



**CAPRON TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
MAY 18, 2026
1:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.caprontrailcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
Premier Citrus
14885 Indrio Road
Ft. Pierce, Florida 34945
REGULAR BOARD MEETING
May 18, 2026
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 16, 2026 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Selection of District Engineer.....Page 6
 - 2. Consider Approval of Dike Inspection Proposal.....Page 110
 - 3. Discussion Regarding Loan Repayment
 - 4. Discussion Regarding Reserve Fund
 - 5. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 114
- I. Engineer’s Report
- J. Attorney’s Report
- K. Field Maintenance Report
- L. Administrative Matters
 - 1. Financial Report.....Page 120
- M. Board Member Comments
- N. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Special District Services Capron Trail
Capron Trail Comm. D
Capron Trail Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 10/10/2025
SCN tcpalm.com 10/10/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2025

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$149.00
Tax Amount: \$0.00
Payment Cost: \$149.00
Order No: 11732332 # of Copies:
Customer No: 1125991 1
PO #: Meeting Schedule

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT FISCAL
YEAR 2025/2026 REGULAR MEET-
ING SCHEDULE
NOTICE IS HEREBY GIVEN that the
Board of Supervisors of the Capron
Trail Community Development
District will hold Regular Meetings
in the offices of Premier Citrus
located at 14885 Indrio Road, Fort
Pierce, Florida 34945 at 1:30 p.m.
on the following dates:
October 20, 2025
November 17, 2025
December 15, 2025
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

The purpose of the meetings is to
conduct any business coming
before the Board. Meetings are
open to the public and will be
conducted in accordance with the
provisions of Florida law. Copies of
the Agendas for any of the meet-
ings may be obtained from the
District's website or by contacting
the District Manager at (772) 345-
5119 and/or toll free at 1-877-737-
4922 prior to the date of the
particular meeting.

From time to time one or more
Supervisors may participate by
telephone; therefore a speaker
telephone may be present at the
meeting location so that Supervi-
sors may be fully informed of the
discussions taking place. Said
meetings may be continued as
found necessary to a time and
place specified on the record.

If any person decides to appeal any
decision made with respect to any
matter considered at these meet-
ings, such person will need a record
of the proceedings and such person
may need to ensure that a verbatim
record of the proceedings is made
at his or her own expense and
which record includes the testi-
mony and evidence on which the
appeal is based.

In accordance with the provisions
of the Americans with Disabilities
Act, any person requiring special
accommodations or an interpreter
to participate at any of these meet-
ings should contact the District
Manager at (772) 345-5119 and/or
toll-free at 1-877-737-4922 at least
seven (7) days prior to the date of
the particular meeting.

Meetings may be cancelled from
time to time without advertised
notice.

Capron Trail Community Develop-
ment District
www.caprontrailcdd.org
PUB 10/10/2025
TCN

KAITLYN FELTY
Notary Public
State of Wisconsin



**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
MARCH 16, 2026**

A. CALL TO ORDER

District Manager Stephanie Brown called the March 16, 2026, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:31 p.m. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 10, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as required by law.

C. CONSIDER RESIGNATION & APPOINTMENT TO BOARD VACANCY

Ms. Brown advised of Supervisor Nick Stewart’s resignation.

A **motion** was made by Mr. Bass, seconded by Mr. Hunter accepting the resignation of Supervisor Nick Stewart from Board Seat Number 2. The **motion** passed unanimously.

A **motion** was made by Mr. Jerkins, seconded by Mr. Bass appointing Rudd Jones to the vacant Seat Number 2. The **motion** passed unanimously.

D. ADMINISTER OATH OF OFFICE

Ms. Brown administered the Oath of Office to Rudd Jones and he was seated.

E. ESTABLISH QUORUM

Ms. Brown stated that the attendance of Supervisors David Bass, Buster Hunter, Rudd Jones and Tom Jerkins constituted a quorum, and it was in order for the meeting to proceed.

Also in attendance were: District Managers Stephanie Brown and Frank Sakuma of Special District Services, Inc.; District Attorney Elizabeth Lenihan of Torcivia, Donlon, Goddeau & Rubin, P.A.; and District Engineer Karen Brandon of AECOM.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Bass, seconded by Mr. Hunter approving the slate of District Officers as listed below. The **motion** passed unanimously.

- Tom Jerkins - **Chair**
- Rudd Jones - **Vice Chair**
- David Bass - **Assistant Secretary**
- Buster Hunter - **Assistant Secretary**

- Stephanie Brown - **Secretary/Treasurer**

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. October 20, 2025, Regular Board Meeting

The minutes of the October 20, 2025, Regular Board Meeting were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Hunter. The **motion** passed unanimously.

J. OLD BUSINESS

There was no Old Business to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2026-01 Adopting Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Board discussion of this item highlighted several issues that should be addressed before considering the proposed budget. Firstly, the \$250,000 pump repairs, which will most likely require a loan to the District. Secondly, the need to set up a reserve account for future capital repairs. After discussion, it was decided to table this item to a future meeting, most likely in May.

2. Consider Ratification of SFWMD Water Use Individual Permit

After Board discussion, a **motion** was made by Mr. Bass, seconded by Mr. Jones approving and ratifying the renewed South Florida Water Management District (SFMWD) Permit Number: 56-00084-W. The **motion** passed unanimously.

L. ENGINEER'S REPORT

Ms. Brandon advised that AECOM would not be responding the Engineering RFQ issued by the District. She advised her firm would continue to provide District Engineer support until the new engineer has been brought onboard.

M. ATTORNEY’S REPORT

There was no Attorney’s Report at this time.

N. FIELD MAINTENANCE REPORT

Mr. Bass provided an update on several items:

- Mitigation wetlands were in good condition;
- South Mitigation is no longer being monitored by SFWMD;
- Freeze killed both invasive and native vegetation; and
- Carp (fish) that were stocked for aquatic control have a much reduced population.

O. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Brown stated that the Financial Report was included in the Board package. There were no questions from the Board Members.

