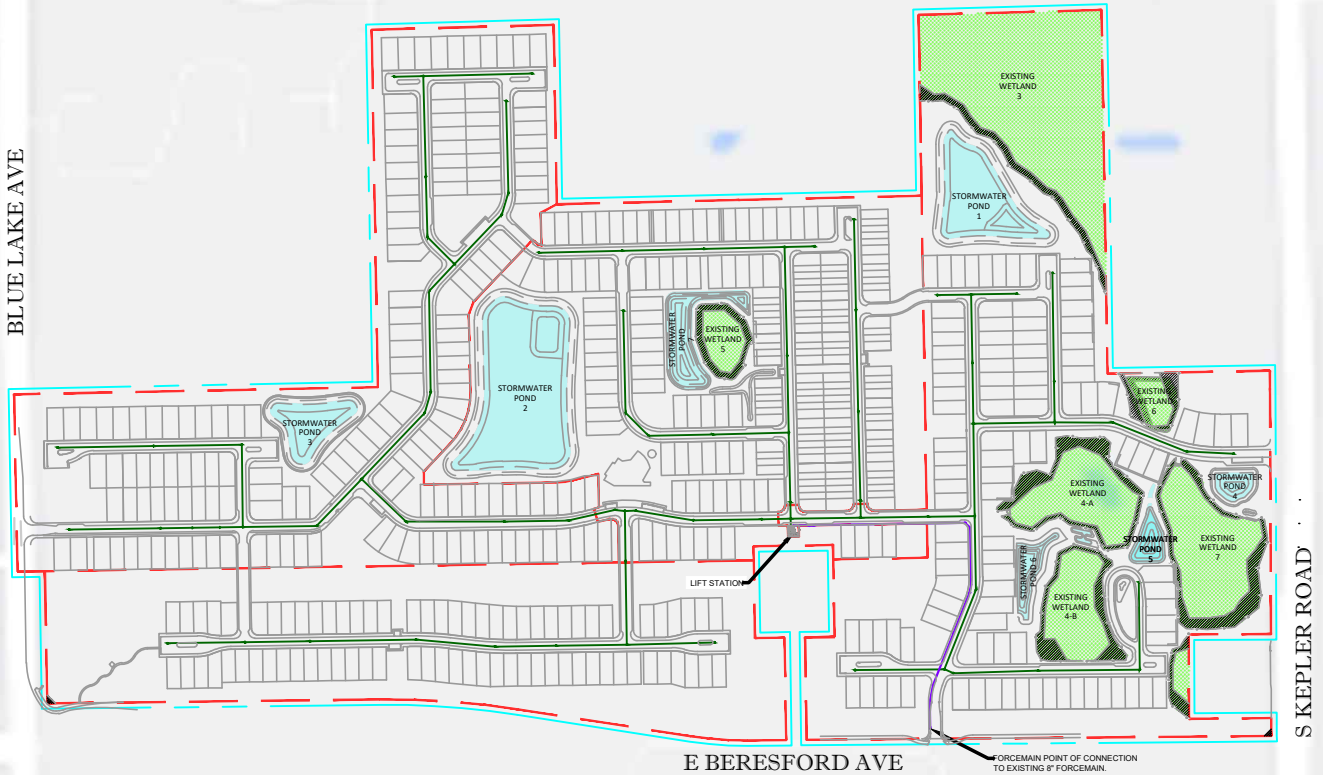
**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1:700
 Date: 02/07/2024
 S: 14 T: 17 R: 30
 Job #: 1503.000
 Drawn by: DSR
 Appvd. by: GPR

**MASTER UTILITY PLAN
RECLAIM WATER SYSTEM**

Exhibit: KEPLER ROAD CDD - EXHIBIT C-2
 Source: KCG
 Area: CITY OF DELAND, FL



LEGEND

- PHASE LINE
- CDD BOUNDARY
- GRAVITY MAIN
- FORCE MAIN
- WETLAND AREA
- STORMWATER POND

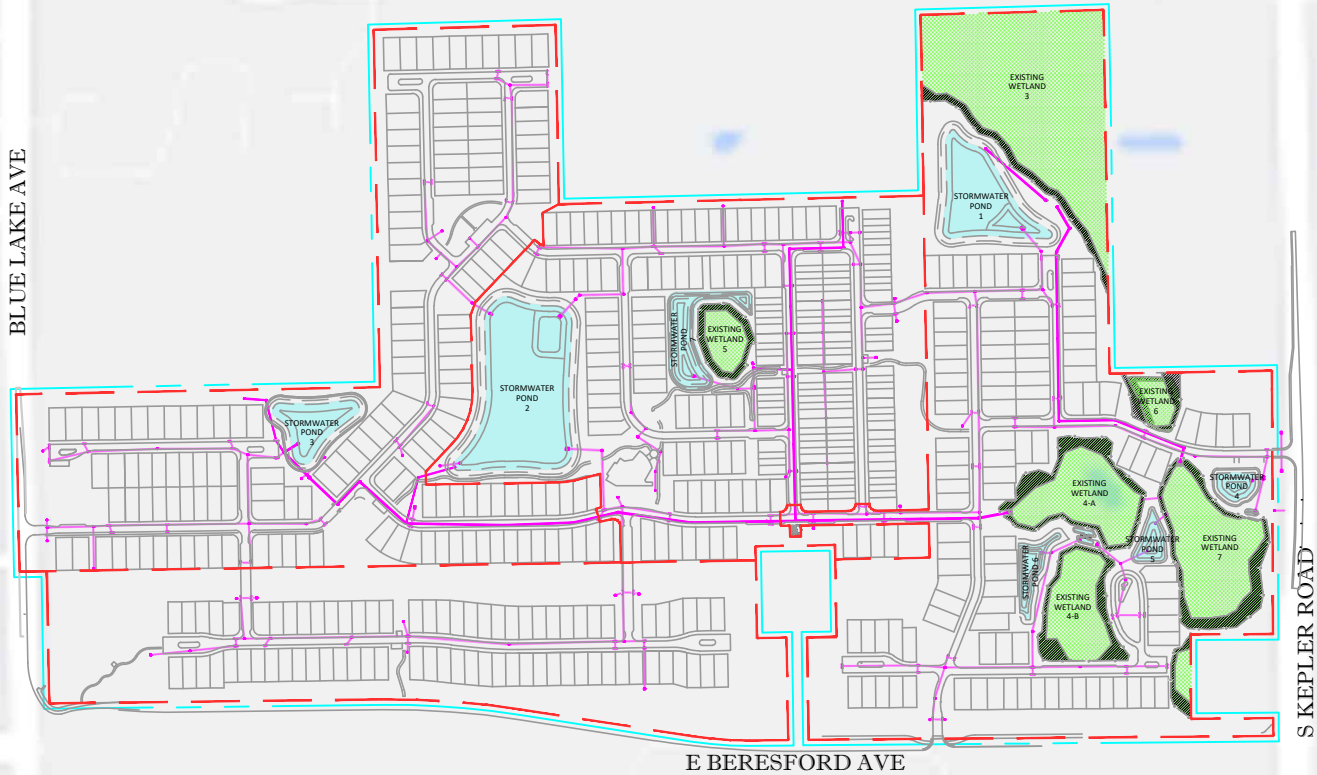
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COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING




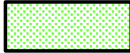

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 Date: 02/07/2024
 S: 14 T: 17 R: 30
 Job #: 1503.000
 Drawn by: DSR
 Appvd. by: GPR

**MASTER UTILITY PLAN
SANITARY SEWER SYSTEM**

Exhibit: KEPLER ROAD CDD - EXHIBIT C-3
 Source: KCG
 Area: CITY OF DELAND, FL



LEGEND

-  PHASE LINE
-  CDD BOUNDARY
-  STORMWATER DRAINAGE
-  WETLAND AREA
-  STORMWATER POND

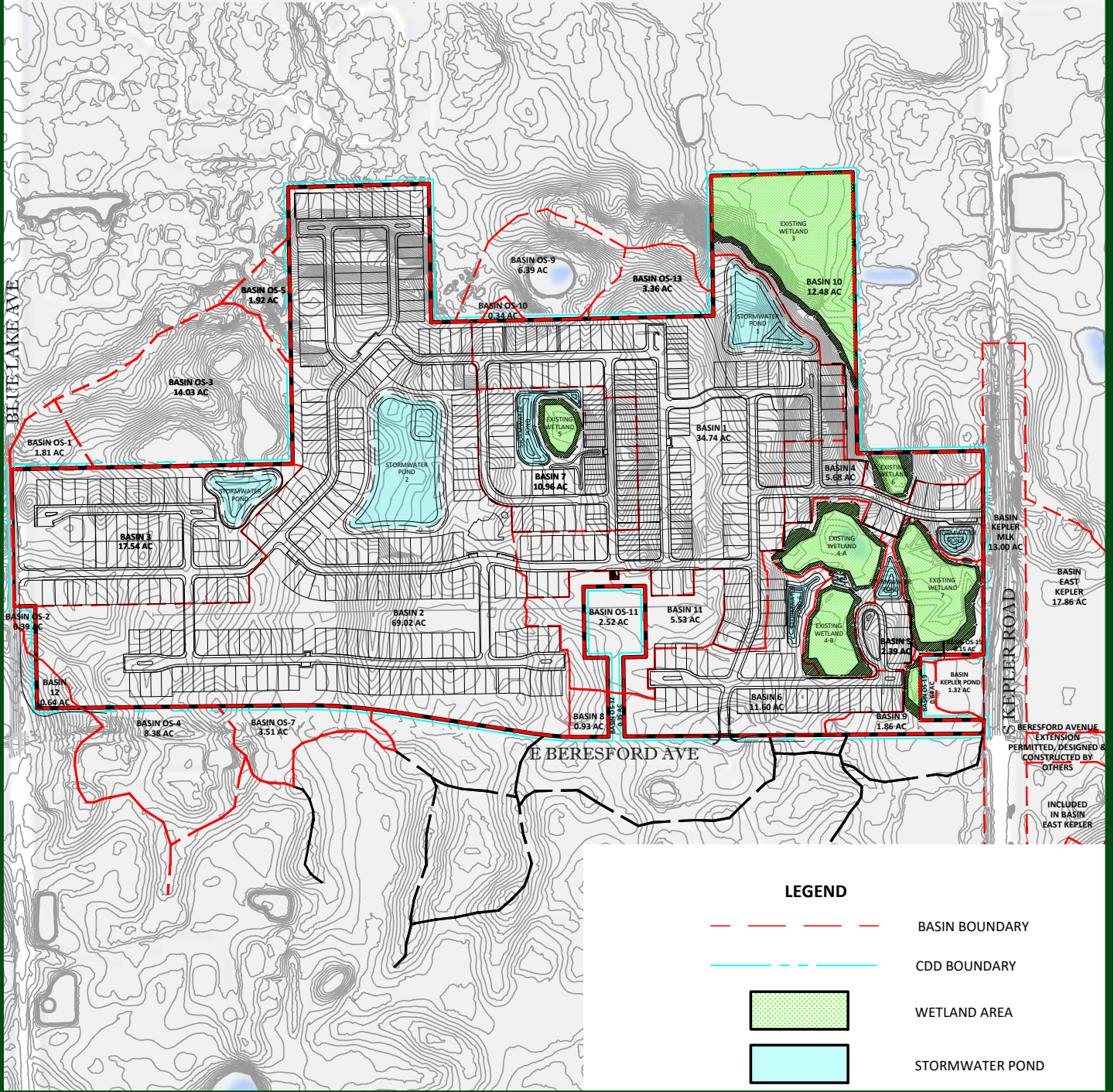
**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1:700
Date: 02/07/2024
S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**MASTER STORMWATER PLAN
COLLECTION & TREATMENT SYSTEM**

Exhibit: KEPLER ROAD CDD - EXHIBIT D-1
Source: KCG
Area: CITY OF DELAND, FL



**KELLY,
COLLINS &
GENTRY, INC.**

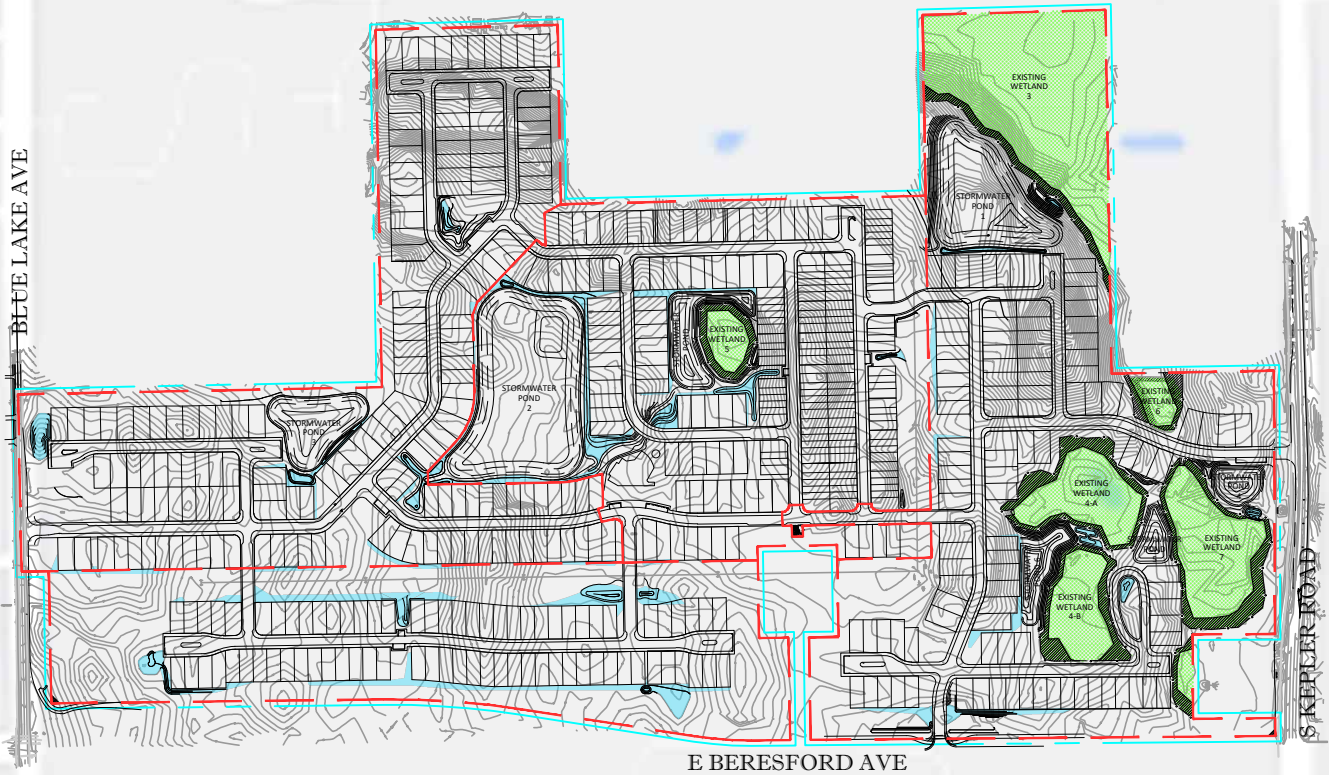
ENGINEERING / PLANNING

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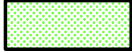
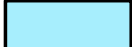
**MASTER STORMWATER PLAN
POST DEVELOPMENT BASIN MAP**

Exhibit: KEPLER ROAD CDD - EXHIBIT D-2
Source: KCG
Area: CITY OF DELAND, FL

SR-44



LEGEND

-  PHASE LINE
-  CDD BOUNDARY
-  WETLAND AREA
-  AREAS/LID

**KELLY,
COLLINS &
GENTRY, INC.**

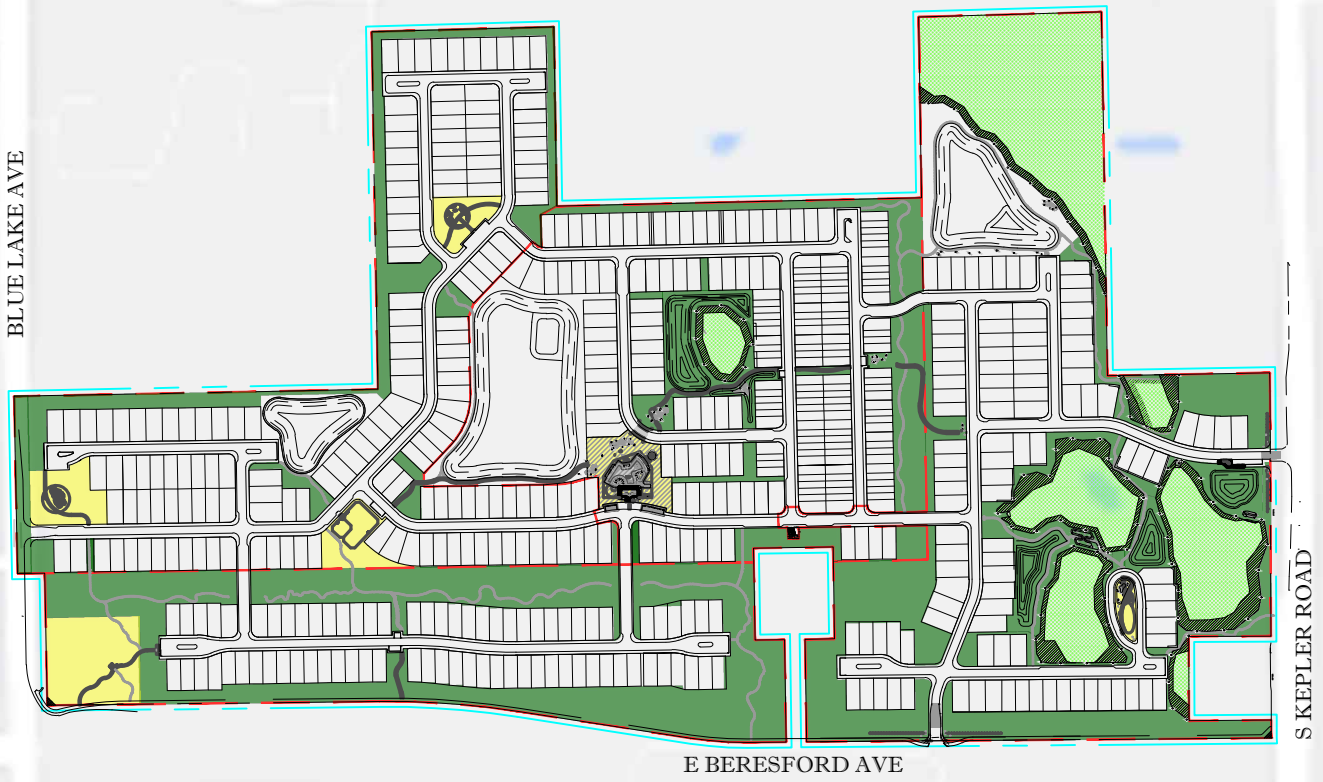
ENGINEERING / PLANNING

Scale: 1:700
Date: 02/07/2024
S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**MASTER STORMWATER PLAN
LID STORMWATER**