P. BOARD MEMBER COMMENTS

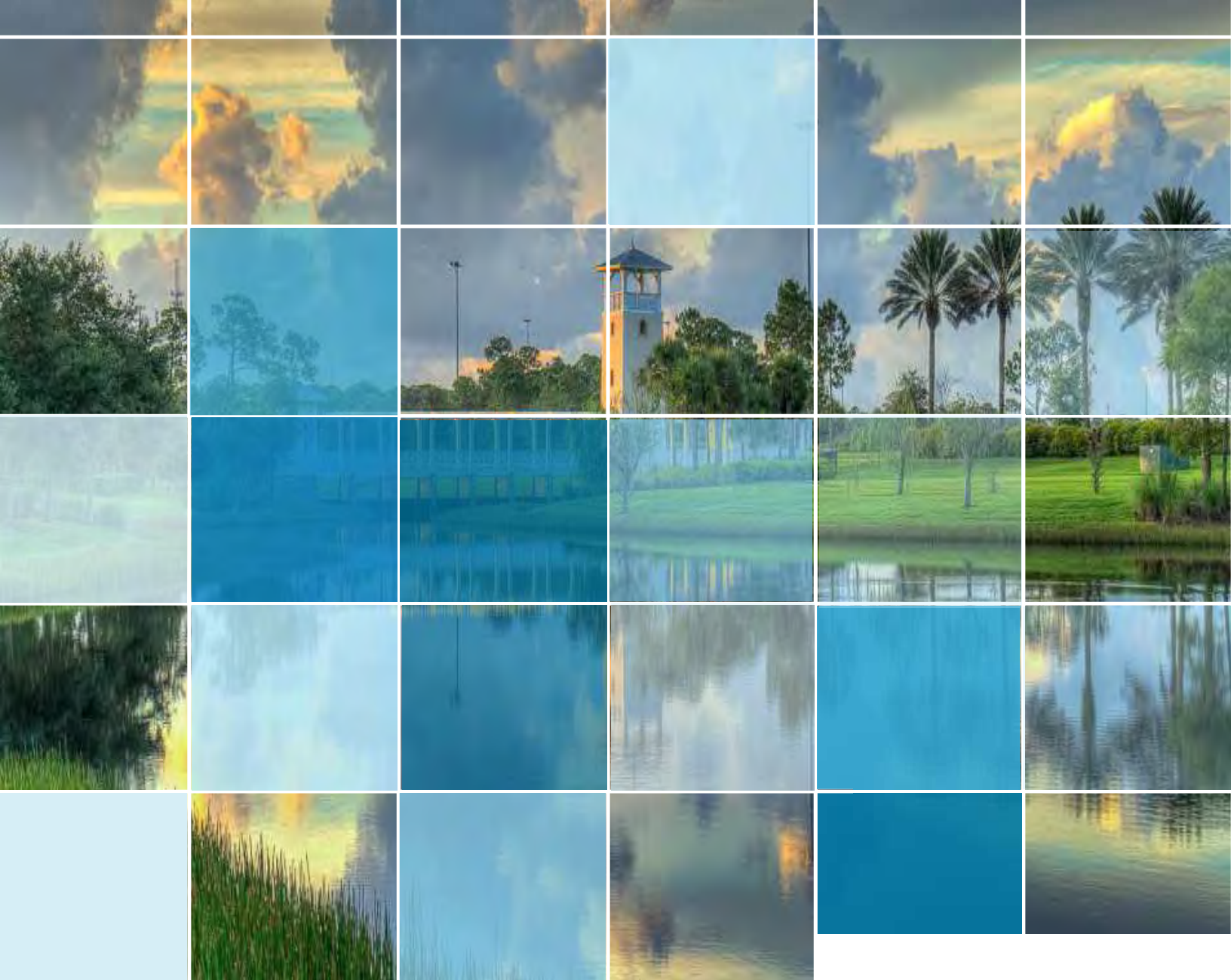
There were no further Board Member comments.

Q. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:31 p.m. by Chairman Jerkins. There were no objections.

Secretary

Chairman



RESPONSE TO REQUEST FOR DISTRICT ENGINEER QUALIFICATION FOR CAPRON TRAIL CDD

PREPARED BY:
Culpepper & Terpening
2980 S. 25th Street
Fort Pierce, Florida 34981
772-464-3537
May 1, 2026





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Transmittal Letter

TAB 1



Transmittal Letter

May 1, 2026
Capron Trail CDD
c/o Special District Services, Inc.
10521 SW Village Center Dr., Suite 203
Port St. Lucie, FL 34987
sbrown@sdsinc.org

Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, Florida 34981
772-464-3537

RE: RFQ - Response to Request for District Engineer Qualifications for Capron Trail CDD

Dear District Manager,

On behalf of Culpepper & Terpening, Inc. ("C&T"), we are pleased to submit our response to the Request for Qualifications to provide District Engineer services for the Capron Trail Community Development District ("District").

For more than 40 years, Culpepper & Terpening has served the Treasure Coast and its local governments, delivering civil engineering, surveying, and construction administration services with a strong reputation for excellence, integrity, and responsiveness. Our public sector experience includes work with counties, cities, community development districts, water control districts, and water management districts. Based in Fort Pierce, C&T brings deep local knowledge and a clear understanding of the region's permitting environment, land development history, and infrastructure needs. This experience spans a wide range of environments, from rural settings focused on maintaining backbone drainage infrastructure to more developed communities with complex and interconnected systems.

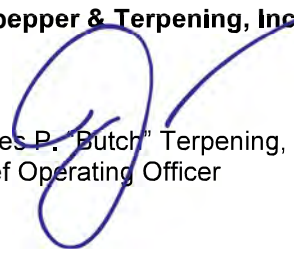
C&T currently serves as District Engineer for 14 active Community Development Districts in St. Lucie County and is well versed in the governance structure, funding mechanisms, public meeting processes, and engineering responsibilities required to effectively support a community development district. In addition, our firm has provided engineering services for other district-related and public infrastructure projects throughout the Treasure Coast, giving us the experience and responsiveness needed to serve the Capron Trail Community Development District.

Our in-house civil engineering expertise includes utility and drainage design, roadway design, permitting support and construction administration. We also offer land surveying, GIS and drone services, subsurface utility engineering and grant administration services as part of our full-service package. We are committed to providing responsive service, proactive communication, and value-added engineering solutions to support the District's current and future needs.

Roberto Cabrera, P.E. will serve as C&T's primary contact for the District, authorized by our Chief Operating Officer, James P. Terpening. We appreciate your consideration of our qualifications and welcome the opportunity to serve the Capron Trail Community Development District. If you have any questions or need additional information, please contact me at (772) 464-3537 or rcabrera@ct-eng.com.

Sincerely,

Culpepper & Terpening, Inc.


James P. "Butch" Terpening, P.E.
Chief Operating Officer


Roberto Cabrera, P.E.
District Engineer



Firm Qualifications

TAB 2



Firm Qualifications

Culpepper & Terpening, Inc. (C&T) has provided civil engineering support to public agencies and community development districts throughout Florida's Treasure Coast since 1985. Our team offers in-house civil engineering, surveying, and construction engineering inspection (CEI) services, with a focus on responsive communication, practical solutions, and consistent support for board-driven infrastructure planning, permitting, and construction oversight.

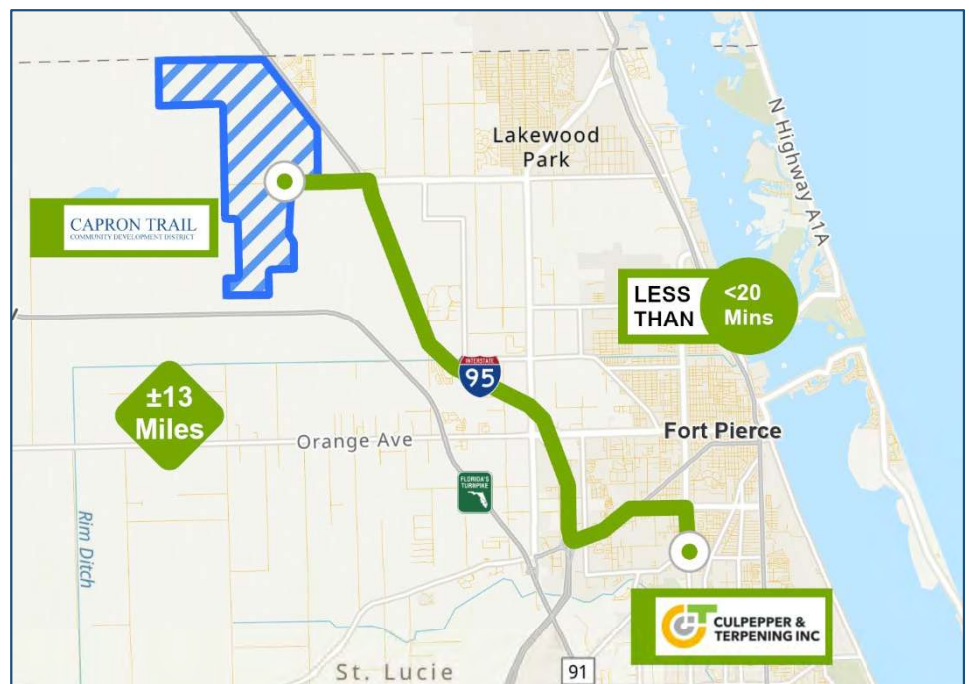
With more than four decades of experience in St. Lucie County and the surrounding region, C&T has delivered engineering, permitting, and construction-phase support for a wide range of infrastructure improvements. Our in-house capabilities spans all phases of project delivery, from planning and design through permitting, bidding, and CEI services, allowing us to efficiently support the District's ongoing engineering and infrastructure needs.

This Contract will be led from our Fort Pierce headquarters, which serves as our main office and is located 13 miles from the District. Our local presence allows us to respond quickly to District needs, attend meetings as required, perform timely site visits, and maintain close coordination with District representatives and regulatory agencies. All members of our proposed team live and work in the Treasure Coast area, providing familiarity with local conditions and a strong understanding of community priorities.

Location

★ **Fort Pierce Office**
2980 South 25th Street
Fort Pierce, Florida
34981

- **Okeechobee Office**
207 NE 2nd St.
Okeechobee, FL 34972





Local Experience

C&T currently serves as District Engineer for fourteen (14) active Community Development Districts in St. Lucie County, many of which are residential in nature and require ongoing engineering support. These longstanding relationships reflect our understanding of District governance, capital improvement planning, permitting coordination, infrastructure turnover, and inter-agency collaboration.

C&T has extensive experience performing the responsibilities of a District Engineer, including attendance at Board meetings, preparation of engineering reports and certifications, review of contractor pays applications and change orders, permitting coordination, and construction-phase support. This experience allows us to provide practical, responsive engineering guidance tailored to the operational and capital improvement needs of Community Development Districts.

Community Development Districts

Creekside Community Development District
Portofino Isle Community Development District
River Place Community Development District
Tradition Community Development District
Southern Grove Community Development District
Veranda Community Development District I and II
Copper Creek Community Development District
Tesoro Community Development District
Lake Lucie Community Development District
Portofino Shore Community Development District
Portofino Landings Community Development District
Villa Vizcaya Community Development District
Portofino Court Community Development District

District Engineer

Roberto Cabrera, P.E.
Roberto Cabrera, P.E.
Roberto Cabrera, P.E.
James P. Terpening, P.E.
James P. Terpening, P.E.
James P. Terpening, P.E.
James P. Terpening, P.E.
James P. Terpening, P.E.
James P. Terpening, P.E.
Stefan Matthes, P.E.
Stefan Matthes, P.E.
Stefan Matthes, P.E.
Stefan Matthes, P.E.
Stefan Matthes, P.E.

Comprehensive Services and Approach

As a full-service civil engineering and surveying firm, C&T provides the Capron Trail CDD with turnkey solutions. Our in-house services include:

- Engineering design for stormwater, utilities, roadways, and public infrastructure
- Regulatory permitting and plan review support
- Cost estimating and support with capital improvement planning
- Coordination with FDEP, SFWMD, FDOT, and City and County agencies
- Construction engineering inspection
- Certifications and final inspections for project turnover
- Boundary, topographic, and easement surveys

We take pride in delivering responsive service, proactive communication, and detailed documentation at every stage of a project. Our engineers understand that as District Engineer, we are not just designers - we are trusted advisors to the Board.

Company Ownership/Officers

Culpepper & Terpening, Inc. is a multidisciplinary consulting firm providing civil engineering, surveying, GIS, and CEI services on the Treasure Coast. Our staff includes approximately 50 employees, including engineers, inspectors, surveyors, GIS technicians, UAV pilots, CAD technicians, project and division managers, and planners.