Exhibit: KEPLER ROAD CDD - EXHIBIT D-3
Source: KCG
Area: CITY OF DELAND, FL

SR-44



LEGEND

- PHASE LINE
- CDD BOUNDARY
- WETLAND AREA
- AMENITY
- OPEN SPACE

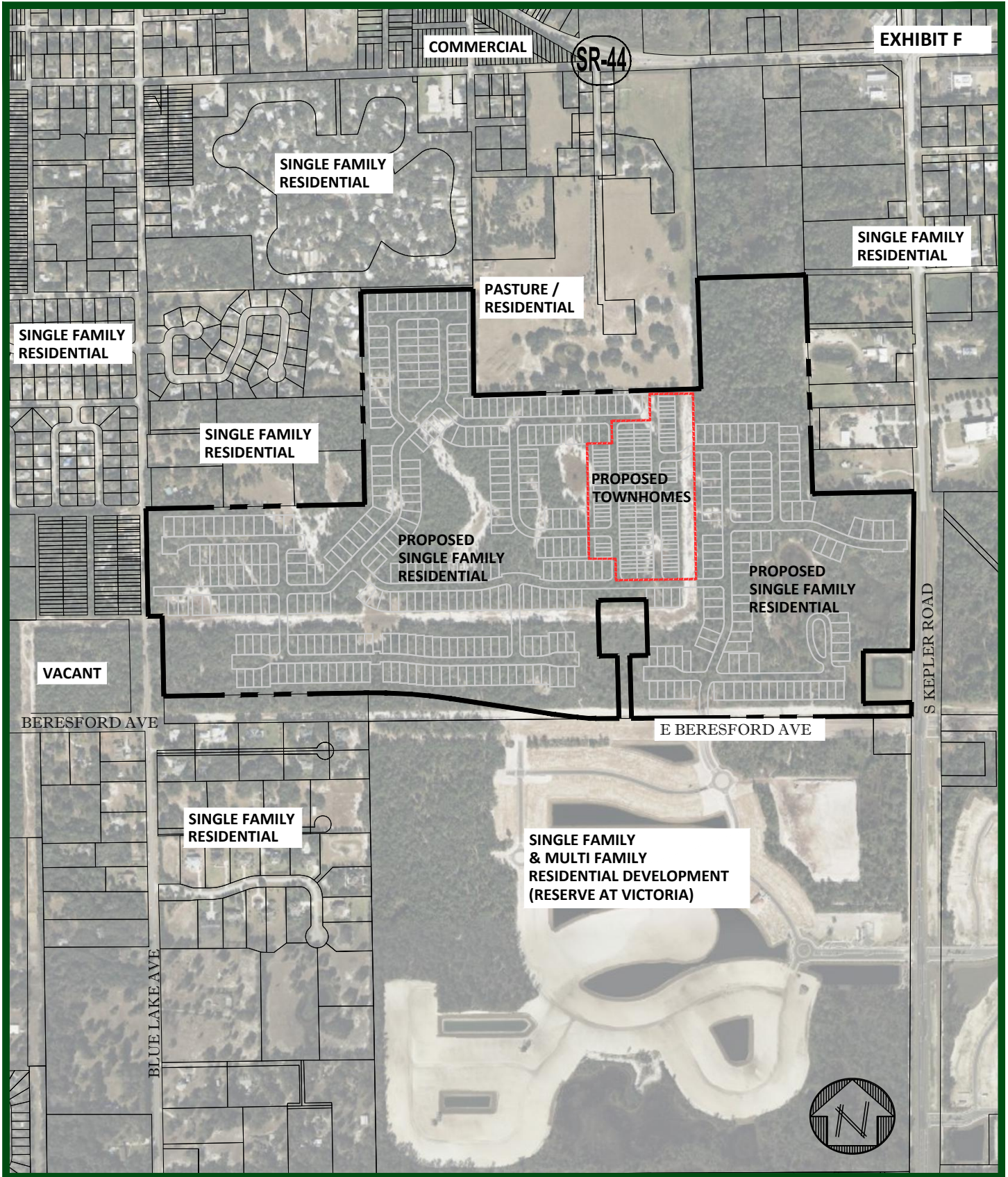
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COLLINS &
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ENGINEERING / PLANNING

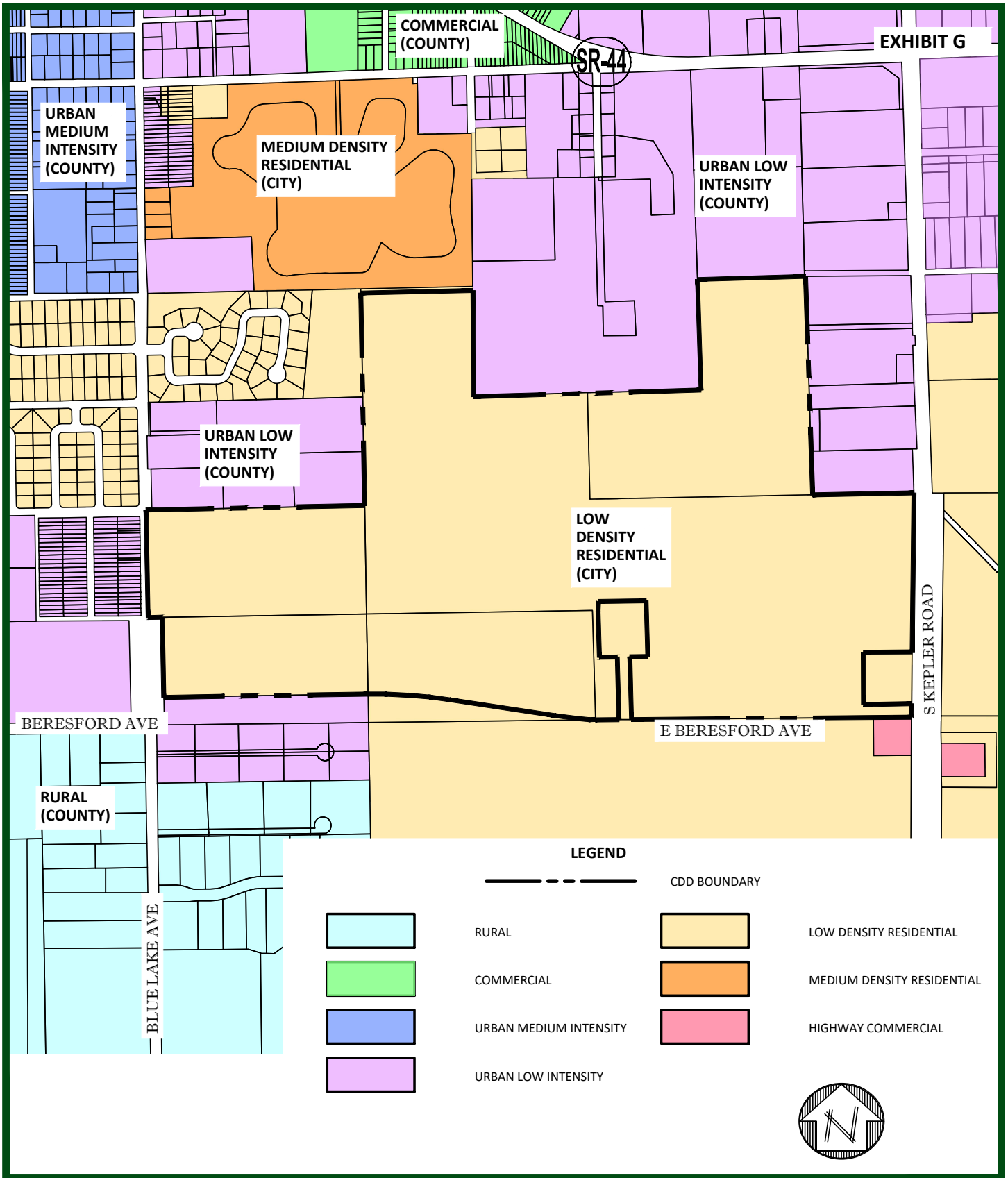
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Date: 02/07/2024
S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**COMMON
AREAS PLAN**

Exhibit: KEPLER ROAD CDD - EXHIBIT E
Source: KCG
Area: CITY OF DELAND, FL



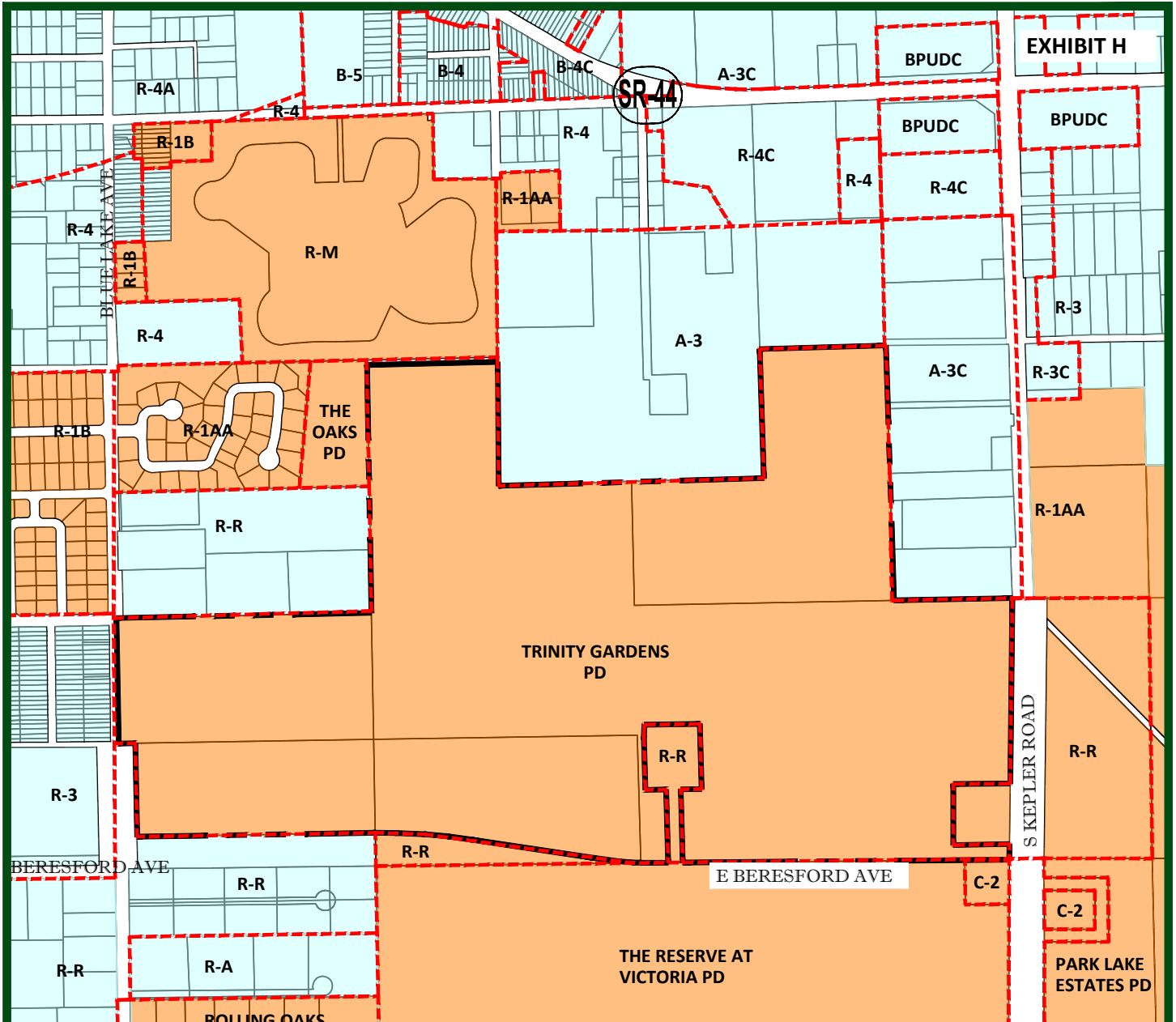
KELLY, COLLINS & GENTRY, INC. ENGINEERING / PLANNING	Scale: 1:800	EXISTING & PROPOSED LAND USE
	Date: 02/07/2024	
	S: 14 T: 17 R: 30	Exhibit: KEPLER ROAD CDD - EXHIBIT F
	Job #: 1503.000	Source: CITY OF DELAND PLANNING DEPARTMENT
	Drawn by: DSR	Area: CITY OF DELAND, FL
	Appvd. by: GPR	19



**KELLY,
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 ENGINEERING / PLANNING

Scale: 1:800
 Date: 02/07/2024
 S: 14 T: 17 R: 30
 Job #: 1503.000
 Drawn by: DSR
 Appvd. by: GPR

**FUTURE
 LAND USE MAP**
 Exhibit: KEPLER ROAD CDD - EXHIBIT G
 Source: CITY OF DELAND PLANNING DEPT.
 Area: CITY OF DELAND, FL



 CITY OF DELAND

 VOLUSIA COUNTY

- R-1AA: SINGLE FAMILY DWELLING
- R-1B: SINGLE FAMILY DWELLING
- R-R: RURAL RESIDENTIAL DISTRICT
- R-M: RESIDENTIAL MOBILE HOME DISTRICT
- C-2: GENERAL COMMERCIAL DISTRICT

LEGEND

-  CDD BOUNDARY
-  ZONING BOUNDARY



- C: CONSERVATION (CLASSIFICATION APPLIED TO CERTAIN LANDS)
- A-3: TRANSITIONAL AGRICULTURE
- R-A: RURAL AGRICULTURE
- R-R: RURAL RESIDENTIAL
- B-4: GENERAL COMMERCIAL
- BPUDC: BUSINESS PLANNED UNIT DEV
- R-3: URBAN SINGLE-FAMILY RESIDENTIAL
- R-4: URBAN SINGLE-FAMILY RESIDENTIAL
- B-5: HEAVY COMMERCIAL

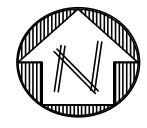
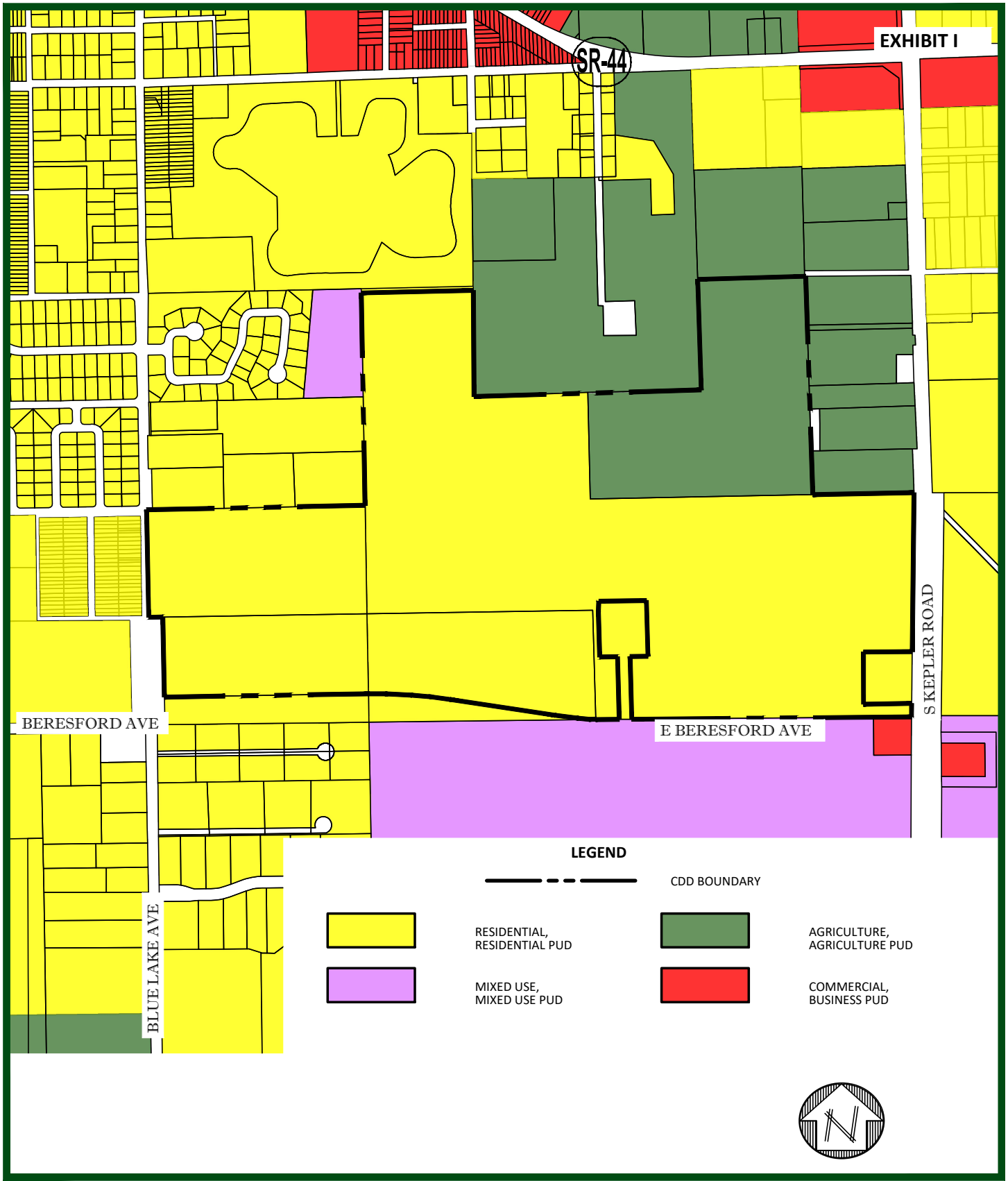
**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1:800
Date: 02/07/2024
S: 14 T: 17 R: 30
Job #: 1503.000
Drawn by: DSR
Appvd. by: GPR

**ZONING
MAP**

Exhibit: KEPLER ROAD CDD - EXHIBIT H
Source: CITY OF DELAND PLANNING DEPARTMENT
Area: CITY OF DELAND, FL



KELLY, COLLINS & GENTRY, INC. ENGINEERING / PLANNING	Scale: 1:800 Date: 02/07/2024 S: 14 T: 17 R: 30	GENERAL COUNTYWIDE ZONING MAP	
	Job #: 1503.000 Drawn by: DSR Appvd. by: GPR		
			22

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

DESCRIPTION

PARCEL 1:
The North 1/2 of the Southeast 1/4 of the Southwest 1/4, also the Northeast 1/4 of the Southwest 1/4, less and except the Northeast 1/4 thereof, also the South 1/2 of the Southeast 1/4, less 200 foot Road Right of Way for the West Volusia Beltline and less that portion of the Southeast 1/4 of the Southeast 1/4, lying East of the 200 foot West Volusia Beltline Road Right of Way, and less the Volusia County Water Retention Area and the Florida Power Company Substation Site and Access Parcel, all lying and being in Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

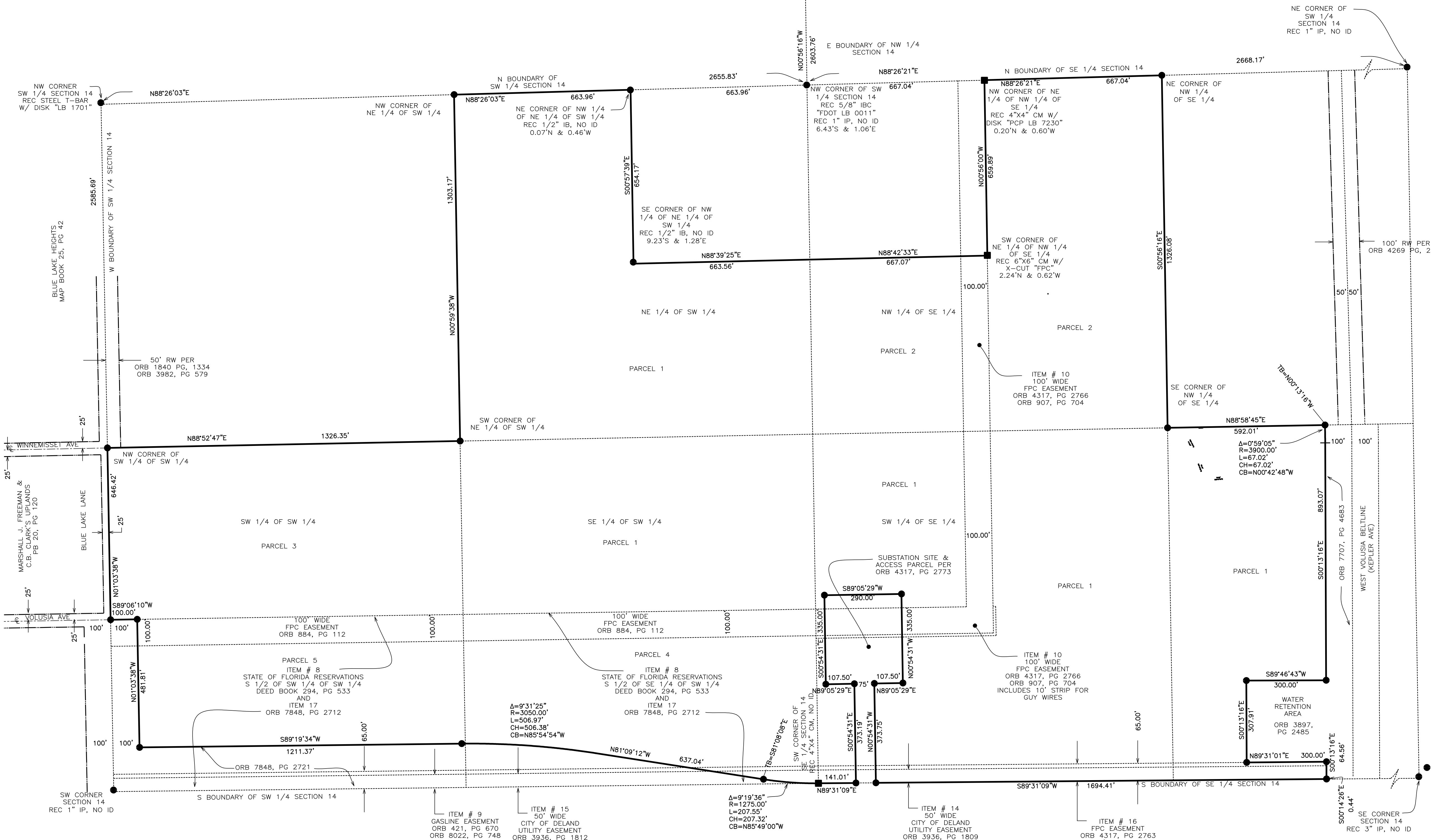
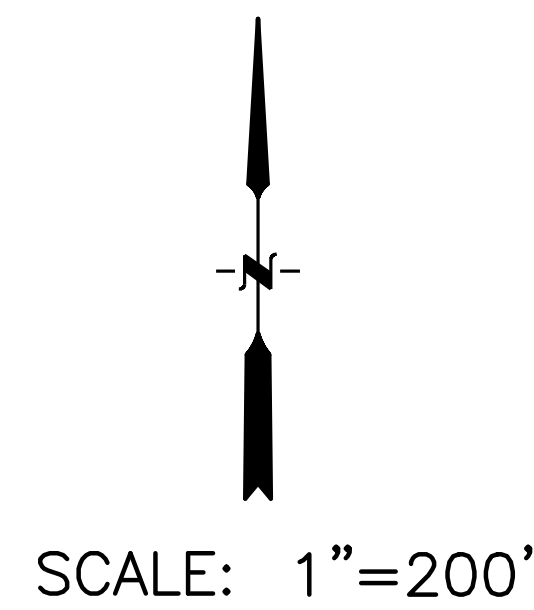
PARCEL 2:
The South 1/2 of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 3:
The North 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 4:
The South 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less that portion deeded to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

PARCEL 5:
The South 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less Road Right of Way and less that portion deeded to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

CONTAINING: 183.926 acres, more or less.