OWNERSHIP INTEREST	
Culpepper & Terpening, Inc. is a Florida Corporation, Corporate Charter number #H85712, incorporated November 19, 1985. EIN #592606420. Our current Officers of the Corporation are:	
Sherry T. Terpening, President	Stefan K. Matthes, PE, Sr. Vice President
James P. Terpening, Jr., PE, Chief Operating Officer	Lee B. Reumann, Asst. Secretary

Business/Occupational Licenses

State of Florida Board of Professional Engineers License #4286; and
State of Florida Board of Professional Surveyors and Mappers License #LB4286;

Minority Business Enterprise Status

Culpepper & Terpening, Inc. (C&T) is a certified Woman-Owned Business and maintains multiple state and national diversity certifications. The firm is recognized by the State of Florida as a Certified **Business Enterprise (CBE)** through the Office of Supplier Diversity and is also certified as a **Women's Business Enterprise (WBE)** by the Women's Business Enterprise National Council (WBENC). In addition, C&T is certified as a **Woman-Owned Small Business (WOSB)** through the System for Award Management (SAM.gov). C&T has maintained its woman-owned business certifications since 2010.

Staff Qualifications

Culpepper & Terpening, Inc., employs seven (7) Professional Engineers licensed within the State of Florida, seven (7) Engineer Interns, two (2) Professional Surveyor and Mapper licensed within the State of Florida, ten (10) CEI Inspectors, nine (9) FAA Drone Pilots, one (1) Certified Public Accountant, one (1) Master of Business Administration, seven (7) certified employees in MOT, and one (1) certified LEED personnel.



Professional Personnel

TAB 3



Professional Personnel



Roberto Cabrera, PE

District Engineer

Our overall project team will be led by Mr. Roberto Cabrera, P.E., who brings over 15 years of engineering and project management experience. He has served as District Engineer for three (3) Community Development Districts in St. Lucie County.

Mr. Cabrera has supported a wide range of municipal projects, with construction values of up to \$20 million, including Community Development Districts, as well as city, county, and state-level projects. His experience includes project management, GIS database management and mapping, UAV services, cost and schedule estimating, progress reporting, and quality assurance. He is also well-versed in local permitting processes.

Mr. Cabrera is recognized for his ability to support public-sector clients through clear communication, responsive coordination, and practical engineering guidance. His experience with Community Development Districts, municipal projects, and local permitting processes allows him to help maintain project momentum while supporting transparency and public trust.

In addition to Mr. Cabrera, C&T's project team for the Capron Trail Community Development District will include the following key personnel (See Next Page):



**James P. "Butch"
Terpening, PE**

Chief Operating Officer
Mr. Terpening provides senior-level oversight and QA/QC for project management, design, permitting, and construction-phase coordination. Working closely with clients and project teams, he helps develop practical strategies, review key deliverables, and ensure each project meets client's goals, regulatory requirements, and C&T's quality standards.



**Stefan K.
Matthes, PE**

Asst. District Engineer
Stefan Matthes, P.E., has over 40 years of professional engineering experience, supporting municipal, public sector, and Community Development District projects throughout Florida. His experience includes roadway and utility design, permitting coordination, traffic studies, land development, and project management for infrastructure improvements.



**Joshua Killian,
PE**

Drainage Review
Mr. Killian brings 15 years of storm water management design experience to the team. Mr. Killian has extensive design experience with the ICPR4 modeling program, as well as permit processing experience through the South Florida Water Management District; the St. Johns River Water Management District; the North St. Lucie River Water Control District and the US Army Corps of Engineers.



**Gabriel Gomez,
EI**

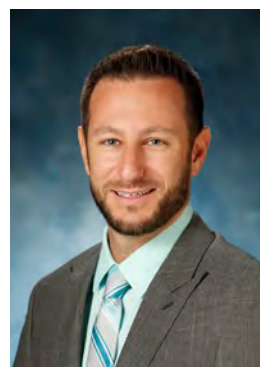
Operations & Maintenance
Gabriel Gomez, EI, has over 12 years of experience managing drainage and capital improvement projects for Community Development Districts and municipal clients, including Tradition CDD and Southern Grove CDD. His experience includes project scoping, scheduling, budgeting, team coordination, and support for District-related infrastructure and capital improvement needs.



**Marcelo
Dimitriou, PE**

**Construction Engineering
Inspection**

Marcelo Dimitriou has over 35 years of construction project management experience on municipal, county, and state projects. His experience includes cost and schedule control, payment review, change orders, claims, progress reporting, estimating, construction inspection, and quality assurance.



Jonathan Jones

Survey Services
With over 20 years of experience, Mr. Jones provides extensive surveying expertise, including transportation, control, right-of-way, boundary, construction, and ALTA surveys. His experience also includes research, map and plat preparation, coordination with local and state agencies, and route surveys for utility corridors.



Professional License

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

MATTHES, STEFAN KARL
4320 THOUSAND PINES DRIVE
FORT PIERCE FL 349810000

LICENSE NUMBER: PE38723
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

TERPENING, JAMES PARKER JR.
106 NE CHARLESTON OAKS DR.
PORT SAINT LUCIE FL 34983

LICENSE NUMBER: PE24276
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

CABRERA, ROBERTO
4425 ARECA PALM DR
FORT PIERCE FL 34982

LICENSE NUMBER: PE91515
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

KILLIAN, JOSHUA ANDREW
1815 11TH CT SW
VERO BEACH FL 32962

LICENSE NUMBER: PE85263
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

DIMITRIOU, MARCELO E.
MARCELO DIMITRIOU, PE
11 PERRIWINKLE LANE
STUART FL 34996

LICENSE NUMBER: PE59005
EXPIRATION DATE: FEBRUARY 28, 2027
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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: LS7222
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

LEE B REUMANN
6378 NW TOPAZ CT
PORT SAINT LUCIE, FL 34986-3822

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.



Standard Form No. 330

TAB 4



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION: *(City and State)*
Response to Request for District Engineer Qualifications for Capron Trail CDD

2. PUBLIC NOTICE DATE
02/23/2026

3. SOLICITATION OR PROJECT NUMBER
N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Roberto Cabrera, PE

5. NAME OF FIRM
Culpepper & Terpening, Inc.

6. TELEPHONE NUMBER
772-464-3537

7. FAX NUMBER
772-464-9497

8. E-MAIL ADDRESS
rcabrera@ct-eng.com

C. PROPOSED TEAM

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

	<i>(Check)</i>				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV	PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>				Culpepper & Terpening, Inc.	2980 South 25th Street, Fort Pierce, FL 34981	District Engineer
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM *(Attached)*

CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT



James P. Terpening, PE
Chief Operating Officer



Roberto Cabrera, PE
District Engineer



Stefan K Matthes, PE
Asst. District Engineer



Gabriel Gomez, EI
Operations & Maintenance



Joshua Killian, PE
Drainage Review



Marcelo Dimitriou, PE
Construction Inspection



Jonathan Jones
Survey Services



Lee Reumann, PSM
SUE Services



**50+ Additional Professionals
and Support Staff**



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME James P. Terpening, PE		13. ROLE IN THIS CONTRACT Chief Operating Officer		14. YEARS EXPERIENCE	
				a. TOTAL	b. WITH CURRENT FIRM
				45	42
15. FIRM NAME AND LOCATION <i>(City and State)</i> Culpepper and Terpening, Inc., Fort Pierce, Florida					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S. Civil Engineering, University of Florida (1976)			17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i> Florida Professional Engineer Registration # 24276		
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Florida Engineering Society; American Society of Civil Engineers; National Professional Engineers Society; American Water Works Association; FDOT LAP Training					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION <i>(City and State)</i> Veranda Community Development District II City of Port St. Lucie, Florida	(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES (CEI) 2017 (continuing)	CONSTRUCTION <i>(If applicable)</i>		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the planning, development, and long-term operation and maintenance of the District's infrastructure systems. C&T assisted with proposed revisions to the Veranda PUD to accommodate new residential phases and improvements while ensuring consistency with the City's development objectives. Specific role: District Engineer				
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Tesoro Community Development District Port St. Lucie, Florida	(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2005 (continuing)	CONSTRUCTION <i>(If applicable)</i>		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As the District Engineer for the Tesoro Community Development District, Culpepper & Terpening is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the existing capital facilities under the District's authority; ensuring compliance with all applicable permit conditions; preparing the required annual report for the District; and confirming that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries. Specific role: District Engineer				
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Portofino Isles Community Dev District City of Port St. Lucie, Florida	(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2002 (continuing)	CONSTRUCTION <i>(If applicable)</i>		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Since 2002, Culpepper and Terpening has served as the District Engineer for the Portofino Isles Community Development District . The Portofino Isles Community Development District was formed by the Port St. Lucie City Council in August 2002, through Ordinance 02-80. There is only one CDD district covering all the Portofino Isles PUD. Specific role: District Engineer				
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Copper Creek Community Dev. District City of Port St. Lucie, Florida	(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2007 (continuing)	CONSTRUCTION <i>(If applicable)</i>		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has served as the District Engineer for the Copper Creek PUD, a residential/commercial development area in western Port St. Lucie since 2007. The Copper Creek Community Development District was formed by the Port St. Lucie City Council in April 2007, through City Ordinance 07-51. There is only one CDD district covering all of the Copper Creek PUD. Specific role: District Engineer				
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Reserve Community Dev. District City of Port St. Lucie, Florida	(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2024-Ongoing	CONSTRUCTION <i>(If applicable)</i>		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has provided engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements. Specific role: District Engineer				



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Roberto Cabrera, PE	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
		16	16

15. FIRM NAME AND LOCATION *(City and State)*
Culpepper and Terpening, Inc., Fort Pierce, Florida

16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S. Civil Engineering, University of Central Florida (2007)	17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i> Florida Professional Engineer # 91515
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Florida Engineering Society; American Society of Civil Engineers; National Professional Engineers Society

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES (CEI)	CONSTRUCTION <i>(If applicable)</i>
a.	Veranda Community Development District I City of Port St. Lucie, Florida	2014 (continuing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has served as the District Engineer for the Veranda Community Development District I , a residential/commercial development area in southern Port St. Lucie. The Veranda Community Development District I was formed by the Port St. Lucie City Council in 2014. Specific role: Assistant District Engineer		
b.	Veranda Community Development District II City of Port St. Lucie, Florida	2017 (continuing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the planning, development, and long-term operation and maintenance of the District's infrastructure systems. C&T assisted with proposed revisions to the Veranda PUD to accommodate new residential phases and improvements while ensuring consistency with the City's development objectives. Specific role: Assistant District Engineer		
c.	Portofino Isles Community Dev District City of Port St. Lucie, Florida	2002 (continuing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has served as the District Engineer for the Portofino Isles Community Development District . The Portofino Isles Community Development District was formed by the Port St. Lucie City Council in August 2002, through Ordinance 02-80. There is only one CDD district covering all of the Portofino Isles PUD. Specific role: Assistant District Engineer		
d.	Reserve Community Dev. District City of Port St. Lucie, Florida	2024 (continuing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has provided engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements. Specific role: Assistant District Engineer		
e.	Tradition Community Development District Port St. Lucie, Florida	2019/Ongoing	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper & Terpening prepared the Tradition Community Development District's annual capital facility assessment report and improvement budget, oversaw existing capital facilities under the Community Development District's authority, monitored permit compliance, and ensured coordination with individual or subarea property owners associations within the District boundaries. Specific role: Assistant District Engineer		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Stefan K. Matthes, PE	13. ROLE IN THIS CONTRACT Asst. District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 44	b. WITH CURRENT FIRM 35

15. FIRM NAME AND LOCATION *(City and State)*
Culpepper and Terpening, Inc., Fort Pierce, Florida

16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S. Civil Engineering, North Carolina State University (1981)	17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i> Florida Professional Engineer # #38723
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Institute of Transportation Engineers; Florida Engineering Society; American Society of Civil Engineers; American Planning Association; Advance Work Zone MOT Certified; ADA Accessibility (DPFA) certified; FDEP Stormwater Certified; LAP Trained.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Portofino Isles Community Dev District City of Port St. Lucie, Florida	2002 (Ongoing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has served as the District Engineer for the Portofino Isles Community Development District. The Portofino Isles Community Development District was formed by the Port St. Lucie City Council in August 2002, through Ordinance 02-80. There is only one CDD district covering all of the Portofino Isles PUD. Specific role: Assistant District Engineer		
b.	Portofino Shores Community Development District City of Port St. Lucie, Florida	2002 (Ongoing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Since 1989, Culpepper and Terpening has served as the District Engineer for the Portofino Shores Community Development District . The Portofino Shores Community Development District was formed by the Board of County Commissioners in August 1989, through Ordinance 02-80. The Portofino Shores Community Development District is located in the Lakewood Park area of unincorporated St. Lucie County. There is only one CDD district covering all of the Portofino Shores PUD . Specific role: Assistant District Engineer		
c.	Reserve Community Dev. District City of Port St. Lucie, Florida	2024 (Complete)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper and Terpening has provided engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements. Specific role: Assistant District Engineer		
d.	Villa Vizcaya Community Development District City of Port St. Lucie, Florida	2006 (Complete)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Since 2006, Culpepper and Terpening has served as the District Engineer for the Villa Vizcaya Community Development District . The Villa Vizcaya Community Development District was formed by the Port St. Lucie City Council in April 2006, through Ordinance 06-26. There is only one CDD district covering all of the Villa Vizcaya PUD . Specific role: Assistant District Engineer		
e.	Southern Grove Community Development District Port St. Lucie, Florida	2019 (Ongoing)	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Culpepper & Terpening prepared the District's annual capital facility assessment report and improvement budget, oversaw capital facilities under the District's authority, reviewed permit compliance, and prepared the required annual report - ensuring no conflicts with facilities managed by individual or subarea property owners' associations within the District. Specific role: Assistant District Engineer		