NOTES

- This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.
- Bearings shown hereon are based on the West Boundary of the Southwest 1/4 of Section 14 as bearing N01°03'38"W, per Florida State Plane coordinates Zone East.
- A Commitment for Title Insurance was prepared by Chicago Title Insurance Company, Commitment No. RT62120856 with a commitment date of April 19, 2021 at 5:00 P.M. and was provided to Jones, Wood & Gentry, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below:
- Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 294, Page 533. As to said reservation, the right of entry has been released pursuant to Florida Statute 270.11. (Blanket over Parcels 4 and 5).
- Easement Grant in favor of Houston Texas Gas and Oil Corporation recorded January 16, 1962 in Official Records Book 421, Page 670, as affected by Encroachment Agreement recorded April 7, 2021 in Official Records Book 8022, Page 748. (Parcels 1, 4 and 5) as shown hereon
- Easement in favor of Florida Power Corporation recorded June 2, 1967 in Official Records Book 907, Page 704, Supplemental Easement for Distribution Facilities in Existing right of Way recorded June 9, 19, 1998 in Official Records Book 4317, Page 2766. (Parcels 1 and 2) as shown hereon
- Covenant to Support Annexation recorded September 25, 1990 in Official Records Book 3527, Page 1921. (Parcels 1 and 4) Blanket
- Covenant to Support Annexation recorded October 15, 1990 in Official Records Book 3537, Page 793. (Parcels 1 and 4) Blanket
- Ordinance No. 90-41 recorded February 22, 1991 in Official Records Book 3592, Page 551. (Parcels 1 and 4) Blanket
- Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3936, Page 1809. (Parcel 1) as shown hereon
- Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3936, Page 1812. (Parcels 4 and 5) as shown hereon
- Easement in favor of Florida Power Corporation recorded June 19, 1998 in Official Records Book 4317, Page 2763. (Parcel 1) as shown hereon
- Declaration of Covenants and Restrictions recorded May 4, 2020 in Official Records Book 7848, Page 2712. (Parcels 4 and 5) Blanket

4. Elevations shown hereon are based on Volusia County 1988 datum Vertical Control Points:
BLA#4 X-Cut in Concrete Published Elevation 84.343.

- LEGEND**
- R = RADIUS
 - Δ = DELTA
 - L = LENGTH
 - CH = CHORD LENGTH
 - CB = CHORD BEARING
 - TB = TANGENT BEARING
 - BNDY = BOUNDARY
 - ⊙ = CENTERLINE
 - C&G = CURB & GUTTER
 - CM = CONCRETE MONUMENT
 - CONC. = CONCRETE
 - CSL = CONCRETE SLAB
 - DOC. = DOCUMENT
 - EL. = ELEVATION
 - EP = EDGE OF PAVEMENT
 - F = FIELD
 - FPC = FLORIDA POWER CORPORATION
 - IBC = IRON BAR & CAP
 - ID = IDENTIFICATION
 - MES = MITERED END SECTION
 - OHE = OVERHEAD ELECTRIC WIRES
 - ORB = OFFICIAL RECORDS BOOK
 - P = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - RCP = REINFORCED CONCRETE PIPE
 - REC = RECOVERED
 - R/W = RIGHT OF WAY
 - x- = FENCE
 - = 4"x4" CONCRETE MONUMENT
 - = 5/8" IBC, UNLESS NOTED OTHERWISE
 - ⊕ = POWER POLE-METAL
 - * = TREE SAND PINE
 - ⊠ = SANITARY AIR RELEASE VALVE

CERTIFIED TO:
Central Florida Investment Company, LLC
CM Investments, LLC
Stewart Family Properties, LLC
Hanover Land Company, LLC
Reliant Title Group, Inc. d/b/a Volusia Title Services
Chicago Title Insurance Company

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - FL 1
9845 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DANIEL E. GENTRY JR., Florida Registration Number 5047

FOR: **HANOVER LAND COMPANY, LLC**

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY: **DG3**
DATE: **07-12-2021**
DRAWING: **29282-bdy.dwg**
JOB #: **29282**
SHEET: **1 OF 10 SHEETS**

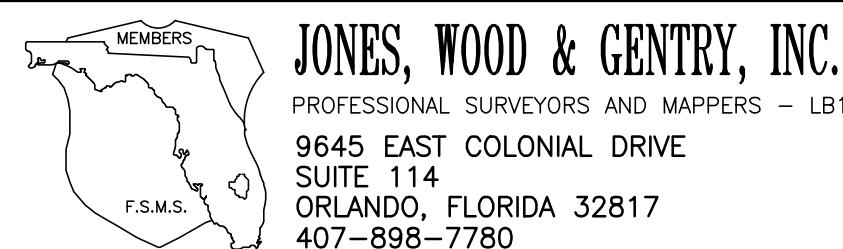
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

DESCRIPTION

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1275.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST RUN WESTERLY 207.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 36 SECONDS TO THE END OF SAID CURVE; THENCE NORTH 81 DEGREES 09 MINUTES 12 SECONDS WEST 637.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3050.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 81 DEGREES 08 MINUTES 08 SECONDS WEST RUN WESTERLY 506.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 31 MINUTES 25 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 89 DEGREES 19 MINUTES 34 SECONDS WEST 1211.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH BLUE LAKE AVENUE PER DEED BOOK 306, PAGE 251 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND VOLUSIA COUNTY RIGHT OF WAY MAP PROJECT 1358; THENCE NORTH 01 DEGREES 03 MINUTES 38 SECONDS WEST 481.81 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 06 MINUTES 10 SECONDS WEST 100.00 FEET ALONG SAID RIGHT OF WAY LINE AND SAID NORTH BOUNDARY TO A POINT ON THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 01 DEGREES 03 MINUTES 38 SECONDS WEST 646.42 FEET ALONG SAID RIGHT OF WAY LINE AND SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88 DEGREES 52 MINUTES 47 SECONDS EAST 1326.35 FEET ALONG SAID RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 59 MINUTES 38 SECONDS WEST 1303.17 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 26 MINUTES 03 SECONDS EAST 663.96 FEET ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 57 MINUTES 39 SECONDS EAST 654.17 FEET ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88 DEGREES 39 MINUTES 25 SECONDS EAST 663.56 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 42 MINUTES 33 SECONDS EAST 667.07 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 56 MINUTES 00 SECONDS WEST 659.89 FEET ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 88 DEGREES 26 MINUTES 21 SECONDS EAST 667.04 FEET ALONG SAID NORTH BOUNDARY OF SAID SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF THE EAST 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST 1326.08 FEET ALONG THE EAST BOUNDARY OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 58 MINUTES 45 SECONDS EAST 592.01 FEET ALONG THE NORTH BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 TO A POINT ON THE WEST RIGHT OF WAY LINE OF WEST VOLUSIA BELTLINE (KEPLER AVENUE) AS RECORDED IN OFFICIAL RECORDS BOOK 7707, PAGE 4683 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3900.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST RUN SOUTHERLY 67.02 FEET ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 05 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 893.07 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3897, PAGE 2485 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS WEST 300.00 FEET ALONG THE NORTH BOUNDARY OF SAID LANDS TO THE NORTHWEST CORNER OF SAID LANDS; ; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 307.91 FEET ALONG THE WEST BOUNDARY OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS EAST 300.00 FEET ALONG THE SOUTH BOUNDARY OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 64.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS EAST 0.44 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 1691.41 FEET ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4317, PAGE 2773 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING 7 COURSES AND DISTANCES: THENCE NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST 373.75 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST 107.50 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST 335.00 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS WEST 290.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST 335.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST 107.50 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST 373.19 FEET TO A POINT ON SAID SOUTH BOUNDARY OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 141.01 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING.



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR:

HANOVER LAND COMPANY, LLC

BY: DG3
DATE: 07-12-2022
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 2 OF 10

EXHIBIT K – Opinion of Probable Construction Costs

Kepler Road CDD					
Opinion of Probable Construction Costs					
Proposed Improvements Cost (2024)	Total	Phase 1	Phase 2	Phase 3	Phase 4
# Lots	543	110	199	159	75
Anticipated Construction Timeline	2023-2028	2023-2024	2024-2025	2025-2026	2027-2028
1. Master Utilities System					
a. Sanitary Sewer System	\$ 3,034,061	\$ 1,624,270	\$ 580,427	\$ 599,342	\$ 230,022
b. Water Distribution System	\$ 2,132,163	\$ 730,916	\$ 577,279	\$ 615,438	\$ 208,530
c. Reuse Water System	\$ 1,280,276	\$ 397,112	\$ 305,927	\$ 416,610	\$ 160,628
2. Master Stormwater Management System					
a. Pond and Roadway Earthwork	\$ 4,964,099	\$ 2,091,826	\$ 1,350,725	\$ 1,115,337	\$ 406,212
b. On and Offsite Storm Conveyance System	\$ 5,647,038	\$ 2,085,374	\$ 1,787,682	\$ 1,329,561	\$ 444,420
3. Electrical Service Systems (Underground)	\$ 1,642,575	\$ 332,750	\$ 601,975	\$ 480,975	\$ 226,875
4. Conservation/ Mitigation Areas	\$ 387,200	\$ 387,200	\$ -		
5. On-Site Roadway Improvements	\$ 4,944,050	\$ 1,486,527	\$ 1,340,195	\$ 1,484,403	\$ 632,924
6. Off-Site Roadway and Utility Improvements	\$ 753,286	\$ 503,505	\$ 75,000	\$ 174,782	
7. Landscaping, Hardscaping and Irrigation ²	\$ 1,677,900	\$ 746,420	\$ 308,710	\$ 507,770	\$ 115,000
8. Professional Consulting Fees ¹	\$ 2,265,030	\$ 1,645,126	\$ 247,184	\$ 227,889	\$ 144,831
9. Contingency (15%)	\$ 4,309,152				
Total	\$ 33,036,830				

¹ Includes engineering, legal, and other consultant fees.

² Inclusive of costs for the trails and community park.

SECTION 2

**MASTER
ASSESSMENT METHODOLOGY

FOR
KEPLER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 12, 2024

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Kepler Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Kepler Road Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Kepler Road Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$48,900,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated February 12, 2024 prepared by Kelly, Collins & Gentry, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 183.93 acres within the City of Deland, Volusia County, Florida. The development program currently envisions approximately 543 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain

master utilities systems (sanitary sewer system, water distributions system, and reuse water system), master stormwater management systems (pond & roadway earthwork, and on & offsite storm conveyance system), electrical service systems (underground), conservation/mitigation areas, on-site roadway improvements, off-site roadway and utility improvements, landscaping, hardscaping, and irrigation, parks & recreation facilities, professional fees, and contingency. The estimated acquisition and construction costs of the CIP are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, site planned, or subjected to a declaration of condominiums, this amount will be assigned to each of the benefited properties based on an ERU basis.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, the proposed Development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$33,036,830. The District's underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$48,900,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by TLC Trinity Gardens, LLC, or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed per the Development program and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$48,900,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, fund a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$48,900,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, which construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost

\$33,036,830. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's underwriter to total approximately \$48,900,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be allocated to the Assigned Properties based on the benefits they receive. Property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Development plan will be completed and the debt relating to the Bonds will be allocated to the planned 543 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of master utilities systems (sanitary sewer system, water distributions system, and reuse water system), master stormwater management systems (pond & roadway earthwork, and on & offsite storm conveyance system), electrical service systems (underground), conservation/mitigation areas, on-site roadway improvements, off-site roadway and utility improvements, landscaping, hardscaping, and irrigation, parks & recreation facilities, professional fees, and contingency. There are *three* residential product types within the planned Development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of the CIP costs and Bond debt to the particular land uses. It is important to note that the benefit derived from the

improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include master utilities systems (sanitary sewer system, water distributions system, and reuse water system), master stormwater management systems (pond & roadway earthwork, and on & offsite storm conveyance system), electrical service systems (underground), conservation/mitigation areas, on-site roadway improvements, off-site roadway and utility improvements, landscaping, hardscaping, and irrigation, parks & recreation facilities, professional fees, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the CIP, the special and peculiar benefits are:

- 1) added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Tables 1, 4, 5 & 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned

Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
 KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Townhome	118	118	0.64	75.52
Single Family 50'	330	330	1.00	330.00
Single Family 60'	95	95	1.20	114.00
Total Units	543	543		519.52

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
 KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
 INFRASTRUCTURE COST ESTIMATES
 MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Sanitary Sewer System	\$3,034,061
Water Distribution System	\$2,132,163
Reuse Water System	\$1,280,276
Pond and Roadway Earthwork	\$4,964,099
On and Offsite Storm Conveyance System	\$5,647,038
Electrical Distribution System (Underground)	\$1,642,575
Conservation/Mitigation Areas	\$387,200
On-Site Roadway Improvements	\$4,944,050
Off-Site Roadway Improvements	\$753,286
Landscaping, Hardscaping, irrigation	\$1,677,900
Professional Consulting Fees	\$2,265,030
Contingency	\$4,309,152
Total	\$33,036,830

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 12, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$33,036,830
Debt Service Reserve	\$3,940,675
Capitalized Interest	\$10,269,000
Underwriters Discount	\$978,000
Cost of Issuance	\$650,000
Contingency	\$25,495
Par Amount*	\$48,900,000

Bond Assumptions:

Average Coupon	7.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	118	0.64	75.52	14.54%	\$4,802,397	\$40,698
Single Family 50'	330	1.00	330.00	63.52%	\$20,985,051	\$63,591
Single Family 60'	95	1.20	114.00	21.94%	\$7,249,381	\$76,309
Totals	543		519.52	100.00%	\$33,036,830	

* Unit mix is subject to change based on marketing and other facts

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	118	\$4,802,397	\$7,108,346	\$60,240
Single Family 50'	330	\$20,985,051	\$31,061,364	\$94,125
Single Family 60'	95	\$7,249,381	\$10,730,289	\$112,950
Totals	543	\$33,036,830	\$48,900,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par		Maximum Annual Debt Service	Net Annual Debt	
		Debt Per Product Type	Total Par Debt Per Unit		Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	118	\$7,108,346	\$60,240	\$572,836	\$4,855	\$5,164
Single Family 50	330	\$31,061,364	\$94,125	\$2,503,124	\$7,585	\$8,069
Single Family 60	95	\$10,730,289	\$112,950	\$864,715	\$9,102	\$9,683
Totals	543	\$48,900,000		\$3,940,675		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7
 KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 MASTER ASSESSMENT METHODOLOGY**

Owner	Parcel ID*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
TLC TRINITY GARDENS, LLC	701400000150	103.9960	\$265,174	\$27,577,023	\$2,222,333	\$2,364,184
TLC TRINITY GARDENS, LLC	701400000160	30.0000	\$265,174	\$7,955,217	\$641,082	\$682,002
TLC TRINITY GARDENS, LLC	701400000180	19.5254	\$265,174	\$5,177,626	\$417,246	\$443,879
TLC TRINITY GARDENS, LLC	701400000170	17.3652	\$265,174	\$4,604,798	\$371,084	\$394,770
TLC TRINITY GARDENS, LLC	701400000171	13.5207	\$265,174	\$3,585,337	\$288,929	\$307,372
Totals		184.4073		\$48,900,000	\$3,940,675	\$4,192,207

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	7.00%
Maximum Annual Debt Service	\$3,940,675

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

DESCRIPTION

PARCEL 1:
The North 1/2 of the Southeast 1/4 of the Southwest 1/4, also the Northeast 1/4 of the Southwest 1/4, less and except the Northeast 1/4 thereof, also the South 1/2 of the Southeast 1/4, less 200 foot Road Right of Way for the West Volusia Beltline and less that portion of the Southeast 1/4 of the Southeast 1/4, lying East of the 200 foot West Volusia Beltline Road Right of Way, and less the Volusia County Water Retention Area and the Florida Power Company Substation Site and Access Parcel, all lying and being in Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

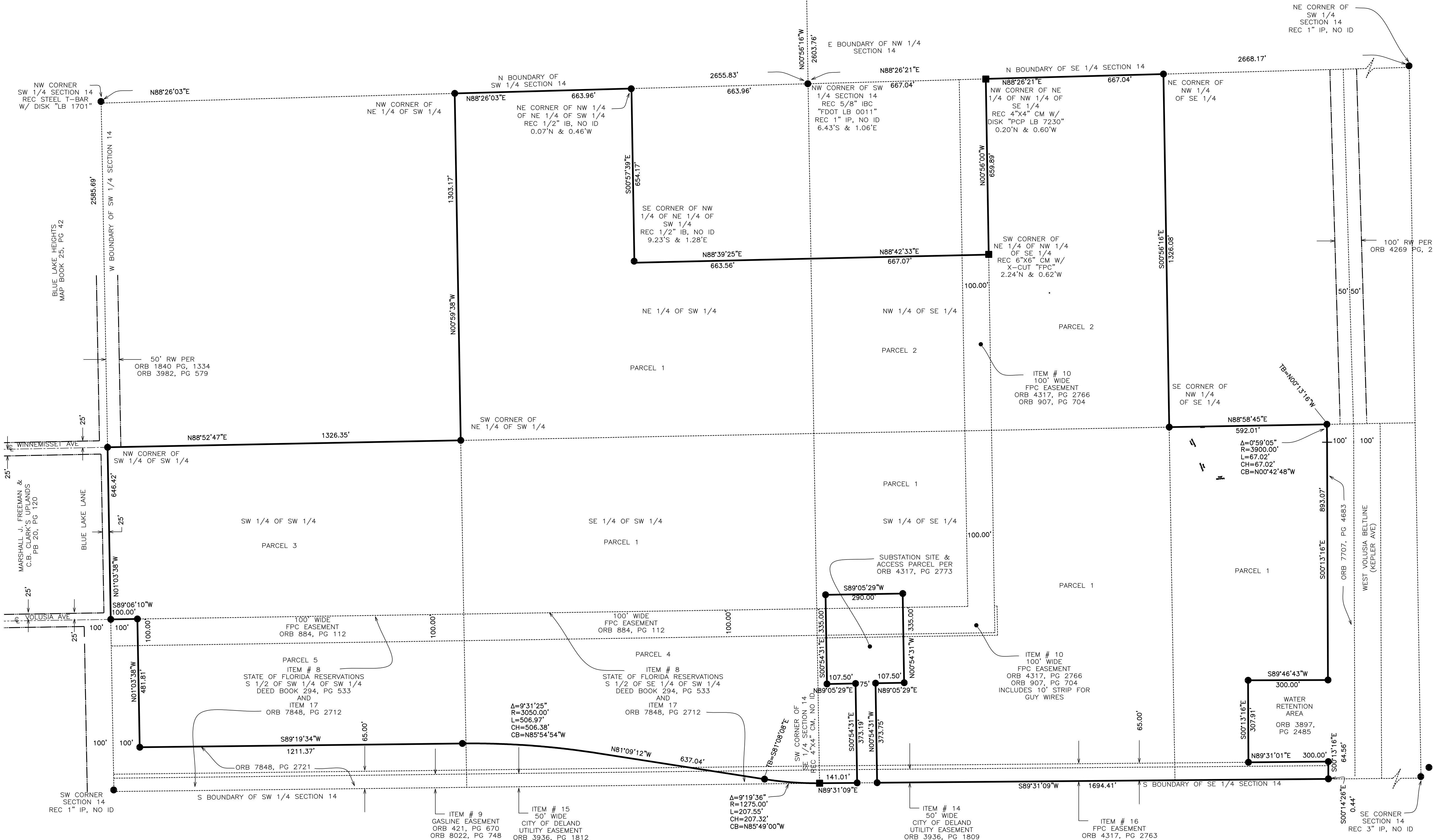
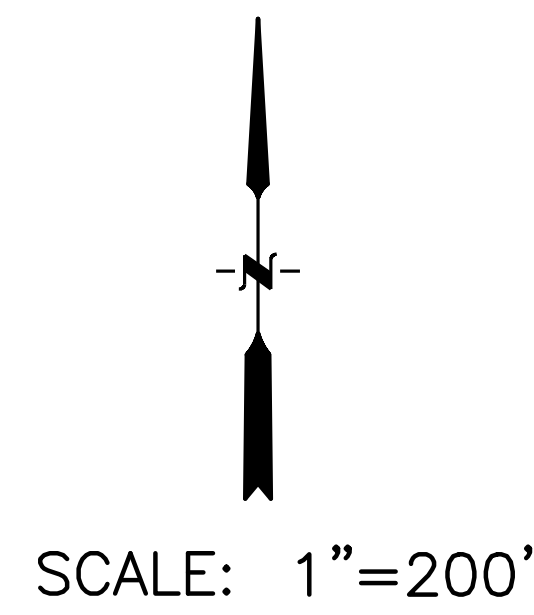
PARCEL 2:
The South 1/2 of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 3:
The North 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida.

PARCEL 4:
The South 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less that portion deeded to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

PARCEL 5:
The South 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 17 South, Range 30 East, Volusia County, Florida, less Road Right of Way and less that portion deeded to the City of Deland in Special Warranty Deed recorded May 4, 2020 in Official Records Book 7848, Page 2721, Public Records of Volusia County, Florida.

CONTAINING: 183.926 acres, more or less.



NOTES

- This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.
- Bearings shown hereon are based on the West Boundary of the Southwest 1/4 of Section 14 as bearing N01°03'38"W, per Florida State Plane coordinates Zone East.
- A Commitment for Title Insurance was prepared by Chicago Title Insurance Company, Commitment No. RT62120856 with a commitment date of April 19, 2021 at 5:00 P.M. and was provided to Jones, Wood & Gentry, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below:
ITEM 8. Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 294, Page 533. As to said reservation, the right of entry has been released pursuant to Florida Statute 270.11. (Blanket over Parcels 4 and 5).
ITEM 9. Easement Grant in favor of Houston Texas Gas and Oil Corporation recorded January 16, 1962 in Official Records Book 421, Page 670, as affected by Encroachment Agreement recorded April 7, 2021 in Official Records Book 8022, Page 748. (Parcels 1, 4 and 5) as shown hereon
ITEM 10. Easement in favor of Florida Power Corporation recorded June 2, 1967 in Official Records Book 907, Page 704, Supplemental Easement for Distribution Facilities in Existing right of Way recorded June 9, 19, 1998 in Official Records Book 4317, Page 2766. (Parcels 1 and 2) as shown hereon
ITEM 11. Covenant to Support Annexation recorded September 25, 1990 in Official Records Book 3527, Page 1921. (Parcels 1 and 4) Blanket
ITEM 12. Covenant to Support Annexation recorded October 15, 1990 in Official Records Book 3537, Page 793. (Parcels 1 and 4) Blanket
ITEM 13. Ordinance No. 90-41 recorded February 22, 1991 in Official Records Book 3592, Page 551. (Parcels 1 and 4) Blanket
ITEM 14. Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3936, Page 1809. (Parcel 1) as shown hereon
ITEM 15. Grant of Easement in favor of the City of Deland recorded July 14, 1994 in Official Records Book 3936, Page 1812. (Parcels 4 and 5) as shown hereon
ITEM 16. Easement in favor of Florida Power Corporation recorded June 19, 1998 in Official Records Book 4317, Page 2763. (Parcel 1) as shown hereon
ITEM 17. Declaration of Covenants and Restrictions recorded May 4, 2020 in Official Records Book 7848, Page 2712. (Parcels 4 and 5) Blanket
- Elevations shown hereon are based on Volusia County 1988 datum Vertical Control Points:
BLA#4 X-Cut in Concrete Published Elevation 84.343.

- LEGEND**
- R = RADIUS
 - Δ = DELTA
 - L = LENGTH
 - CH = CHORD LENGTH
 - CB = CHORD BEARING
 - TB = TANGENT BEARING
 - BNDY = BOUNDARY
 - ⊙ = CENTERLINE
 - C&G = CURB & GUTTER
 - CM = CONCRETE MONUMENT
 - CONC. = CONCRETE
 - CSL = CONCRETE SLAB
 - DOC. = DOCUMENT
 - EL. = ELEVATION
 - EP = EDGE OF PAVEMENT
 - F = FIELD
 - FPC = FLORIDA POWER CORPORATION
 - IBC = IRON BAR & CAP
 - ID = IDENTIFICATION
 - MES = MITERED END SECTION
 - OHE = OVERHEAD ELECTRIC WIRES
 - ORB = OFFICIAL RECORDS BOOK
 - P = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - RCP = REINFORCED CONCRETE PIPE
 - REC = RECOVERED
 - R/W = RIGHT OF WAY
 - x- = FENCE
 - = 4"x4" CONCRETE MONUMENT
 - = 5/8" IBC, UNLESS NOTED OTHERWISE
 - ⊕ = POWER POLE-METAL
 - * = TREE SAND PINE
 - ⊠ = SANITARY AIR RELEASE VALVE

CERTIFIED TO:
Central Florida Investment Company, LLC
CM Investments, LLC
Stewart Family Properties, LLC
Hanover Land Company, LLC
Reliant Title Group, Inc. d/b/a Volusia Title Services
Chicago Title Insurance Company

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - FL 1
9845 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FOR: **HANOVER LAND COMPANY, LLC**

DANIEL E. GENTRY JR., Florida Registration Number 5047

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY: **DG3**
DATE: **07-12-2021**
DRAWING: **29282-bdy.dwg**
JOB #: **29282**
SHEET: **1 OF 10 SHEETS**

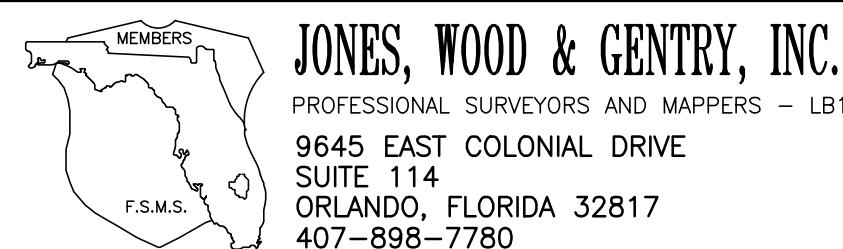
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

DESCRIPTION

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1275.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST RUN WESTERLY 207.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 36 SECONDS TO THE END OF SAID CURVE; THENCE NORTH 81 DEGREES 09 MINUTES 12 SECONDS WEST 637.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3050.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 81 DEGREES 08 MINUTES 08 SECONDS WEST RUN WESTERLY 506.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 31 MINUTES 25 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 89 DEGREES 19 MINUTES 34 SECONDS WEST 1211.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH BLUE LAKE AVENUE PER DEED BOOK 306, PAGE 251 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND VOLUSIA COUNTY RIGHT OF WAY MAP PROJECT 1358; THENCE NORTH 01 DEGREES 03 MINUTES 38 SECONDS WEST 481.81 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 06 MINUTES 10 SECONDS WEST 100.00 FEET ALONG SAID RIGHT OF WAY LINE AND SAID NORTH BOUNDARY TO A POINT ON THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 01 DEGREES 03 MINUTES 38 SECONDS WEST 646.42 FEET ALONG SAID RIGHT OF WAY LINE AND SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88 DEGREES 52 MINUTES 47 SECONDS EAST 1326.35 FEET ALONG SAID RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 59 MINUTES 38 SECONDS WEST 1303.17 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 26 MINUTES 03 SECONDS EAST 663.96 FEET ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 57 MINUTES 39 SECONDS EAST 654.17 FEET ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88 DEGREES 39 MINUTES 25 SECONDS EAST 663.56 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 42 MINUTES 33 SECONDS EAST 667.07 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 56 MINUTES 00 SECONDS WEST 659.89 FEET ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 88 DEGREES 26 MINUTES 21 SECONDS EAST 667.04 FEET ALONG SAID NORTH BOUNDARY OF SAID SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF THE EAST 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST 1326.08 FEET ALONG THE EAST BOUNDARY OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 88 DEGREES 58 MINUTES 45 SECONDS EAST 592.01 FEET ALONG THE NORTH BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 TO A POINT ON THE WEST RIGHT OF WAY LINE OF WEST VOLUSIA BELTLINE (KEPLER AVENUE) AS RECORDED IN OFFICIAL RECORDS BOOK 7707, PAGE 4683 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3900.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST RUN SOUTHERLY 67.02 FEET ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 05 SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 893.07 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3897, PAGE 2485 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS WEST 300.00 FEET ALONG THE NORTH BOUNDARY OF SAID LANDS TO THE NORTHWEST CORNER OF SAID LANDS; ; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 307.91 FEET ALONG THE WEST BOUNDARY OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS EAST 300.00 FEET ALONG THE SOUTH BOUNDARY OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS EAST 64.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS EAST 0.44 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 1691.41 FEET ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4317, PAGE 2773 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING 7 COURSES AND DISTANCES: THENCE NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST 373.75 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST 107.50 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 31 SECONDS WEST 335.00 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS WEST 290.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST 335.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 29 SECONDS EAST 107.50 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST 373.19 FEET TO A POINT ON SAID SOUTH BOUNDARY OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS WEST 141.01 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING.



JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

FOR:

HANOVER LAND COMPANY, LLC

BY: DG3
DATE: 07-12-2022
DRAWING: 29282-bdy.dwg
JOB: 29282
SHEET: 2 OF 10

SECTION 4

RESOLUTION 2024-34

A RESOLUTION OF BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Kepler Road Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan,

establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements (the “**Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the project (the “**Project**”), the nature and location of which was initially described in Resolution 2024-31 and more particularly described in the *Master Engineer’s Report*, dated February 12, 2024 (the “**Master Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project’s plans and specifications are on file at 219 East Livingston Street, Orlando, Florida 32801 (“**District Manager’s Offices**”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2024-31, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2024-31 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2024-31, said Resolution 2024-31 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2024-31, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-32, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the

amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On April 8, 2024, at the time and place specified in Resolution 2024-32 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Master Engineer's Report, which Master Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology*, dated February 12, 2024 (the "**Master Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Master Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the special benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Master Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2024-31, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the

Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term “Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time, if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Volusia County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Master Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, site planned, or subjected to a declaration of condominium (all such processes shall be referred to in this Section 8 as ‘plats,’ ‘platted,’ and/or ‘plating’), the Assessments securing the Bonds shall be allocated as set forth in the Master Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District’s review and approval of plats shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding that the Developer intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District’s total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District’s review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District’s approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the

corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Assessments. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Volusia County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 8th DAY OF APRIL 2024.

**KEPLER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Master Engineer’s Report*, dated February 12, 2024

Exhibit B: *Master Assessment Methodology*, dated February 12, 2024

SECTION V

RESOLUTION 2024-35

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

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

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

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

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

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

DATE: July 8, 2024
HOUR: 11:00 AM
LOCATION: Gateway Center of the Arts
880 Highway 17
DeBary, FL 32713

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

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

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

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

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

PASSED AND ADOPTED THIS 8th DAY OF APRIL, 2024.

ATTEST:

**KEPLER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Kepler Road
Community Development District

Proposed Budget
FY2025



Table of Contents

1 General Fund

2-3 General Fund Narrative

Kepler Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 104,844	\$ 36,961	\$ 47,830	\$ 84,791	\$ 124,678
Total Revenues	\$ 104,844	\$ 36,961	\$ 47,830	\$ 84,791	\$ 124,678
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 10,000	\$ 600	\$ 4,400	\$ 5,000	\$ 12,000
FICA Expenditures	\$ 765	\$ 46	\$ 337	\$ 383	\$ 918
Engineering	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Attorney	\$ 20,833	\$ 14,916	\$ 12,153	\$ 27,069	\$ 25,000
Management Fees	\$ 33,333	\$ 4,463	\$ 11,667	\$ 16,129	\$ 40,000
Information Technology	\$ 1,500	\$ 402	\$ 1,050	\$ 1,452	\$ 1,800
Website Maintenance	\$ 2,750	\$ -	\$ 1,375	\$ 1,375	\$ 1,200
Telephone	\$ 250	\$ -	\$ 63	\$ 63	\$ 300
Postage & Delivery	\$ 833	\$ -	\$ 208	\$ 208	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Printing & Binding	\$ 833	\$ -	\$ 208	\$ 208	\$ 1,000
Legal Advertising	\$ 12,500	\$ 4,035	\$ 8,465	\$ 12,500	\$ 15,000
Other Current Charges	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Office Supplies	\$ 521	\$ -	\$ 130	\$ 130	\$ 625
Travel Per Diem	\$ 550	\$ -	\$ 275	\$ 275	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
Total Expenditures	\$ 104,844	\$ 28,351	\$ 47,830	\$ 76,181	\$ 124,678
Excess Revenues/(Expenditures)	\$ -	\$ 8,610	\$ -	\$ 8,610	\$ -

Kepler Road Community Development District General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Management Fees

The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Kepler Road Community Development District General Fund Narrative

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District’s general liability and public official’s liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION VI

SECTION A



February 2, 2024

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

Re: Qualification Statement

Dear Mr. Flint,

KCG is an Orlando-based engineering and planning consulting firm capable of providing a wide range of services for municipal and private clients throughout the state of Florida. As a multi-disciplined consulting firm, KCG's services include land development, transportation, eminent domain and land planning.

From large comprehensive developments to small commercial projects, our Land Development Department takes pride in applying new and innovative approaches, integrating land planning, civil engineering, and highway planning to meet Central Florida's ever-growing needs.

KCG is the civil engineer for the Trinity Subdivision project in the city of DeLand and we have worked on numerous projects in DeLand over the years.

Our philosophy of close continual coordination through construction completion has allowed us to complete some very successful projects and to meet time requirements. KCG has the expertise, manpower and experience along with the desire to do the best job for their clients.

Sincerely,
KELLY, COLLINS & GENTRY, INC.

A handwritten signature in black ink, appearing to read 'Sean Fortier', is written over a light blue horizontal line.

Sean Fortier, P.E.
Director of Land Development

ARCHITECT-ENGINEER QUALIFICATIONS

OMB Control Number: 9000-0157
Expiration Date: 2/29/2024

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 USC § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget (OMB) control number. The OMB control number for this collection is 9000-0157. We estimate that it will take 29 hours (25 hours for part 1 and 4 hours for Part 2) to read the instructions, gather the facts, and answer the questions. Send only comments relating to our time estimate, including suggestions for reducing this burden, or any other aspects of this collection of information to: U.S. General Services Administration, Regulatory Secretariat Division (M1V1CB), 1800 F Street, NW, Washington, DC 20405.

PURPOSE

Federal agencies use this form to obtain information from architect-engineer (A-E) firms about their professional qualifications. Federal agencies select firms for A-E contracts on the basis of professional qualifications as required by 40 U.S.C. chapter 11, Selection of Architects Engineers, and Part 36 of the Federal Acquisition Regulation (FAR).

The Selection of Architects and Engineers statute requires the public announcement of requirements for A-E services (with some exceptions provided by other statutes), and the selection of at least three of the most highly qualified firms based on demonstrated competence and professional qualifications according to specific criteria published in the announcement. The Act then requires the negotiation of a contract at a fair and reasonable price starting first with the most highly qualified firm.

The information used to evaluate firms is from this form and other sources, including performance evaluations, any additional data requested by the agency, and interviews with the most highly qualified firms and their references.

GENERAL INSTRUCTIONS

Part I presents the qualifications for a specific contract.

Part II presents the general qualifications of a firm or a specific branch office of a firm. Part II has two uses:

1. An A-E firm may submit Part II to the appropriate central, regional or local office of each Federal agency to be kept on file. A public announcement is not required for certain contracts, and agencies may use Part II as a basis for selecting at least three of the most highly qualified firms for discussions prior to requesting submission of Part I. Firms are encouraged to update Part II on file with agency offices, as appropriate, according to FAR Part 36. If a firm has branch offices, submit a separate Part II for each branch office seeking work.

2. Prepare a separate Part II for each firm that will be part of the team proposed for a specific contract and submitted with Part I. If a firm has branch offices, submit a separate Part II for each branch office that has a key role on the team.

INDIVIDUAL AGENCY INSTRUCTIONS

Individual agencies may supplement these instructions. For example, they may limit the number of projects or number of pages submitted in Part I in response to a public announcement for a particular project. Carefully comply with any agency instructions when preparing and submitting this form. Be as concise as possible and provide only the information requested by the agency.

DEFINITIONS

Architect-Engineer Services: Defined in FAR 2.101.

Branch Office: A geographically distinct place of business or subsidiary office of a firm that has a key role on the team.

Discipline: Primary technical capabilities of key personnel, as evidenced by academic degree, professional registration, certification, and/or extensive experience.

Firm: Defined in FAR 36.102.

Key Personnel: Individuals who will have major contract responsibilities and/or provide unusual or unique expertise.

SPECIFIC INSTRUCTIONS

Part I - Contract-Specific Qualifications

Section A. Contract Information.

1. Title and Location. Enter the title and location of the contract for which this form is being submitted, exactly as shown in the public announcement or agency request.

2. Public Notice Date. Enter the posted date of the agency's notice on the Federal Business Opportunity website (FedBizOpps), other form of public announcement or agency request for this contract.

3. Solicitation or Project Number. Enter the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request for this contract.

Section B. Architect-Engineer Point of Contact.