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Marcelo Dimitriou, P.E.	Construction Engineering Inspection	a. TOTAL	b. WITH CURRENT FIRM
		37	16

15. FIRM NAME AND LOCATION *(City and State)*
Culpepper and Terpening, Inc., Fort Pierce, Florida

16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i>
B.S. Civil Engineering, Northeastern University (1988)	Florida Professional Engineer License No. 59005

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Advanced Maintenance of Traffic Cert.; CTQP QC Manager; CTQP Asphalt Paving Inspection Levels 1 & 2; Erosion Control and Stormwater Mgt.; Parsons Project Management Training; Site Manager Training; Claims & Changes (Bechtel); Caissons (Bechtel); Soil Stabilization (Bechtel); and Support of Excavation (Bechtel)

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	Woodland Trails Park City of Port St. Lucie, Florida	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T), led the Design Build team that provided the delivery of the Woodlands Trails Park, the woodlands trails park is located on a City owned parcel located in southwestern Port St. Lucie, just north of SW Becker Road. This site was identified by the City as a priority improvement site intended to provide recreation facilities for the rapidly growing southwestern areas of the community. Specific role: CEI Manager		
b.	PSL Riverwalk Boardwalk Extension City of Port St. Lucie, Florida	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T) provided survey, site planning, design, and permitting services for a 4,300-foot extension of the Riverwalk pedestrian boardwalk along the North Fork of the St. Lucie River. The project included new observation decks, floating docks, kayak/canoe launch areas, and pedestrian connections to nearby commercial areas and Westmoreland Park/Botanical Gardens. Specific role: CEI Manager		
c.	NE 80th Ave – Culvert/Intersection Project Okeechobee County, Florida	2013	2014
	(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 involved the hydraulic modeling of a 2,000-acre drainage basin located in eastern Okeechobee County for the replacement of a major culvert and associated canal bank stabilization for the culvert approaches along with intersection improvements to the Roadway. The stabilization was designed to ensure that the banks would not be impacted during the 50-year design storm. Specific role: CEI Manager		
d.	Fisherman’s Wharf / Avenue H City of Ft. Pierce, Florida	2016/17	pending
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T) provided survey, design, and permitting services for the reconstruction of Fisherman’s Wharf/Avenue H in Ft. Pierce. The project transforms the roadway into a downtown urban corridor that aligns with the Ft. Pierce streetscape and buffers nearby commercial and industrial maritime areas. Specific role: CEI Manager		
e.	Pineapple Grove Community Development District City of Port St. Lucie, Florida	2025	ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening (C&T) serves as the District Engineer, providing Construction Engineering and Inspection (CEI) services for the District’s capital improvement projects. C&T’s role includes oversight of construction activities, ensuring compliance with approved plans and specifications, coordination with contractors and regulatory agencies, and verification that all infrastructure improvements meet applicable standards for long-term operation and maintenance. Specific role: CEI Manager		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Gabriel Gomez, EI	Operations & Maintenance	a. TOTAL	b. WITH CURRENT FIRM
		12	2
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
Culpepper and Terpening, Inc., Fort Pierce, Florida			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i>	
MBA - Kennesaw State University (2018)		Florida Engineering Intern	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			
Florida Engineering Society; Advanced Streamline Technologies ICPR Training			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Southern Grove Community Development District Port St. Lucie, Florida	2019	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening prepared the District's annual capital facility assessment report and improvement budget, oversaw capital facilities under the District's authority, reviewed permit compliance, and prepared the required annual report - ensuring no conflicts with facilities managed by individual or subarea property owners' associations within the District. Specific role: Assistant District Engineer		
b.	Tradition Community Development District Port St. Lucie, Florida	2019	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening prepared the Tradition Community Development District's annual capital facility assessment report and improvement budget, oversaw existing capital facilities under the Community Development District's authority, monitored permit compliance, and ensured coordination with individual or subarea property owners associations within the District boundaries. Specific role: Assistant District Engineer		
c.	Saints Golf Course – Drainage Improvements Port St. Lucie, Florida	2019	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&T provided grant assistance, survey, design, permitting and construction administration services for drainage improvements to the City owned Saints Golf Course. The City, with analysis assistance from C&T, procured a 1.3-million-dollar grant to upgrade the golf course through enhanced stormwater systems that provided additional attenuation and water quality improvements. Specific role: Project Engineer/Drainage		
d.	Memorial Park Phase 4 Stuart, Florida	2023	2024
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T), provided engineering and surveying services related to improvements to memorial park phase 4. The park is located on the south side of east ocean boulevard in Stuart, Florida. Scope of work include survey, design and permitting for the development of final phase of the parking area, including improvements to the stage area, paver pathways, landscape, pedestrian lighting and irrigation. Specific role: Project Engineer/Drainage		
e.	Reserve Community Dev. District City of Port St. Lucie, Florida	2024-ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper and Terpening has provided engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements. Specific role: Assistant District Engineer		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Jonathan Jones		Survey		a. TOTAL	b. WITH CURRENT FIRM
				20	10
15. FIRM NAME AND LOCATION <i>(City and State)</i>					
Culpepper and Terpening, Inc., Fort Pierce, Florida					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>			17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i>		
Indian River State College (attended)			N/A		
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>					

FDOT Certified Maintenance of Traffic; and FDOT GPS Network Analysis

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Woodland Trails Park City of Port St. Lucie, Florida	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T), lead the Design Build team that provided the delivery of the Woodlands Trails Park, the woodlands trails park is located on a City owned parcel located in southwestern Port St. Lucie, just north of SW Becker Road. This site was identified by the City as a priority improvement site intended to provide recreation facilities for the rapidly growing southwestern areas of the community. From the development of the initial concept plans, thru full site permitting and construction, all project tasks/works were completed within the contracted 10-month time period. Specific role: Survey Manager		
b.	Southern Grove Community Development District Port St. Lucie, Florida	2019	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current		
	Culpepper & Terpening prepared the District's annual capital facility assessment report and improvement budget, oversaw capital facilities under the District's authority, reviewed permit compliance, and prepared the required annual report - ensuring no conflicts with facilities managed by individual or subarea property owners' associations within the District. Specific role: Survey Manager		
c.	Reserve Community Dev. District City of Port St. Lucie, Florida	2024	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper and Terpening has provided engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements. Specific role: Survey Manager		
d.	Montecito CDD Community Development District Brevard County, Florida	2023	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	As District Engineer, Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the effective management and long-term sustainability of the District's infrastructure systems. C&T is responsible for the preparation of the annual capital facilities assessment report and improvement budget, oversight of operation and maintenance activities, and monitoring compliance with applicable regulatory and permit requirements. Specific role: Survey Manager		
e.	E-3C & E4 Equalization Pipe Design Blvd. (Reconstruction) Port St. Lucie, Florida	2017	2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Culpepper & Terpening, Inc. (C&T), provided design and permitting services to the City of Port St. Lucie for the installation of a new stormwater equalizer pipe that provides and interconnect between the E-3C and E-4 Canals, in the vicinity of the intersection of California and Savona Boulevards. The project consists of approximately 1,300 linear feet of new reinforced concrete pipe that connects the E-3C Canal to the E-4 Canal. The function of this drainage pipe is to allow it to serve as an equalizer pipe between the two drainage canals and intercept surface drainage from the immediate area of California and Savona Boulevards. Specific role: Survey Manager		

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME		13. ROLE IN THIS CONTRACT		14. YEARS EXPERIENCE	
Lee Reumann, PSM/PLS		SUE		a. TOTAL	b. WITH CURRENT FIRM
				11	1
15. FIRM NAME AND LOCATION <i>(City and State)</i>					
Culpepper and Terpening, Inc., Fort Pierce, Florida					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>			17. CURRENT PROFESSIONAL REGISTRATION <i>(ST & DISCIPLINE)</i>		
B.S. Geomatics, University of Florida (2013)			Florida Professional Surveyor License No. 7222		
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>					
Florida Surveying and Mapping Society (FSMS); FSMS Indian River Chapter; American Society of Civil Engineers (ASCE); Utility Engineering and Surveying Institute (UESI); UESI Broward Chapter Chair					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED		
	City of Fort Lauderdale Citywide Water Infrastructure Inventory Project Fort Lauderdale, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2022	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm		
Culpepper & Terpening, Inc. (C&T), provided Subsurface Utility Engineering and surveying services across a 60-mile area. Oversaw crews, managed all surveying activities, and ensured compliance with ASCE 38 and Sunshine 811 standards. Mapping included over 20 miles of large-diameter water mains to support City operations and capital planning. Delivered all work on time and within budget. Specific role: SUE Manager					
b.	(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED		
	Southport 24" Force Main to Glades Booster Pump Station Project Port Saint Lucie, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2022	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		
Culpepper & Terpening, Inc. (C&T) provided providing Subsurface Utility Engineering for the design of a new 24" force main diverting 4 MGD from Southport to Glades Pump Station. Work included QL-D through QL-A data per ASCE 38, with over 50,000 LF designated at QL-B and 100+ test holes at QL-A. Managed crews, coordinated with subcontractors, oversaw QA/QC, permitting, and ensured compliance with Sunshine 811. Project was completed on time and within budget. Specific role: SUE Manager					
c.	(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED		
	City of Fort Lauderdale Redundant Forcemain Project Fort Lauderdale, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2020	2022	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm		
Culpepper & Terpening, Inc. (C&T) provided Subsurface Utility Engineering on a 7-mile, 48-inch sewer force main design. Work included 18,000 LF of utility designation and 100 test holes per ASCE 38. Managed crews, coordinated with subcontractors, oversaw QA/QC, permitting, and Sunshine 811 compliance. Project was delivered on time, on budget, and recognized as the 2022 ASCE Florida Section Project of the Year. Specific role: SUE Manager					
d.	(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED		
	Town of Palm Beach Town Wide Utility Undergrounding Project Palm Beach, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2019	2024	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm		
Culpepper & Terpening, Inc. (C&T), provided Subsurface Utility Engineering supporting a Town-wide undergrounding of overhead electric lines. Performed over 200 test holes at Quality Level A in accordance with ASCE 38. Managed crews, coordinated with subcontractors, oversaw QA/QC, permitting, and Sunshine 811 compliance. Project was completed on time and within budget. Specific role: SUE Manager					
e.	(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED		
	SR A1A FDOT Project ID# 438042-1-52-01 Vero Beach, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
			2019	2020	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE			<input checked="" type="checkbox"/> Check if project performed with current firm		
Culpepper & Terpening, Inc. (C&T), provided Subsurface Utility Engineering services in support of a FDOT shoulder widening and resurfacing project. Subsurface Utility Engineering services included approximately 8,000 LF of utilities designated and 75 test holes performed in accordance with ASCE 38 and FDOT guidelines. Deliverables were provided on time and under budget, in accordance with FDOT standards. Specific role: SUE Manager					



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 01
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21. TITLE AND LOCATION (City and State) Central County Water Control District Stormwater System Improvements Hendry County, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
	2025	

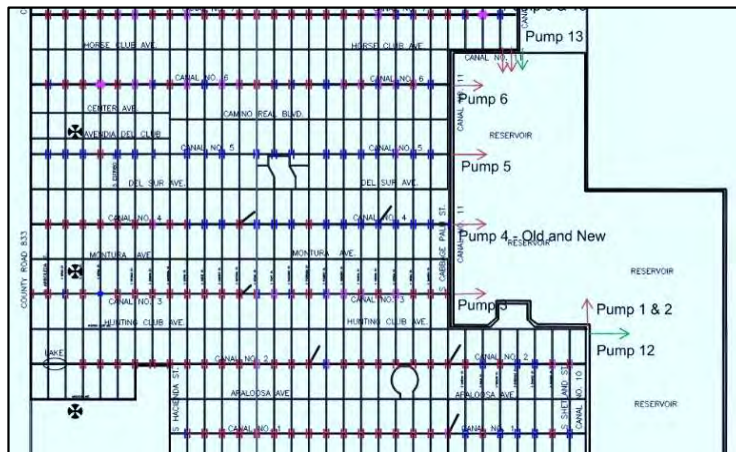
23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Central County Water Control District	B. POINT OF CONTACT NAME John Fumero	C. POINT OF CONTACT TELEPHONE NUMBER (863) 983-5797
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope size, and cost)

C&T is currently providing engineering, surveying, and mapping services to support stormwater system improvements for the Central County Water Control District (CCWCD) in Hendry County, Florida. This work is part of an Operating & Maintenance Improvement Project focused on improving drainage and reducing flood risk in the Montura area.