- 4-8. Name, Title, Name of Firm, Telephone Number, Fax (Facsimile) Number and E-mail (Electronic Mail) Address. Provide information for a representative of the prime contractor or joint venture that the agency can contact for additional information.

Section C. Proposed Team.

9-11. Firm Name, Address, and Role in This Contract.

Provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in performance of this contract. List the prime contractor or joint venture partners first. If a firm has branch offices, indicate each individual branch office that will have a key role on the team. The named subcontractors and outside associates or consultants must be used, and any change must be approved by the contracting officer. (See FAR Part 52 Clause "Subcontractors and Outside Associates and Consultants (Architect-Engineer Services)"). Attach an additional sheet in the same format as Section C if needed.

Section D. Organizational Chart of Proposed Team.

As an attachment after Section C, present an organizational chart of the proposed team showing the names and roles of all key personnel listed in Section E and the firm they are associated with as listed in Section C.

Section E. Resumes of Key Personnel Proposed for this Contract.

Complete this section for each key person who will participate in this contract. Group by firm, with personnel of the prime contractor or joint venture partner firms first. The following blocks must be completed for each resume:

12. Name. Self-explanatory.

13. Role in this contract. Self-explanatory.

14. Years Experience. Total years of relevant experience (block 14a), and years of relevant experience with current firm, but not necessarily the same branch office (block 14b).

15. Firm Name and Location. Name, city and state of the firm where the person currently works, which must correspond with one of the firms (or branch office of a firm, if appropriate) listed in Section C.

16. Education. Provide information on the highest relevant academic degree(s) received. Indicate the area(s) of specialization for each degree.

17. Current Professional Registration. Provide information on current relevant professional registration(s) in a State or possession of the United States, Puerto Rico, or the District of Columbia according to FAR Part 36.

18. Other Professional Qualifications. Provide information on any other professional qualifications relating to this contract, such as education, professional registration, publications, organizational memberships, certifications, training, awards, and foreign language capabilities.

19. Relevant Projects. Provide information on up to five projects in which the person had a significant role that demonstrates the person's capability relevant to her/his proposed role in this contract. These projects do not necessarily have to be any of the projects presented in Section F for the project team if the person was not involved in any of those projects or the person worked on other projects that were more relevant than the team projects in Section F. Use the check box provided to indicate if the project was performed with any office of the current firm. If any of the professional services or construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description and Specific Role (block (3)).

Section F. Example Projects Which Best Illustrate Proposed Team's Qualifications for this Contract.

Select projects where multiple team members worked together, if possible, that demonstrate the team's capability to perform work similar to that required for this contract. Complete one Section F for each project. Present ten projects, unless otherwise specified by the agency. Complete the following blocks for each project:

20. Example Project Key Number. Start with "1" for the first project and number consecutively.

21. Title and Location. Title and location of project or contract. For an indefinite delivery contract, the location is the geographic scope of the contract.

22. Year Completed. Enter the year completed of the professional services (such as planning, engineering study, design, or surveying), and/or the year completed of construction, if applicable. If any of the professional services or the construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description of Project and Relevance to this Contract (block 24).

23a. Project Owner. Project owner or user, such as a government agency or installation, an institution, a corporation or private individual.

23b. Point of Contact Name. Provide name of a person associated with the project owner or the organization which contracted for the professional services, who is very familiar with the project and the firm's (or firms') performance.

23c. Point of Contact Telephone Number. Self-explanatory.

24. Brief Description of Project and Relevance to this Contract. Indicate scope, size, cost, principal elements and special features of the project. Discuss the relevance of the example project to this contract. Enter any other information requested by the agency for each example project.

25. Firms from Section C Involved with this Project. Indicate which firms (or branch offices, if appropriate) on the project team were involved in the example project, and their roles. List in the same order as Section C.

Section G. Key Personnel Participation in Example Projects.

This matrix is intended to graphically depict which key personnel identified in Section E worked on the example projects listed in Section F. Complete the following blocks (see example below).

26. and 27. Names of Key Personnel and Role in this Contract. List the names of the key personnel and their proposed roles in this contract in the same order as they appear in Section E.

28. Example Projects Listed in Section F. In the column under each project key number (see block 29) and for each key person, place an "X" under the project key number for participation in the same or similar role.

29. Example Projects Key. List the key numbers and titles of the example projects in the same order as they appear in Section F.

Section H. Additional Information.

30. Use this section to provide additional information specifically requested by the agency or to address selection criteria that are not covered by the information provided in Sections A-G.

Section I. Authorized Representative.

31. and 32. Signature of Authorized Representative and Date. An authorized representative of a joint venture or the prime contractor must sign and date the completed form. Signing attests that the information provided is current and factual, and that all firms on the proposed team agree to work on the project. Joint ventures selected for negotiations must make available a statement of participation by a principal of each member of the joint venture.

33. Name and Title. Self-explanatory.

SAMPLE ENTRIES FOR SECTION G (MATRIX)

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below first, before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jane A. Smith	Chief Architect	X		X							
Joseph B. Williams	Chief Mechanical Engineer	X	X	X	X						
Tara C. Donovan	Chief Electricial Engineer	X	X		X						

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Federal Courthouse, Denver, CO	6	XYZ Corporation Headquarters, Boston, MA
2	Justin J. Wilson Federal Building, Baton Rouge, LA	7	Founder's Museum, Newport, RI

Part II - General Qualifications

See the "**General Instructions**" on page 1 for firms with branch offices. Prepare Part II for the specific branch office seeking work if the firm has branch offices.

1. Solicitation Number. If Part II is submitted for a specific contract, insert the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request.

2a-2e. Firm (or Branch Office) Name and Address. Self-explanatory.

3. Year Established. Enter the year the firm (or branch office, if appropriate) was established under the current name.

4. Unique Entity Identifier. Insert the unique entity identifier issued by the entity designated at SAM. See FAR part 4.6.

5. Ownership.

a. Type. Enter the type of ownership or legal structure of the firm (sole proprietor, partnership, corporation, joint venture, etc.).

b. Small Business Status. Refer to the North American Industry Classification System (NAICS) code in the public announcement, and indicate if the firm is a small business according to the current size standard for that NAICS code (for example, Engineering Services (part of NAICS 541330), Architectural Services (NAICS 541310), Surveying and Mapping Services (NAICS 541370)). The small business categories and the internet website for the NAICS codes appear in FAR part 19. Contact the requesting agency for any questions. Contact your local U.S. Small Business Administration office for any questions regarding Business Status.

6a-6c. Point of Contact. Provide this information for a representative of the firm that the agency can contact for additional information. The representative must be empowered to speak on contractual and policy matters.

7. Name of Firm. Enter the name of the firm if Part II is prepared for a branch office.

8a-8c. Former Firm Names. Indicate any other previous names for the firm (or branch office) during the last six years. Insert the year that this corporate name change was effective and the associated unique entity identifier. This information is used to review past performance on Federal contracts.

9. Employees by Discipline. Use the relevant disciplines and associated function codes shown at the end of these instructions and list in the same numerical order. After the listed disciplines, write in any additional disciplines and leave the function code blank. List no more than 20 disciplines. Group remaining employees under "Other Employees" in column b. Each person can be counted only once according to his/her primary function. If Part II is prepared for a firm (including all branch offices), enter the number of employees by disciplines in column c(1). If Part II is prepared for a branch office, enter the number of employees by discipline in column c(2) and for the firm in column c(1).

10. Profile of Firm's Experience and Annual Average Revenue for Last 5 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the experience categories which most accurately reflect the firm's technical capabilities and project experience. Use the relevant experience categories and associated profile codes shown at the end of these instructions, and list in the same numerical order. After the listed experience categories, write in any unlisted relevant project experience categories and leave the profile codes blank. For each type of experience, enter the appropriate revenue index number to reflect the professional services revenues received annually (averaged over the last 5 years) by the firm or branch office for performing that type of work. A particular project may be identified with one experience category or it may be broken into components, as best reflects the capabilities and types of work performed by the firm. However, do not double count the revenues received on a particular project.

11. Annual Average Professional Services Revenues of Firm for Last 3 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the appropriate revenue index numbers to reflect the professional services revenues received annually (averaged over the last 3 years) by the firm or branch office. Indicate Federal work (performed directly for the Federal Government, either as the prime contractor or subcontractor), non-Federal work (all other domestic and foreign work, including Federally-assisted projects), and the total.

12. Authorized Representative. An authorized representative of the firm or branch office must sign and date the completed form. Signing attests that the information provided is current and factual. Provide the name and title of the authorized representative who signed the form.

List of Disciplines (*Function Codes*)

Code	Description	Code	Description
01	Acoustical Engineer	32	Hydraulic Engineer
02	Administrative	33	Hydrographic Surveyor
03	Aerial Photographer	34	Hydrologist
04	Aeronautical Engineer	35	Industrial Engineer
05	Archeologist	36	Industrial Hygienist
06	Architect	37	Interior Designer
07	Biologist	38	Land Surveyor
08	CADD Technician	39	Landscape Architect
09	Cartographer	40	Materials Engineer
10	Chemical Engineer	41	Materials Handling Engineer
11	Chemist	42	Mechanical Engineer
12	Civil Engineer	43	Mining Engineer
13	Communications Engineer	44	Oceanographer
14	Computer Programmer	45	Photo Interpreter
15	Construction Inspector	46	Photogrammetrist
16	Construction Manager	47	Planner: Urban/Regional
17	Corrosion Engineer	48	Project Manager
18	Cost Engineer/Estimator	49	Remote Sensing Specialist
19	Ecologist	50	Risk Assessor
20	Economist	51	Safety/Occupational Health Engineer
21	Electrical Engineer	52	Sanitary Engineer
22	Electronics Engineer	53	Scheduler
23	Environmental Engineer	54	Security Specialist
24	Environmental Scientist	55	Soils Engineer
25	Fire Protection Engineer	56	Specifications Writer
26	Forensic Engineer	57	Structural Engineer
27	Foundation/Geotechnical Engineer	58	Technician/Analyst
28	Geodetic Surveyor	59	Toxicologist
29	Geographic Information System Specialist	60	Transportation Engineer
30	Geologist	61	Value Engineer
31	Health Facility Planner	62	Water Resources Engineer

List of Experience Categories (*Profile Codes*)

Code	Description	Code	Description
A01	Acoustics, Noise Abatement	E01	Ecological & Archeological Investigations
A02	Aerial Photography; Airborne Data and Imagery Collection and Analysis	E02	Educational Facilities; Classrooms
A03	Agricultural Development; Grain Storage; Farm Mechanization	E03	Electrical Studies and Design
A04	Air Pollution Control	E04	Electronics
A05	Airports; Nav aids; Airport Lighting; Aircraft Fueling	E05	Elevators; Escalators; People-Movers
A06	Airports; Terminals and Hangars; Freight Handling	E06	Embassies and Chanceries
A07	Arctic Facilities	E07	Energy Conservation; New Energy Sources
A08	Animal Facilities	E08	Engineering Economics
A09	Anti-Terrorism/Force Protection	E09	Environmental Impact Studies, Assessments or Statements
A10	Asbestos Abatement	E10	Environmental and Natural Resource Mapping
A11	Auditoriums & Theaters	E11	Environmental Planning
A12	Automation; Controls; Instrumentation	E12	Environmental Remediation
		E13	Environmental Testing and Analysis
B01	Barracks; Dormitories	F01	Fallout Shelters; Blast-Resistant Design
B02	Bridges	F02	Field Houses; Gyms; Stadiums
C01	Cartography	F03	Fire Protection
C02	Cemeteries (<i>Planning & Relocation</i>)	F04	Fisheries; Fish ladders
C03	Charting: Nautical and Aeronautical	F05	Forensic Engineering
C04	Chemical Processing & Storage	F06	Forestry & Forest products
C05	Child Care/Development Facilities	G01	Garages; Vehicle Maintenance Facilities; Parking Decks
C06	Churches; Chapels	G02	Gas Systems (Propane; Natural, Etc.)
C07	Coastal Engineering	G03	Geodetic Surveying: Ground and Air-borne
C08	Codes; Standards; Ordinances	G04	Geographic Information System Services: Development, Analysis, and Data Collection
C09	Cold Storage; Refrigeration and Fast Freeze	G05	Geospatial Data Conversion: Scanning, Digitizing, Compilation, Attributing, Scribing, Drafting
C10	Commercial Building (<i>low rise</i>) ; Shopping Centers	G06	Graphic Design
C11	Community Facilities	H01	Harbors; Jetties; Piers, Ship Terminal Facilities
C12	Communications Systems; TV; Microwave	H02	Hazardous Materials Handling and Storage
C13	Computer Facilities; Computer Service	H03	Hazardous, Toxic, Radioactive Waste Remediation
C14	Conservation and Resource Management	H04	Heating; Ventilating; Air Conditioning
C15	Construction Management	H05	Health Systems Planning
C16	Construction Surveying	H06	Highrise; Air-Rights-Type Buildings
C17	Corrosion Control; Cathodic Protection; Electrolysis	H07	Highways; Streets; Airfield Paving; Parking Lots
C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	H08	Historical Preservation
C19	Cryogenic Facilities	H09	Hospital & Medical Facilities
D01	Dams (<i>Concrete; Arch</i>)	H10	Hotels; Motels
D02	Dams (<i>Earth; Rock</i>); Dikes; Levees	H11	Housing (<i>Residential, Multi-Family; Apartments; Condominiums</i>)
D03	Desalinization (<i>Process & Facilities</i>)	H12	Hydraulics & Pneumatics
D04	Design-Build - Preparation of Requests for Proposals	H13	Hydrographic Surveying
D05	Digital Elevation and Terrain Model Development		
D06	Digital Orthophotography		
D07	Dining Halls; Clubs; Restaurants		
D08	Dredging Studies and Design		

List of Experience Categories (*Profile Codes continued*)

Code	Description	Code	Description
I01	Industrial Buildings; Manufacturing Plants	P09	Product, Machine Equipment Design
I02	Industrial Processes; Quality Control	P10	Pneumatic Structures, Air-Support Buildings
I03	Industrial Waste Treatment	P11	Postal Facilities
I04	Intelligent Transportation Systems	P12	Power Generation, Transmission, Distribution
I05	Interior Design; Space Planning	P13	Public Safety Facilities
I06	Irrigation; Drainage		
J01	Judicial and Courtroom Facilities	R01	Radar; Sonar; Radio & Radar Telescopes
		R02	Radio Frequency Systems & Shieldings
L01	Laboratories; Medical Research Facilities	R03	Railroad; Rapid Transit
L02	Land Surveying	R04	Recreation Facilities (Parks, Marinas, Etc.)
L03	Landscape Architecture	R05	Refrigeration Plants/Systems
L04	Libraries; Museums; Galleries	R06	Rehabilitation (Buildings; Structures; Facilities)
L05	Lighting (Interior; Display; Theater, Etc.)	R07	Remote Sensing
L06	Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)	R08	Research Facilities
		R09	Resources Recovery; Recycling
M01	Mapping Location/Addressing Systems	R10	Risk Analysis
M02	Materials Handling Systems; Conveyors; Sorters	R11	Rivers; Canals; Waterways; Flood Control
M03	Metallurgy	R12	Roofing
M04	Microclimatology; Tropical Engineering		
M05	Military Design Standards	S01	Safety Engineering; Accident Studies; OSHA Studies
M06	Mining & Mineralogy	S02	Security Systems; Intruder & Smoke Detection
M07	Missile Facilities (Silos; Fuels; Transport)	S03	Seismic Designs & Studies
M08	Modular Systems Design; Pre-Fabricated Structures or Components	S04	Sewage Collection, Treatment and Disposal
		S05	Soils & Geologic Studies; Foundations
		S06	Solar Energy Utilization
N01	Naval Architecture; Off-Shore Platforms	S07	Solid Wastes; Incineration; Landfill
N02	Navigation Structures; Locks	S08	Special Environments; Clean Rooms, Etc.
N03	Nuclear Facilities; Nuclear Shielding	S09	Structural Design; Special Structures
O01	Office Buildings; Industrial Parks	S10	Surveying; Platting; Mapping; Flood Plain Studies
O02	Oceanographic Engineering	S11	Sustainable Design
O03	Ordnance; Munitions; Special Weapons	S12	Swimming Pools
		S13	Storm Water Handling & Facilities
P01	Petroleum Exploration; Refining	T01	Telephone Systems (<i>Rural; Mobile; Intercom, Etc.</i>)
P02	Petroleum and Fuel (Storage and Distribution)	T02	Testing & Inspection Services
P03	Photogrammetry	T03	Traffic & Transportation Engineering
P04	Pipelines (Cross-Country - Liquid & Gas)	T04	Topographic Surveying and Mapping
P05	Planning (Community, Regional, Areawide and State)	T05	Towers (<i>Self-Supporting & Guyed Systems</i>)
P06	Planning (Site, Installation, and Project)	T06	Tunnels & Subways
P07	Plumbing & Piping Design		
P08	Prisons & Correctional Facilities		

List of Experience Categories (*Profile Codes continued*)

Code	Description
U01	Unexploded Ordnance Remediation
U02	Urban Renewals; Community Development
U03	Utilities (Gas and Steam)
V01	Value Analysis; Life-Cycle Costing
W01	Warehouses & Depots
W02	Water Resources; Hydrology; Ground Water
W03	Water Supply; Treatment and Distribution
W04	Wind Tunnels; Research/Testing Facilities Design
Z01	Zoning; Land Use Studies

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

Kepler Road Community Development District Deland, Florida

2. PUBLIC NOTICE DATE

01/19/2024

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Sean Fortier P.E., CDD Engineer

5. NAME OF FIRM

Kelly, Collins & Gentry, Inc.

6. TELEPHONE NUMBER

407-898-7858

7. FAX NUMBER

407-898-1488

8. E-MAIL ADDRESS

scfortier@kcgcorp.com

C. PROPOSED TEAM

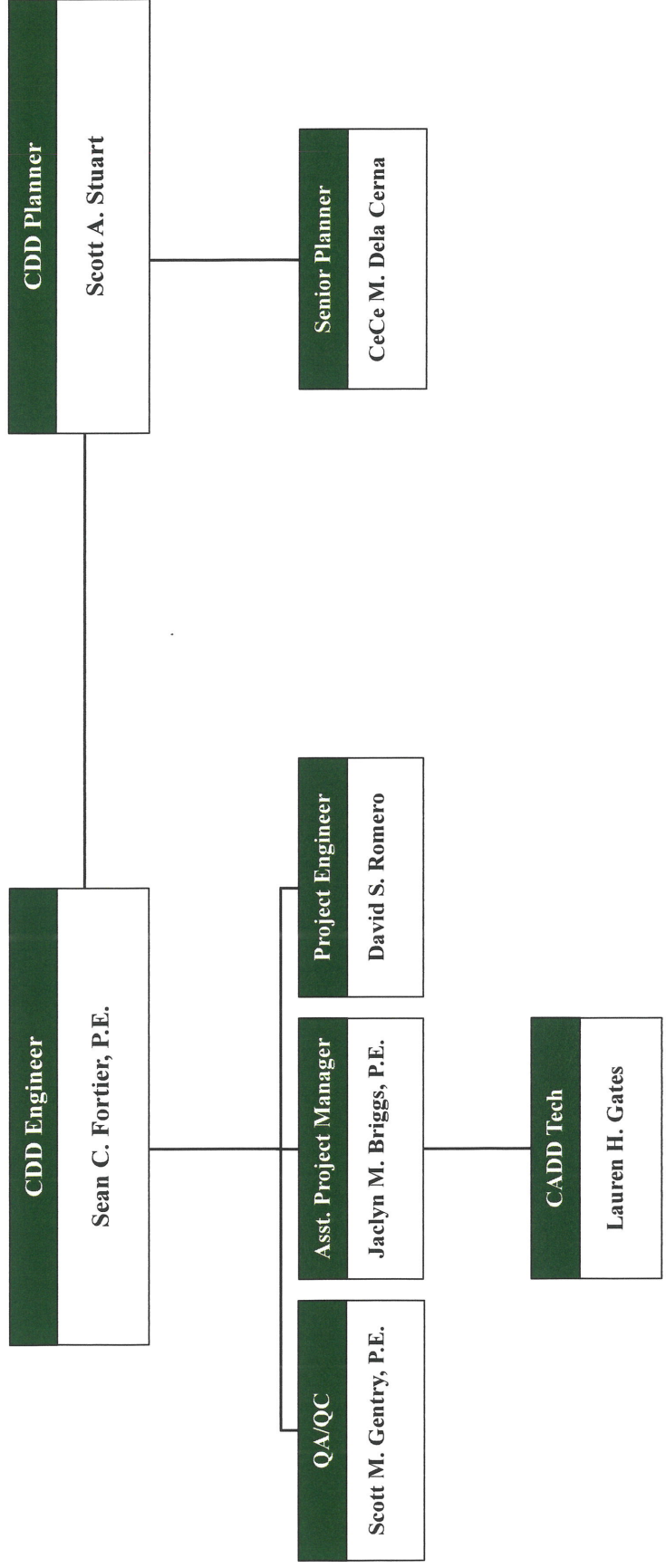
(Complete this section for the prime contractor and all key subcontractors.)

a.	b.	c.	d.	e.	f.	(Check)	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
						PRIME JV PARTNER SUBCON- TRACTOR			
						✓	Kelly, Collins & Gentry, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	1700 N. Orange Avenue, Suite 400 Orlando, FL 32804	Civil Engineer
							<input type="checkbox"/> CHECK IF BRANCH OFFICE		
							<input type="checkbox"/> CHECK IF BRANCH OFFICE		
							<input type="checkbox"/> CHECK IF BRANCH OFFICE		
							<input type="checkbox"/> CHECK IF BRANCH OFFICE		
							<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

Organizational Chart



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Sean Fortier, P.E.	13. ROLE IN THIS CONTRACT CDD Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 23	b. WITH CURRENT FIRM 20

15. FIRM NAME AND LOCATION *(City and State)*
Kelly, Collins & Gentry, Inc., 1700 N. Orange Avenue, Suite 400, Orlando, FL 32804

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science Civil Engineering University of Central Florida - 2003	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer - # 68396
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
LEED Green Associate
In addition to land development, experience in minor highway and intersection design projects. Prior to experience in civil engineer, worked in site construction.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Victoria Oaks - DeLand, Florida <small>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE</small> a. Victoria Oaks Subdivision was a multi-phase project on 172 ac parcel near the southwest corner of S. Blue Lake Ave. and E. Taylor Road. The project included Due diligence, site planning, and engineering site design for a 581 lot single family residential subdivision on a 171.41 acre site. Services also included the site design of a 5,230 sf community center with 61 parking spaces on a 2.75 acres parcel within the development. Project Manager.	2019-2023	2023
	<input checked="" type="checkbox"/> Check if project performed with current firm	
Flamingo CIP Housing - Winter Garden, Florida <small>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE</small> b. This project is a 154 acre site located on the west side of SR-429 and south of Western Way, in unincorporated Orange County, Florida. Flamingo Crossings is the largest workforce housing development in the U.S. to date, providing 2,608-units (10,400 beds) for Walt Disney World Resorts' 19,000 interns and trainees. Project Manager.	2018-2022	2022
	<input checked="" type="checkbox"/> Check if project performed with current firm	
Canopy Terrace - DeLand, Florida <small>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE</small> c. Canopy Terrace Subdivision was a 36.15 ac single family subdivision with 127 lots located near the northeast corner of Cassadaga Road and Dr Martin Luther King Jr. Beltway. This project included an amenity center, model home and sales trailer. Project Manager.	2022-2023	2023
	<input checked="" type="checkbox"/> Check if project performed with current firm	
Wincey Groves Subdivision - Orlando, Florida <small>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE</small> d. Wincey Grove Subdivision was a 52.94 acre single family subdivision located on the southwest corner of McKinney Road and Avalon Road (CR-545), in Orange County, Florida. The project included 177 single family lots and was developed in 2 Phases. Project Manager.	2019-2022	2022
	<input checked="" type="checkbox"/> Check if project performed with current firm	
Del Webb Oasis - Orlando, Florida <small>(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE</small> e. Del Webb Oasis Subdivision consisted of a 55+ adult community located south of Hartzog Road in Orange County, Florida. The project consisted of 198 aces with four phases and 2 amenity centers. Project Manager.	2023-Present	
	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Scott A. Stuart	13. ROLE IN THIS CONTRACT CDD Planner	14. YEARS EXPERIENCE	
		a. TOTAL 26	b. WITH CURRENT FIRM 22

15. FIRM NAME AND LOCATION *(City and State)*
 Kelly, Collins, & Gentry, Inc., 1700 N. Orange Avenue, Suite 400, Orlando, Florida 32804

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Arts in Geography/Planning West Chester University - 1995	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> N/A
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
 Florida Planning & Zoning Association (FPZA)
 America Planning Association
 Association of Eminent Domain Professionals (ADEP)

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. Kepler Road CDD, DeLand, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Stuart has worked as the Interim District Engineer and Land Planner for this community development district project residential project.	2023 - Present	
<input checked="" type="checkbox"/> Check if project performed with current firm		
b. Palladium at UCF, Orlando, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Stuart worked on the land use entitlements for this 4.461 Acre mixed use planned development for commercial uses and student housing of 900 beds.	2020 - 2022	
<input checked="" type="checkbox"/> Check if project performed with current firm		
c. Dwell, Lake Mary, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Stuart worked on the land use entitlements for this 13.35 Acre mixed use planned development for multi-family residential, office and retail commercial uses.	2014 - 2021	
<input checked="" type="checkbox"/> Check if project performed with current firm		
d. Canopy Terrance, DeLand, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Canopy Terrace Subdivision was a 36.15 ac single family subdivision with 127 lots located near the northeast corner of Cassadaga Road and Dr Martin Luther King Jr. Beltway. This project included an amenity center, model home and sales trailer. Mr. Stuart worked on the land use entitlements for the residential subdivision.	2022 - 2023	2023
<input checked="" type="checkbox"/> Check if project performed with current firm		
e. Endsley Station, New Smyrna Beach, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Mr. Stuart worked on the land use entitlements for this 102.71 Acre mixed use planned development for a single family residential/commercial for industrial office use.	2023 - Present	
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jaclyn M. Briggs, P.E.	13. ROLE IN THIS CONTRACT Asst. Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 11	b. WITH CURRENT FIRM KCG Engineering
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kelly, Collins, & Gentry, Inc., 1700 N. Orange Ave., Suite 400, Orlando, Florida			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science Civil Engineering University of Central Florida - 2015		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer - #89332	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> American Society of Civil Engineers (ASCE)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Silverleaf South Infrastructure, Winter Garden, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE a. Project Manager for the site and stormwater design of a 4-lane divided public roadway within Orange County. This project serves as the infrastructure for future commercial and residential development for the 216.58 acre site.	2021-2024	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION <i>(If applicable)</i>
Silverleaf South Medical School (KPPCOM), Winter Garden, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE b. Project Manager for the permitting and site design of utility and stormwater infrastructure serving a 141,200 sf medical college within Phase 1 of the larger 25 acre development.	2021-2024	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION <i>(If applicable)</i> 2024
Hamlin SWC Lot B - 1 & D, Winter Garden, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE c. Project Engineer for site design and permitting of 6.03 acres of a commercial site with a total of 42,000 sf of future retail building. Special design consideration was required due to grading requirements in order for the site to be connect to the existing sidewalk along New Independence Parkway with smooth transitions and staying within ADA grading requirements.	2016-2018	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION <i>(If applicable)</i> 2018
Hamlin East Proton Therapy Center, Winter Garden, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE d. Project Engineer for the site and stormwater management design and permitting for the 5.40 acre site to accommodate the 37,122 sf medical building.	2017-2020	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION <i>(If applicable)</i> 2020
Wal-Mart at Hamlin, Winter Garden, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE e. Assistant Project Engineer for this project which included the site design of 64.11 acres and a stormwater system to accommodate a future 375,000 sf of retail buildings. Drainage calculations, incorporating LID practices, were performed that aided in the design of the stormwater system.	2014-2016	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION <i>(If applicable)</i> 2016

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME David S. Romero	13. ROLE IN THIS CONTRACT Project Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 3	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kelly, Collins, & Gentry, Inc., 1700 N. Orange Avenue, Suite 400, Orlando Florida 32804			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Civil Engineering University of Central Florida - 2022 Associates Degree in Engineering - Valencia College - 2019		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> N/A			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Wawa- SR 405 & Grissom, Titusville, Florida	2021 - 2023	2023
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. This 3 Acre site converted from a hospice/police department/vacant lot into a commercial high intensity land use and infrastructure for convenience store/gas station with gas pumps. Mr. Romero worked with the project manager on drainage design, calculations, and offsite roadway improvements		
Trinity Gardens Subdivision, DeLand, Florida	2022 - Present	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Trinity Subdivision consisted of 186.31 ac single family subdivision located at the northeast corner of Blue Lake Avenue and Skyridge Drive in the city of Deland, Florida. The project includes 523 lots and an amenity center. Mr. Romero is the project engineer, working directly with project manager, in developing land into a 543-lot subdivision.		
Canopy Terrance, DeLand, Florida	2022 - 2023	2023
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Canopy Terrace Subdivision was a 36.15 ac single family subdivision with 127 lots located near the northeast corner of Cassadaga Road and Dr Martin Luther King Jr. Beltway. This project included an amenity center and model homes. Mr. Romero controlled utilities site inspections during the construction phase.		
Wawa - 520 & Plumosa, Merritt Island, Florida	2022 - Present	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Converted an existing dealership center into a convenience store/gas station, including: car wash, automotive repair and fast food drive-thru. The project is 6.80 Acres, 5 lots, and is near SEC of E Merritt Island Causeway & S Plumosa St. Mr. Romero worked on land development design, calculations, and offsite roadway improvements		
Avalon Multi-Family, Winter Garden, Florida	2022 - Present	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Avalon Multi-Family is 37.04 Acre multi-family complex with 240 units near N of Lake Star Road and W of Avalon Road. Mr. Romero worked under the project manager, providing drainage and utilities calculations.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION <i>(City and State)</i> Trinity Gardens – Deland, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022-Present	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hanover Land Company, LLC	b. POINT OF CONTACT NAME Tony Iorio	c. POINT OF CONTACT TELEPHONE NUMBER 407-988-1408
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Trinity Subdivision includes a 186.31 acre single family subdivision located at the northeast corner of Blue Lake Avenue and Skyridge Drive in the city of Deland, Florida. The project includes 523 lots and an amenity center.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION <i>(City and State)</i> Canopy Terrace - DeLand, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> 2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Group	b. POINT OF CONTACT NAME Chris Wrenn	c. POINT OF CONTACT TELEPHONE NUMBER 407-256-1797
---------------------------------	---	--

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

Canopy Terrace Subdivision was a 36.15 ac single family subdivision with 127 lots located near the northeast corner of Cassadaga Road and Dr. Martin Luther King Jr. Beltway in DeLand, Florida. This project included an amenity center, model home and sales trailer.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY
NUMBER

3

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

Plaza on University - Orange County, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2012

CONSTRUCTION *(If applicable)*
2014

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

ACC Op (University Shoppes Orlando) LLC

b. POINT OF CONTACT NAME

Brian Bowers

c. POINT OF CONTACT TELEPHONE NUMBER

(512) 673-6555

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

Plaza on University was a redevelopment of a commercial strip plaza into a student housing/commercial project directly across from the University of Central Florida. This project consisted of 1,313 beds, 65,889 sf of commercial and a ten-story parking garage laid out on 14.05 acres.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kelly, Collins & Gentry, Inc.	Orlando, Florida	Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY
NUMBER

4

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

Flamingo CIP Housing - Orange County, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2018 - 2022

CONSTRUCTION *(If applicable)*

2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

American Campus Communities

b. POINT OF CONTACT NAME

Brian Bowers

c. POINT OF CONTACT TELEPHONE NUMBER

(512) 673-6555

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

Flamingo Crossings is the largest workforce housing development in the U.S. to date, providing 2,608-units (10,400 beds) for Walt Disney World Resorts' 19,000 interns and trainees. The project is located on the west side of SR-429 and south of Western Way, in unincorporated Orange County, FL.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kelly, Collins & Gentry, Inc.	Orlando, Florida	Civil Engineering
b.			
c.			
d.			
e.			
f.			

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

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

20. EXAMPLE PROJECT KEY NUMBER

5

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

Victoria Oaks – Deland, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2019-2023

CONSTRUCTION *(If applicable)*
2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Forestar Real Estate Group, Inc.

b. POINT OF CONTACT NAME

Chris Tyree

c. POINT OF CONTACT TELEPHONE NUMBER

407-750-7723

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

Victoria Oaks Subdivision was a multi-phase project on 172 ac parcel near the southwest corner of S. Blue Lake Ave. and E. Taylor Road in the City of Deland, Florida. The project included due diligence, site planning, and engineering site design for a 581 lot single family residential subdivision on a 171.41 acre site. Services also included the site design of a 5,230 sf community center with 61 parking spaces on a 2.75 acres parcel within the development.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kelly, Collins & Gentry, Inc.	Orlando, Florida	Civil Engineering
b.			
c.			
d.			
e.			
f.			

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)*

Huntington Downs – Deland, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2017-2022

CONSTRUCTION *(If applicable)*
2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

D.R. Horton

b. POINT OF CONTACT NAME

Avery Brooks

c. POINT OF CONTACT TELEPHONE NUMBER

689-208-8134

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

Huntington Downs Subdivision was located on a 116 acre parcel on the south side of Orange Camp Road in the City of Deland, Florida. The proposed improvements included 153 single family residential lots along with associated stormwater, sewer and water improvements. This project also included the model home and construction phase services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Kelly, Collins & Gentry, Inc.	Orlando, Florida	Civil Engineering
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 7
---	--

21. TITLE AND LOCATION <i>(City and State)</i> Del Webb Oasis – Deland, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020-Present	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Group	b. POINT OF CONTACT NAME Aaron Struckmeyer	c. POINT OF CONTACT TELEPHONE NUMBER 407-661-2201
--	--	---

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

Del Webb Oasis is located south of Hartzog Road in Orange County, Florida. The project included a 198 acre 55+ adult community with two phases (Phases 3 and 4, 224 lots), and the Amenity Center (located in Phase 3), stormwater, sewer and water improvements. This project also included construction phase services.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 8
---	--

21. TITLE AND LOCATION <i>(City and State)</i> Addison Landing – Deland, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION <i>(If applicable)</i> 2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER ATG Land Company	b. POINT OF CONTACT NAME Ben Shoemaker	c. POINT OF CONTACT TELEPHONE NUMBER 407-625-4747
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Addison Landing Subdivision is located on a 35.41± ac parcel located at the corner of SR 15 A (N. Spring Garden Ave.) and Greens Dairy Road in the city of DeLand, Florida. The project included 83 single family residential lots along with associated stormwater, sewer and water improvements. Construction phase services were completed with Mattamy Homes.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 9
---	-------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> Alta Horizon West – Winter Garden, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION <i>(If applicable)</i> 2023

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Wood Partners	b. POINT OF CONTACT NAME Bryan Borland	c. POINT OF CONTACT TELEPHONE NUMBER 407-982-2516
-----------------------------------	---	--

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

Alta Horizon West Apartments located at the northwest corner of Old YMCA Road and Avalon Road in unincorporated Orange County, Florida. The project included an approximate 21.61 acres with a 348-unit apartment project, stormwater, sewer and water improvements.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

21. TITLE AND LOCATION <i>(City and State)</i> OCOM Medical School – Winter Garden, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION <i>(If applicable)</i> 2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Element Commercial Construction, LLC	b. POINT OF CONTACT NAME Brian Smith	c. POINT OF CONTACT TELEPHONE NUMBER 813-957-2777
--	---	--

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

The OCOM Medical School located west of Avalon Rd in the Horizon West Town Center in Orange County, Florida. This project includes a 141,200 square foot medical college located on 25 acres, stormwater, sewer and water improvements.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kelly, Collins & Gentry, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineering/Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

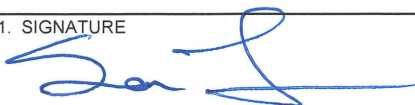
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

KCG HAS WORKED ON MANY SUCCESSFUL PROJECTS IN VOLUSIA COUNTY AND IS VERY FAMILIAR WITH THE PROCESS FOR BOTH THE CITY OF DELAND AND VOLUSIA COUNTY.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

2/1/24

33. NAME AND TITLE

Sean Fortier, P.E. Director of Land Development

SECTION B



ALLIANT

Request for Qualifications



Prepared for:

The Kepler Road Community Development District
Volusia County, Florida

Prepared by:

Alliant Engineering, Inc.
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

February 2, 2024

**The Kepler Road Community
Development District**
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and Supporting Documentation

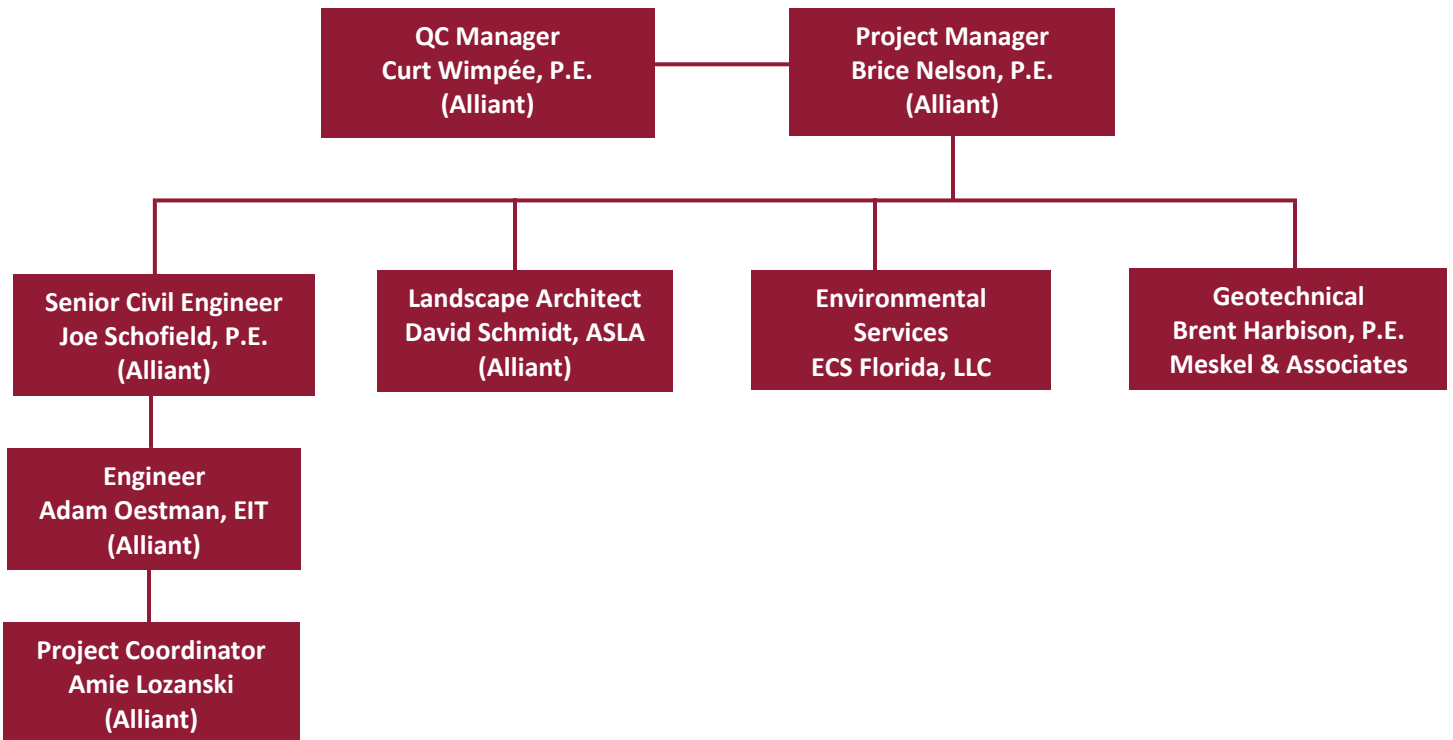
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ALLIANT

ALLIANT ENGINEERING, INC. TEAM

*Alliant Engineering, Inc. Team
for
The Kepler Road Community
Development District*





ALLIANT

Part I

CONTRACT SPECIFIC QUALIFICATIONS

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

Request for Qualifications for The Kepler Road Community Development District, Volusia County, Florida

2. PUBLIC NOTICE DATE

January 19, 2024

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Brice Nelson, PE/Project Manager

5. NAME OF FIRM

Alliant Engineering, Inc.

6. TELEPHONE NUMBER

(904) 723-4895

7. FAX NUMBER

NA

8. E-MAIL ADDRESS

bnelson@alliant-inc.com

C. PROPOSED TEAM

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

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV PARTNER	SUBCONTRACTOR			
a.	X			Alliant Engineering, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Pkwy Ste 101, Jacksonville, FL 32256	Project Management, Civil, Landscape
b.			X	ECS Florida, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court, Jacksonville, FL 32256	Environmental Services
c.			X	Meskel & Associates Engineering <input type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, FL 32207	Geotechnical Services
d.			X	Alliant Surveying, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.) <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Pkwy Ste 101, Jacksonville, FL 32256	Land Surveying
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)



Part II

ARCHITECT / ENGINEER QUALIFICATIONS



ALLIANT

Part II – General Qualifications

Meskel & Associates, Engineering, PLLC

WOMAN BUSINESS CERTIFICATION

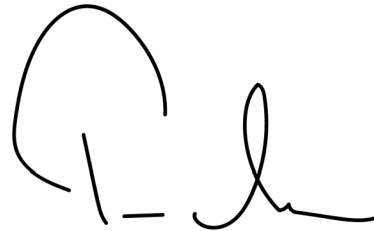
State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025



J. Todd Inman
Florida Department of Management Services






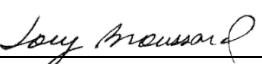
ALLIANT

Part II – General Qualifications

ECS Florida, LLC

Tampa & Jacksonville

ARCHITECT-ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any)		
PART II - GENERAL QUALIFICATIONS <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME ECS FLORIDA, LLC – Tampa				3. YEAR ESTABLISHED 2012		4. UNIQUE ENTITY IDENTIFIER MNVJKQ85HFG3
2b. STREET 4524 N. 56 th Street				5. OWNERSHIP		
2c. CITY Tampa		2d. STATE Florida		2e. ZIP 33610		a. TYPE Limited Liability Company
6a. POINT OF CONTACT NAME AND TITLE Rey Ruiz, PE, SI – Branch Manager				b. SMALL BUSINESS STATUS N/A		
6b. TELEPHONE NUMBER 813-302-1644		6c. E-MAIL ADDRESS RRuiz1@ecslimited.com		7. NAME OF FIRM (if block 2a is a branch office) ECS Florida, LLC		
8a. FORMER FIRM NAME(S)				8b. YR. ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER
9. EMPLOYEE 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			
2	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts, Condos)	8
6	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
8	AutoCAD	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrogeologist			I01	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Manager/Technician	14	4	A06	Airports, Terminals & Hangars, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum and Fuel (Storage and Distribution)	3
	Soils Engineer			R04	Recreation Facilities (Parks, Marinas, etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Storm Water Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment and Distribution	3
	TOTAL	294	77			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work	3	1. Less than \$100,000. 2. \$100,000 to less than \$250,000. 3. \$250,000 to less than \$500,000. 4. \$500,000 to less than \$1 million. 5. \$1 million to less than \$2 million.				6. \$2 million to less than \$5 million. 7. \$5 million to less than \$10 million. 8. \$10 million to less than \$25 million. 9. \$25 million to less than \$50 million. 10. \$50 million or greater.
b. Non-Federal Work	9					
c. Total	9					
12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE 01/20/2024		
c. NAME AND TITLE Rey Ruiz, PE, SI – Branch Manager						

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 ECS FLORIDA, LLC – Jacksonville				3. YEAR ESTABLISHED 2017	4. UNIQUE ENTITY IDENTIFIER MNVJKQ85HFG3	
2b. STREET 11554 Davis Creek Court				5. OWNERSHIP		
2c. CITY Jacksonville		2d. STATE Florida		2e. ZIP 32256		a. TYPE Limited Liability Company
6a. POINT OF CONTACT NAME AND TITLE Joey Broussard, PE – Vice President				b. SMALL BUSINESS STATUS N/A		
6b. TELEPHONE NUMBER 904-880-0960		6c. E-MAIL ADDRESS JBroussard@ecslimited.com		7. NAME OF FIRM (if block 2a is a branch office) ECS Florida, LLC		
8a. FORMER FIRM NAME(S)				8b. YR. ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER	
Ellis & Associates, Inc.				1988	87-718-2006	
9. EMPLOYEE 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			
2	Administrative	33	16	H11	Housing (Residential, Multi-Family, Apts, Condos)	8
6	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
8	AutoCAD	1	1	E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	5	T02	Testing & Inspection Services	6
	Drillers	29	12	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	6	W01	Warehouses & Depots	5
	Environmental Technician	2	1	S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	33	H10	Hotels, Motels	4
30	Geologist	6	1	O01	Office Buildings, Industrial Parks	4
	Hydrogeologist			I01	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Manager/Technician	14	6	A06	Airports, Terminals & Hangars, Freight Handling	4
	Professional Engineer	25	8	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	8	P02	Petroleum and Fuel (Storage and Distribution)	3
	Soils Engineer			R04	Recreation Facilities (Parks, Marinas, etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Storm Water Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment and Distribution	3
	TOTAL	294	97			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work		1. Less than \$100,000.6. \$2 million to less than \$5 million				
b. Non-Federal Work		2. \$100,000 to less than \$250,000.7. \$5 million to less than \$10 million				
c. Total		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 01/20/2024		
c. NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President						



Part E

RESUMES OF KEY PERSONNEL

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

12. NAME Brice Nelson, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 23	b. WITH CURRENT FIRM Less than 1 Year

15. FIRM NAME AND LOCATION (City and State)
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION (Degree and Specialization) B.S. Civil Engineering, Southern Illinois University MBA, University of Mary	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (97162); South Dakota (15708); North Dakota (PE-8217); Iowa (P27204); Virginia (0402049573)
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Brice has 23 years of experience working as a civil engineer in multiple roles on a variety of projects from storm water management to road realignment. He is familiar with municipal design, water and sewer distribution and storm water management. Brice has extensive experience in acting as the City Engineer capacity for several small towns throughout his career.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
PROJECT MANAGER – CITY ENGINEERING SERVICES – BERTHOLD, ND	2014	NA
<p>a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Berthold for over three (3) years. The City of Berthold renewed their contract for City Engineer Services, showing job satisfaction. Brice regularly attended City Council meetings, has helped advise the city on technical issues with regards to developer agreements, assisted with engineering reviews of developments, design of a bulk water station and assisted with obtaining funding for major projects.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – ROSS, ND	2016	NA
<p>b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Ross for five (5) years. The City of Ross put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice has helped advise the city on technical issues with regards to developer agreements, assisted with engineering reviews of developments, collaborated with the department of health to perform inspections to obtain permit approval of a watermain that had been installed by a contractor without proper approvals (prior to hiring for City Engineer Services), assisted the city to come into compliance with the department of health with their drinking water by switching over to the R&T Water, assisted with permits from BNSF to bore under the railroad to construct a new watermain throughout the city. design of the watermain/sewer/roadway improvements, regularly attended City Council meetings, and assisted with obtaining funding for major projects.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – GALESBURG, WI	2021	NA
<p>c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Galesburg for five (5) years. The City of Galesburg put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice regularly attended City Council meetings, has helped advise the city on technical issues with regards to NPDES permits, assessments of new water quality regulations, prepared Preliminary Engineering Reports, advised how to meet new standards through water quality trade projects, designed improvements to the lagoon, preparation of bids, construction inspection and coordination with funding agencies.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
PROJECT MANAGER – CITY ENGINEERING SERVICES – ALMA CENTER, WI	2021	NA
<p>d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Brice has served as the client contact for the city engineering services with the City of Alma Center for five (5) years. The City of Alma Center put full trust in Brice to guide the City for all their engineering needs, showing job satisfaction. Brice has helped advise the city on technical issues with regards to redundancy issues with their water distribution system, preparation of Preliminary Engineer Reports, design of a new well and watermain, preparation of asset management report of their utilities, preparation of bids, construction inspection, and coordination with funding agencies.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		
ALMA CENTER WELL AND WATERMAIN EXTENSION, ALMA CENTER, WISCONSIN	2019	2020
<p>e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The city upgraded its century-old well with a second one, funded through the SRF program. A PER report and asset management plan, along with a WaterCAD model, were crucial for principal forgiveness. Two watermain extension plans were presented, involving permits from ACOE and DOT, including a direct bore under a state highway. Construction oversight, monthly representation for SRF funding, and funding closeout were managed. Coordination with the state ensured loan repayment feasibility and resident-friendly rate adjustments, requiring regular updates at City Council meetings for transparency and satisfaction.</p> <p align="right"><input type="checkbox"/> Check if project performed with current firm</p>		



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

NELSON, BRICE ALVIN

3650 HAMPTON GLEN PL
JACKSONVILLE FL 32257

LICENSE NUMBER: PE97162

EXPIRATION DATE: FEBRUARY 28, 2025

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Curt Wimpée, PE	13. ROLE IN THIS CONTRACT Quality Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 8

15. FIRM NAME AND LOCATION *(City and State)*
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering, University of Minnesota	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida (79764); Minnesota (40487) Georgia; (031340); N. Carolina (053415); S. Carolina (41355); Tennessee (125610)
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20. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Curt is a Vice President at Alliant and has 28 years of experience in municipal engineering, land development and transportation. Curt's experience includes localized and regional utility extensions, lift stations, City and DOT roadway reconstructions and new roadways, MOT plans, signage and striping plans, concrete and asphalt pavement design, storm water management systems, regional drainage studies, residential mixed use, and large-scale commercial developments.

21. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> City Engineer (consultant) for Bunnell, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016 – Present	CONSTRUCTION <i>(If applicable)</i> NA
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> City Engineer (consultant) for Flagler Beach, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017 – Present	CONSTRUCTION <i>(If applicable)</i> NA
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Civil Engineer for Mendota Heights, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 1996 – 2000	CONSTRUCTION <i>(If applicable)</i> NA
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> City Engineer (consultant) for Two Harbors, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012 – 2014	CONSTRUCTION <i>(If applicable)</i> NA
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE City Engineer performing all aspects of design for City improvement projects. Representative projects included approximately 6 miles of roadway and utility reconstruction for rural to urban street reconstructions. Tasks included complete corridor survey of projects, design, cost estimating, bidding and award, and full time construction inspection.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> City Engineer (consultant) for Scanlon, MN	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012 – 2014	CONSTRUCTION <i>(If applicable)</i> NA
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Performed as Engineer of Record for numerous City infrastructure projects. Projects included roadway paving/assessment/rehabilitation/replacement, stormwater system design and modeling, watermain (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation. Public messaging and interaction.	<input type="checkbox"/> Check if project performed with current firm	



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

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WIMPEE, CURTIS MARCEL

11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764

EXPIRATION DATE: FEBRUARY 28, 2025

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SCHOFIELD, JOSEPH RYAN

10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219

EXPIRATION DATE: FEBRUARY 28, 2025

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Adam Oestman, EIT	13. ROLE IN THIS CONTRACT Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 2.5

15. FIRM NAME AND LOCATION *(City and State)*
Alliant Engineering, Inc. (Jacksonville, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering Technology, Murray State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Engineer in Training (PE Pending)
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24. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Oestman has more than six years of experience in the design and construction of private infrastructure projects. He has worked on numerous developments and infrastructure improvements for commercial, medical, municipal, and residential projects around the country. Typical project requirements are land acquisition contract review, site assessment, land planning, development cost analysis, scheduling, approval coordination preparation of contract documents, and construction administration.

25. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
City of DeLand Reclaim Main Extension, DeLand, FL	2023	NA
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for a +-6000 LF Reclaim main extension		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Shadow Crest At Rolling Hills CDD Single Family Subdivision, Green Cove Springs, FL	2021	Ongoing
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for a 247 single-family residential subdivision, as well as associated construction administration throughout the project.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Sawmill Branch at Palm Coast Park CDD - Multiple Phases, Palm Coast, FL	2023	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single-family residential subdivision phases totaling over 1000 lots		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Spring Lake at Palm Coast Park CDD – Multiple Phases, Palm Coast, FL	2022	Ongoing
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Preparing the construction documents, cost-estimates, and associated construction administration for multiple single-family residential subdivision phases for a total of 421 lots		
<input checked="" type="checkbox"/> Check if project performed with current firm		
Hymon Circle Drainage Improvements – City of Bunnell, FL	2023	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design engineer preparing the construction documents for a two phase project in the City of Bunnell, including +-2000 LF of road-side drainage improvements, as well as +-3000 LF of existing drainage ditch improvements		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME David Schmidt, ASLA	13. ROLE IN THIS CONTRACT Landscape Design	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM Less than 1 year
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc. (Jacksonville, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. Landscape Architecture, University of Arkansas, Minor in Horticulture		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> ASLA; Currently pursuing licensure as a Landscape Architect in Florida in 2023	
26. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Mr. Schmidt has more than 16 years of experience in the fields of land development planning, landscape architecture, urban design, and project management and is the Director of Landscape Architecture at Alliant. His primary responsibilities include project management, regulatory approvals, site layout and design, construction documentation, regional and community planning, and graphic design.			

27. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Reverie at Trailmark, St. Augustine, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018-2020	CONSTRUCTION <i>(If applicable)</i> 2019-2023
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Reverie at Trailmark, St. Augustine, FL — served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Reverie is a 55+ Master Planned Community located in St. Augustine Florida permitted as a Community Development District developed by Dream Finders Homes, LLC. Reverie consists of 487 class A single family homes, and 4,600 SF Neighborhood Clubhouse		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Sweetgrass, St. Mary's, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Sweetgrass is a 150 Acre Master Planned Community located in St. Mary's Georgia developed by Tierra Linda Development, LLC. Sweetgrass consists of 312 class A multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial. The Sweetgrass project will end up as home to almost 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Bradenton Riverwalk, Bradenton, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008-2012	CONSTRUCTION <i>(If applicable)</i> 2012
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE My team was responsible for various project components, such as data collection, landscape design, color renderings and 3D modeling for the master plan. Kimley-Horn completed the master planning process for the 1.5-mile-long riverfront area in Bradenton known as the Riverwalk. Services included a grants/funding analysis, master planning, public involvement, design development, and stakeholder coordination. Unanimous approval was given from the Bradenton City Council with the preparation of construction documents and permitting drawings.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joe Brinson, PWS	13. ROLE IN THIS CONTRACT Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 2

15. FIRM NAME AND LOCATION *(City and State)*
ECS Florida, LLC - Jacksonville, FL

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science, 1996, Forest Resource Management/Forest Biometrics, University of Georgia, Athens, GA	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Wetland Scientist
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28. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Mr. Brinson is an Environmental Senior Project Manager for ECS and has more than 26 years' experience in wetland permitting, species, timber assessments, greenbelts and tree / arborist services. His responsibilities include the daily management of all phases of environmental projects to include proposal preparation and review, environmental compliance (spec/NPDES), budgeting daily and ongoing activities, preparation and review of reports, daily on-going client interaction, developing a client database, invoicing and marketing. In his role, Mr. Brinson serves as a mentor to junior staff members on various environmental projects and assists senior staff in marketing initiatives.

29. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Town Center Boulevard Property, Palm Coast, FL	2023	NA
<p>a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Ecological Diligence. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$1,850 Size: 5.09 acres</p>		
Dix Ellis, Jacksonville, FL	2023	NA
<p>b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Preliminary Wetlands Determination. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$1,500 Size: .77 acres</p>		
Beautyrest Avenue Property, Jacksonville, FL	2022	NA
<p>c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS scientist completed a Ecological Due Diligence with CRAS. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats. ECS Fees: \$6,650 Size: 3.88 acres</p>		
First Coast Expressway Property, Middleburg, FL	2021	NA
<p>d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS completed a Preliminary Wetlands Determination and Preliminary Threatened & Endangered Species Survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitat. ECS Fees: \$6,650 Size: 3.88 acres</p>		
Bainbridge Nocatee Parkway Project, Jacksonville, FL	2021	NA
<p>e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. ECS completed a Preliminary Wetlands Determination and Preliminary Threatened & Endangered Species Survey. The purpose of the field visit was to evaluate th site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings. ECS Fees: \$2,300 Size: 13.5 acres</p>		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete on Section E for each key person)

12. NAME Brett H. Harbison, P.E.	13. ROLE IN THIS CONTRACT Senior Geotechnical Engineer/Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC, Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. Civil Engineering, Florida State University, 2007; Graduate Courses University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, Florida P.E. 74679 Professional Engineer, Georgia PE037919	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Certified SmartPile EDC System (User ID # 020FL0029-13), Florida Engineering Leadership Institute Graduate 2015, American Society of Highway Engineers (ASHE), North Florida, ASHE Community Outreach Chairman, TCI Young Professional of the Year 2017			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	City of Jacksonville (COJ) Northbank Bulkhead Replacement, Jacksonville, Florida	PROFESSIONAL SERVICES 2020 - Present	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending approximately between the Fuller Warren bridge and Liberty Street. The project will include constructing a new bulkhead wall in front (waterside) of the existing bulkhead and installing anchors through the existing bulkhead. MAE's scope of work included land and waterside Standard Penetration Test (SPT) borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors. (Contract Value: \$384,800)		
b.	City of Jacksonville Sidewalks and Pedestrian Improvements, Jacksonville, Florida	PROFESSIONAL SERVICES 2014-2020	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager. MAE's services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. Typically, the geotechnical exploration included mobilizing our truck-mounted drill rig to City roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, MAE provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping; temporary groundwater control; soil parameters for culvert design; excavation protection; and structural backfill and compaction of structural backfill. (Contract Value \$128,740)		
c.	Lonnie Miller Sr. Regional Park Structures & Pedestrian Trail, Jacksonville, FL	PROFESSIONAL SERVICES 2018	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical/Soils Engineer. Park improvements proposed for this park included multiple new courts, multi-use fields, playgrounds, pavilions, new parking areas, elevated boardwalks, restroom and concession facilities, 2-story concrete scorer's building and 2,700 linear feet of asphalt surfaced pedestrian trail. Geotechnical explorations were performed. Reporting was presented and included design recommendations for shallow foundations, groundwater control and underdrain recommendations for field areas, and recommendations for construction of asphalt pavement base and structural courses for the trail system. Site preparation and earthwork recommendations included clearing and stripping, removal and replacement of deleterious soils/debris encountered, temporary groundwater control, and placement/compaction of fill and backfill soils. (Contract Value: \$37,800)		
d.	FDOT District 2, I-95 Nassau River Bridge Improvements, Duval/Nassau County Line, FL	PROFESSIONAL SERVICES 2021	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record (GEOR)/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analyses to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Test (SPT) borings in tidally inundated project area using amphibious and spud barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analyses, soil parameter recommendations for lateral analyses, and shaft installation/construction recommendations. (Contract Value: \$670,825)		
e.	Moncrief Pedestrian Bridge Span Replacement, Jacksonville, Florida	PROFESSIONAL SERVICES 2022	CONSTRUCTION (if applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for the geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge is approximately 70 to 75 feet long and the replacement bridge will be of similar length. (Contract Value \$14,000 est.)		



Part F

REPRESENTATIVE PROJECTS

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Shadow Crest at Rolling Hills CDD (Phases 3B & 3C), GCS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021 – 2023	CONSTRUCTION <i>(If applicable)</i> 2023

26. PROJECT OWNER'S INFORMATION

b. PROJECT OWNER Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER 904-940-5850 x412
---------------------------------------	---	---

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

CDD constructed by bond issuance infrastructure to support a 247-lot single-family platted phase of the community. Joe Schofield is the acting District Engineer for this part of the District, who is also the Engineer of Record.

Project required coordination with the primary CDD Engineer to coordinate ongoing construction of a prior phase adjacent Shadow Crest. Construction ran concurrently, so both Engineer's attended each monthly Board meeting to give Engineer's updates on each respective project. The prior phase included construction of a lift station to receive effluent from both projects.

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoice and pay application to help ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the District full planned build-out.



28. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Spring Lake Subdivision		22. YEAR COMPLETED PROFESSIONAL SERVICES 2019 – 2022 CONSTRUCTION <i>(If applicable)</i> NA

32. PROJECT OWNER'S INFORMATION

d. PROJECT OWNER Sunbelt Land Management	b. POINT OF CONTACT NAME Ken Belshe	c. POINT OF CONTACT TELEPHONE NUMBER 386-986-2411
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33. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineer of Record for complete design and permitting of 421 unit CDD residential subdivision. Provided all aspects of oversight and design. Provided Certified Engineer's Report including cost estimating for Palm Coast Park Community Development District (CDD).



34. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Surveying
c.			
d.			
e.			
f.			

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

20. EXAMPLE PROJECT KEY NUMBER

3

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

Bunnell Westside Sewer Improvements - Phase 1, Bunnell, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2020

CONSTRUCTION *(If applicable)*
2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
City of Bunnell

b. POINT OF CONTACT NAME
Dustin Vost

c. POINT OF CONTACT TELEPHONE NUMBER
386.437.7515

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

Alliant prepared and submitted a St. Johns River Water Management District REDI Grant Application on behalf of the City of Bunnell, FL. The application was ranked #1 by the SJRWMD. The project consisted of sanitary sewer CIPP lining, lift station upgrades, and regional storm sewer and swale improvements to address ongoing flooding issues in this Deen Road neighborhood.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

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

20. EXAMPLE PROJECT KEY NUMBER
4

21. TITLE AND LOCATION *(City and State)*
Flagler Beach Slip Lining Rehab, Flagler Beach, FL

22. YEAR COMPLETED
 PROFESSIONAL SERVICES 2020
 CONSTRUCTION *(If applicable)* 2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
City of Flagler Beach

b. POINT OF CONTACT NAME
Lee Richards

c. POINT OF CONTACT TELEPHONE NUMBER
386-517-2000 ext. 248

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

Alliant prepared and submitted a St. Johns River Water Management District REDI Grant Application on behalf of the City of Bunnell, FL. The project was funded by the SJRWMD and Alliant performed a 1.1-mile route survey along SR 100 (Moody Blvd) in the City of Bunnell from Grand Reserve Parkway to North Palmetto Street. This required deed research for all adjacent properties along the route including FDOT right-of-way. Alliant also prepared design and bid Documents for a reclaimed water main.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Surveying
c.			
d.			
e.			
f.			

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

20. EXAMPLE PROJECT KEY NUMBER
5

21. TITLE AND LOCATION *(City and State)*
Sweetgrass Apartments (Phase 1) Enhanced Landscape

22. YEAR COMPLETED
PROFESSIONAL SERVICES 2023
CONSTRUCTION *(If applicable)* NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Sweetgrass Acquisition LLC

b. POINT OF CONTACT NAME
Ron Buckley

c. POINT OF CONTACT TELEPHONE NUMBER
904-247-5334

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

Sweetgrass is a 150 Acre Master Planned Development located in St. Mary's Georgia for Tierra Linda Development, LLC. Sweetgrass consists of 312 class A multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial. Working in collaboration with the client, architect, and interior designer, the Sweetgrass project will end up as home to almost 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement. My team's services included project management for the design of the enhanced landscape, irrigation, neighborhood clubhouse amenity area which included the clubhouse pool deck, shade structures, outdoor kitchen, landscape architecture, hardscape, site electrical engineering (managed sub), mail kiosk, design of the neighborhood entry monument, security gate, dog park and all site civil design with permitting.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Trout Creek Community Development District, St. Augustine, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023
		CONSTRUCTION <i>(If applicable)</i> NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER 904.436.6270
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

ECS completed an Arboriculture Assessment for the landscape tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. ECS scope of work included assessing the current condition of landscaping trees along Shearwater Parkway, determine whether conditions require removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil ph and nutrient analysis, root excavation, general leaf density analysis, irrigation water ph testing and bulk density testing of the soil.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	ECS Florida, LLC	Jacksonville, FL	Environmental
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Tapestry Westland Village	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018-2019	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Arlington Properties	b. POINT OF CONTACT NAME Trey Barnes	c. POINT OF CONTACT TELEPHONE NUMBER (205) 397-6834
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The subject project is located at the intersection of Collins Road at Plantation Bay Drive in Jacksonville, Florida. This task order included performing a geotechnical exploration, laboratory testing program, and engineering analysis to assist the design team with the design of the twelve 3-story residential buildings, a single-story clubhouse, lift station, pool, and dog park.

Our analysis included providing recommendations for the construction of shallow foundations and a wet well structure.

FIELD EXPLORATION PROGRAM

Borings: 16 SPT, 16 Hand Augers
 Total Feet: 533 LF (9 SPT to 30 feet, 4 SPT to 20 feet, 1 SPT to 32 feet, 1 SPT to 25 feet, 5' sampling intervals) (16 6 foot Hand Augers 1 foot sampling intervals)
 Samples: 223

LABORATORY TESTING PROGRAM

Index Testing: 26 samples
 26 -200, 26 MC, 4 OC, 4 AL

Contract Value: \$12,000



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Meskel & Associates	Jacksonville, FL	Geotechnical Services
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



ALLIANT

Part G

KEY PERSONNEL PARTICIPATION IN REPRESENTATIVE PROJECTS



ALLIANT

Part H

ADDITIONAL INFORMATION

H. ADDITIONAL INFORMATION

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

Alliant Engineering, Inc. (Alliant) is a local and highly experienced engineering firm that is perfectly suited to provide professional services from the RFQ. We are not only highly qualified, but we also have an intricate knowledge of the infrastructure challenges within smaller municipalities. Brice Nelson, PE will serve as the Project Manager and will be the CDD's main point of contact while Mr. Curt Wimpée, PE will serve as Alliant's Quality Manager. As Project Manager, Brice will be handling the District Meetings and managing the construction/engineering services.

Alliant's proposed team of professionals provides the CDD with a comprehensive understanding and approach to meet (and exceed) the CDD's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

As part of our program for other similar clients, we have developed an internal Quality Management Plan (QMP) that defines how our team will provide quality in delivering services to the CDD. As Project Manager, Brice will ensure that the process is followed for every major deliverable and milestone. Alliant's experience with the quality control process has shown that it must be part of the everyday

Alliant Engineering, Inc.'s corporate office is located in Minneapolis, MN.

Alliant's teaming partner Meskel & Associates Engineering (MAE) is a certified Woman-owned DBE and JSEB based in Jacksonville, FL, with additional offices in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of the form.

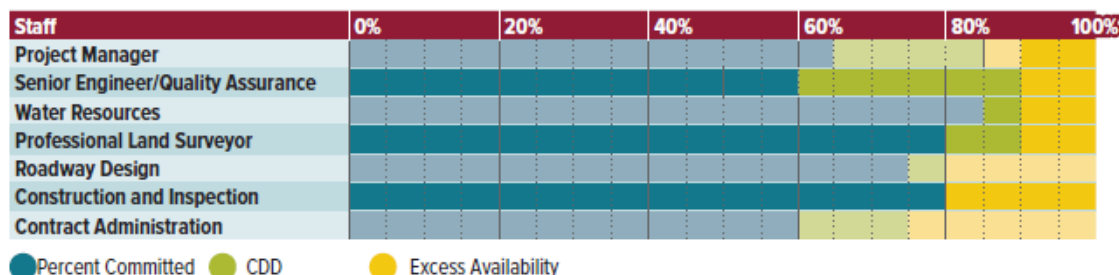
Alliant is dedicated to client satisfaction. To this end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. As a Principal of Alliant and a member of our core team, Mr. Wimpée can allocate the support staff and resources to easily meet project schedules.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute at the moment. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

The Alliant Team has the experience and expertise required to provide high quality professional services to the CDD for this project. We believe the details of our proposal provide the CDD with excellent program value. We would be honored and excited to work with you on this project.

Exhibit 2. Staff Workload and Availability



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

February 1, 2024

33. NAME AND TITLE

Curt Wimpée, P.E., Vice President Southeast Region

SECTION VII

SECTION C

SECTION 1

Kepler Road Community Development District

Summary of Check Register

January 01, 2024 to March 29, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	2/2/24	1-2	\$	1,682.15
	2/13/24	3-4	\$	4,424.36
	2/20/24	5	\$	1,818.58
	2/27/24	6-7	\$	14,399.28
Total Amount			\$	22,324.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/02/24	00004	12/18/23	89658	202312	310	51300	54000		SPECIAL DISTRICT FEE FY24	*	150.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												150.00	000001
2/02/24	00003	12/03/23	08399163	202312	310	51300	48000		NOT OF ORG MEETING 12/01	*	264.43		
		12/24/23	08510012	202312	310	51300	48000		NOT OF BOS MEETING 2024	*	260.68		
		1/14/24	08627875	202401	310	51300	48000		NOT OF RULE DEV&BOS MEET	*	633.86		
		1/21/24	08665003	202401	310	51300	48000		REQ QUAL FOR ENGINEER SVC	*	373.18		
TRIBUNE PUBLISHING COMPANY,LLC DBA												1,532.15	000002
2/13/24	00005	2/02/24	21079	202402	310	51300	45000		FY24 INSURANCE POLICY	*	3,740.00		
EGIS INSURANCE ADVISORS												3,740.00	000003
2/13/24	00003	1/28/24	08702078	202401	310	51300	48000		NOT OF LANDOWNER MEET	*	684.36		
TRIBUNE PUBLISHING COMPANY,LLC DBA												684.36	000004
2/20/24	00003	2/04/24	08746100	202401	310	51300	48000		NOT OF BUDGET/NON AD COLL	*	1,818.58		
TRIBUNE PUBLISHING COMPANY,LLC DBA												1,818.58	000005
2/27/24	00001	12/11/23	1	202312	310	51300	34000		MANAGEMENT FEES-DEC23	*	1,129.17		
		12/11/23	1	202312	310	51300	35100		INFORMATION TECH-DEC23	*	101.64		
GOVERNMENTAL MANAGEMENT SERVICES												1,230.81	000006
2/27/24	00002	12/21/23	3327882	202311	310	51300	31500		ATTORNEY SVCS-NOV23	*	3,393.99		
		1/30/24	3342198	202312	310	51300	31500		GENERAL COUNSEL-DEC23	*	9,774.48		
KUTAK ROCK LLP												13,168.47	000007
TOTAL FOR BANK A											22,324.37		
TOTAL FOR REGISTER											22,324.37		

KELP KEPLER ROAD AGUZMAN

SECTION 2

Kepler Road
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

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

Kepler Road

Community Development District

Combined Balance Sheet

February 29, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	8,701
Due from Developer	\$	5,381
Total Assets	\$	14,082
Liabilities:		
Accounts Payable	\$	5,381
Employee FICA	\$	92
Total Liabilites	\$	5,473
Fund Balance:		
Assigned:		
Unassigned	\$	8,610
Total Fund Balances	\$	8,610
Total Liabilities & Fund Balance	\$	14,082

Kepler Road
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Developer Contributions	\$ 104,844	\$ 36,961	\$ 36,961	\$ -
Total Revenues	\$ 104,844	\$ 36,961	\$ 36,961	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 10,000	\$ 4,167	\$ 600	\$ 3,567
FICA Expenditures	\$ 765	\$ 319	\$ 46	\$ 273
Engineering	\$ 12,500	\$ 5,208	\$ -	\$ 5,208
Attorney	\$ 20,833	\$ 8,680	\$ 14,916	\$ (6,236)
Management Fees	\$ 33,333	\$ 13,889	\$ 4,463	\$ 9,426
Information Technology	\$ 1,500	\$ 625	\$ 402	\$ 223
Website Maintenance	\$ 2,750	\$ 1,146	\$ -	\$ 1,146
Telephone	\$ 250	\$ 104	\$ -	\$ 104
Postage & Delivery	\$ 833	\$ 347	\$ -	\$ 347
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 833	\$ 347	\$ -	\$ 347
Legal Advertising	\$ 12,500	\$ 5,208	\$ 4,035	\$ 1,173
Other Current Charges	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Office Supplies	\$ 522	\$ 218	\$ -	\$ 218
Travel Per Diem	\$ 550	\$ 229	\$ -	\$ 229
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
Total Expenditures	\$ 104,844	\$ 46,704	\$ 28,351	\$ 18,353
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 8,610	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 8,610	

Kepler Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ 16,750	\$ -	\$ 20,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,961
Total Revenues	\$ -	\$ -	\$ 16,750	\$ -	\$ 20,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,961
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ 3,394	\$ 9,774	\$ 1,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,916
Management Fees	\$ -	\$ -	\$ 1,129	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,463
Information Technology	\$ -	\$ -	\$ 102	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ 525	\$ 3,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,035
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Total Expenditures	\$ -	\$ 3,394	\$ 11,680	\$ 7,074	\$ 6,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,351
Excess Revenues (Expenditures)	\$ -	\$ (3,394)	\$ 5,070	\$ (7,074)	\$ 14,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,610

SECTION 3

Kepler Road
Community Development District

Funding Request #2
February 2, 2024

Bill to:

	Payee		General Fund FY2024
1	GMS- Central Florida, LLC Invoice # 1- Management Fee	\$	1,230.81
2	Kutak Rock LLP Invoice # 3327882- General Counsel November 2023 Invoice # 3342198- General Counsel December 2023	\$	3,393.99 \$ 9,774.48
4	Supervisor Fees- 12/11/23 Meeting Rocky Owen Tom Franklin	\$	215.30 \$ 215.30
			\$ 14,829.88
Total:			\$ 14,829.88

Please make check payable to:

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

GMS-Central Florida, LLC

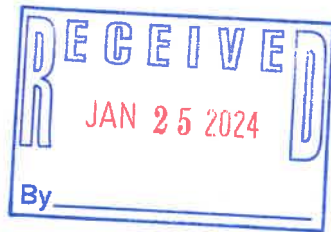
1001 Bradford Way
Kingston, TN 37763 \

Invoice

Invoice #: 1
Invoice Date: 12/11/23
Due Date: 12/11/23
Case:
P.O. Number:

Bill To:
Kepler Road CDD

Description	Hours/Qty	Rate	Amount
Management Fees - December 2023 (Prorated 12/11/23-12/31/23)	21	53.77	1,129.17
Information Technology - December 2023 (Prorated 12/11/23-12/31/23)	21	4.84	101.64



Total	\$1,230.81
Payments/Credits	\$0.00
Balance Due	\$1,230.81

H

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA 2
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3327882
Client Matter No. 46323-1
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3327882
46323-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

11/21/23	S. Sandy	1.00	300.00	Prepare for organizational meeting
11/21/23	D. Wilbourn	1.10	176.00	Follow-up communications regarding establishment hearing; request ordinance; prepare for organizational meeting
11/22/23	S. Sandy	0.20	60.00	Confer regarding organizational meeting
11/28/23	S. Sandy	1.70	510.00	Conduct post-establishment hearing follow-up; confer with Iorio and Woods regarding City request for CDD to maintain roads
11/28/23	D. Wilbourn	1.60	256.00	Communications in connection with request for ordinance
11/29/23	R. Dugan	1.00	260.00	Research regarding City of DeLand municipal ordinance due process for Sandy
11/29/23	S. Sandy	0.40	120.00	Conduct establishment hearing follow-up
11/29/23	D. Wilbourn	0.60	96.00	Communications regarding establishment ordinance

KUTAK ROCK LLP

Kepler Road CDD
December 21, 2023
Client Matter No. 46323-1
Invoice No. 3327882
Page 2

11/30/23	R. Dugan	3.50	910.00	Research regarding City of DeLand municipal ordinance due process for Sandy; telephone conference regarding same
11/30/23	S. Sandy	1.20	360.00	Communication with Elkind regarding establishment hearing; conduct research regarding process for re-hearing of establishment ordinance

TOTAL HOURS 12.30

TOTAL FOR SERVICES RENDERED \$3,048.00

DISBURSEMENTS

Meals 34.86
Travel Expenses 311.13

TOTAL DISBURSEMENTS 345.99

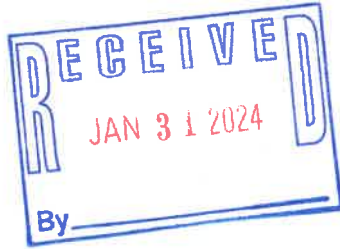
TOTAL CURRENT AMOUNT DUE \$3,393.99

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA 2
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2024



Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #10400016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3342198
Client Matter No. 46323-1
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3342198
46323-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

12/01/23	S. Sandy	3.50	1,050.00	Confer with Elkind regarding reconsideration of interlocal agreement and internal roadway maintenance; conduct follow-up regarding same
12/02/23	S. Sandy	1.50	450.00	Conduct research regarding City Commission's ability to reconsider adoption of CDD establishment ordinance or interlocal agreement
12/03/23	S. Sandy	3.40	1,020.00	Conduct research regarding City Commission's ability to reconsider adoption of CDD establishment ordinance or interlocal agreement; confer with Elkind regarding same; prepare draft interlocal agreement
12/03/23	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts

KUTAK ROCK LLP

Kepler Road CDD

January 30, 2024

Client Matter No. 46323-1

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12/04/23	S. Sandy	11.40	3,420.00	Prepare for, travel to, and attend City Commission meeting regarding possible motion to reconsider the interlocal agreement; return travel
12/04/23	D. Wilbourn	1.00	160.00	Prepare for organizational meeting
12/05/23	S. Sandy	0.60	180.00	Conduct follow-up from City Commission meeting; prepare interlocal agreement
12/05/23	D. Wilbourn	1.00	160.00	Prepare for organizational meeting
12/06/23	S. Sandy	0.20	60.00	Prepare revised interlocal agreement; confer with City staff regarding same
12/07/23	S. Sandy	0.20	60.00	Prepare resolution approving interlocal agreement
12/07/23	D. Wilbourn	1.10	176.00	Organizational meeting preparation and communications
12/08/23	M. Rigoni	0.20	55.00	Correspondence regarding organizational meeting and outstanding agenda items
12/08/23	S. Sandy	0.60	180.00	Confer regarding establishment ordinance and interlocal; follow-up regarding same
12/08/23	D. Wilbourn	0.90	144.00	Prepare for organizational meeting
12/11/23	M. Rigoni	0.30	82.50	Correspondence regarding organizational meeting and finalization of interlocal and ordinance
12/11/23	S. Sandy	2.40	720.00	Prepare for and attend organizational meeting; conduct follow-up regarding same
12/11/23	D. Wilbourn	1.50	240.00	Organizational meeting preparation and follow-up
12/12/23	S. Sandy	1.30	390.00	Confer with Flint regarding Interlocal Agreement; facilitate execution and recording of Interlocal Agreement and Notice of Establishment
12/15/23	S. Sandy	0.20	60.00	Conduct meeting follow-up
12/18/23	S. Sandy	0.20	60.00	Review correspondence with Gaskins; conduct meeting follow-up

KUTAK ROCK LLP

Kepler Road CDD
January 30, 2024
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12/18/23	D. Wilbourn	2.20	352.00	Record and disseminate notice of establishment; prepare hearing notices and supporting documents for February meeting; communications with district manager's office
12/21/23	S. Sandy	0.20	60.00	Review recorded interlocal agreement; confer regarding same

TOTAL HOURS 34.60

TOTAL FOR SERVICES RENDERED \$9,349.00

DISBURSEMENTS

Filing and Court Fees	46.50
Freight and Postage	22.29
Meals	45.56
Travel Expenses	311.13

TOTAL DISBURSEMENTS 425.48

TOTAL CURRENT AMOUNT DUE \$9,774.48