A major component is the planning, design, and construction support for a new 25,000 GPM axial flow pump at Pump Station #13, which will help move more stormwater during heavy rain events and improve flood protection. We are also working on drainage improvements along Canal No. 1, a ±15,500-foot canal. This canal collects stormwater from nearby homes and farms but has become less effective over time due to sediment buildup, encroachments, and undersized culverts. Our work includes reviewing the canal's current condition and recommending needed improvements. We're also handling permitting and regulatory coordination to meet all local, state, and grant requirements. In addition, we're reviewing nearby development plans to make sure they align with the drainage upgrades. During construction, our team will provide inspection and engineering support to ensure the work follows approved plans.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Civil Engineer
b.			
c.			



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 02	
21. TITLE AND LOCATION (<i>City and State</i>) Fellsmere Water Control District - General Engineering Services Fellsmere, Florida		22. YEARS COMPLETED PROFESSIONAL SERVICES 2025	
		CONSTRUCTION (<i>if applicable</i>)	

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Fellsmere Water Control District	Mark D. Matthes	(772) 571-0640

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

Culpepper & Terpening, Inc. ("C&T") provides professional engineering, surveying, and mapping services to the Fellsmere Water Control District (FWCD). Services included as-needed basis and close coordination with the FWCD District Engineer and District Manager to support the District's ongoing operational, regulatory, and capital improvement needs.

C&T supports surveying and mapping, capital improvement planning, operating and maintenance improvement projects, budgetary and process cost analysis, and general plant-related engineering services. Additional services include review of facility and system performance, permitting and regulatory assistance, development review, and construction inspection and engineering support. C&T's services assist FWCD in maintaining reliable system operations, regulatory compliance, and long-term infrastructure planning.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Civil Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 03
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21. TITLE AND LOCATION <i>(City and State)</i> Tradition Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2019-Present	CONSTRUCTION <i>(if applicable)</i> ONGOING

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Tradition Community Development District	B. POINT OF CONTACT NAME Frank Sakuma	C. POINT OF CONTACT TELEPHONE NUMBER 772-345-5119
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(include scope size, and cost)*

The Tradition Community Development District No's. 1-10 ("Districts") are located in the City of Port St. Lucie, St. Lucie County, Florida, west of I-95, and north and south of Gatlin Boulevard. District No.'s 1-6 and a portion of 7, are substantially developed and include within their boundaries approximately 2,327 acres of land. The Districts' development plan includes 4,379 single-family homes, 2,400 multi-family homes, and 1,557,642 square feet of commercial space. District No's. 8-10 and a portion of 7, are substantially undeveloped and include within their boundaries approximately 2,171 acres of land. The proposed development plan includes approximately 4,000 residential units and 651,759 square feet of commercial entitlements.

As the District Engineer for the Tradition Community Development District, Culpepper & Terpening is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the operation and maintenance of existing capital facilities under the District's authority; monitoring compliance with all applicable permit conditions; preparing the required annual report for the District; and ensuring that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries. In this capacity, Culpepper & Terpening provides comprehensive oversight of the District's operation and maintenance activities, ensuring that infrastructure systems are properly maintained, fully compliant with regulatory requirements, and functioning efficiently to serve the needs of the Tradition community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Survey/Design/Permitting and CEI
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 04
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21. TITLE AND LOCATION (City and State) Southern Grove Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2019-Present</td> <td style="width: 50%;">CONSTRUCTION (if applicable) ONGOING</td> </tr> </table>	PROFESSIONAL SERVICES 2019-Present	CONSTRUCTION (if applicable) ONGOING
PROFESSIONAL SERVICES 2019-Present	CONSTRUCTION (if applicable) ONGOING		

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Southern Grove Community Development District	B. POINT OF CONTACT NAME Frank Sakuma	C. POINT OF CONTACT TELEPHONE NUMBER 772-345-5119
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope size, and cost)

The Southern Grove Community Development District No's. 1-6 ("Districts") is one of Florida's unique job opportunity areas for large-scale manufacturing, logistics and retail development. It has the largest swath of development-ready vacant land in all South Florida that fronts over four miles of Interstate 95, with interchanges at both Tradition Parkway and Becker Road. The Districts include within their boundaries approximately 3,605 acres of land located in the City of Port St. Lucie, St. Lucie County, west of Interstate 95 and south of Gatlin Boulevard. The Districts are part of a master-planned, mixed-use community. The development plans include: 4,921 single-family homes; 1,185 multi-family homes; 600 apartment units; 2,164,292 square feet of commercial space; 2,073,237 square feet of office space; 1,999,405 square feet of industrial space; 500 hotel rooms, and 300 hospital beds.



As the District Engineer, Culpepper & Terpening is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the operation and maintenance of existing capital facilities under the District's authority; monitoring compliance with all applicable permit conditions; preparing the required annual report for the District; and ensuring that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries. C&T also provides comprehensive oversight of the District's operation and maintenance programs, ensuring that infrastructure systems are properly maintained, regulatory requirements are met, and all District assets continue to operate efficiently in support of the community's ongoing development and long-term functionality.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Survey/Design/Permitting and CEI
b.			
c.			



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 05				
21. TITLE AND LOCATION (<i>City and State</i>) Reserve Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (<i>if applicable</i>)</td> </tr> <tr> <td>2024-Present</td> <td>ONGOING</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)	2024-Present	ONGOING
PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)					
2024-Present	ONGOING					

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Reserve Community Development District	Darrin Mossing	865-603-5101

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

The Reserve CDD, located in the heart of Port St. Lucie, Florida, encompasses a mix of residential and recreational areas near the St. Lucie West corridor. The District was established on February 15, 1992, by Ordinance No. 92-09, granting the District special powers in accordance with Section 190.012(1) and (2)(a) and (d), Florida Statutes. Our firm has served as the District Engineer since 2024, supporting the Board and management team in planning, design, and operations of the District's infrastructure.

Our recent efforts include providing engineering design and coordination for a forcemain and watermain interconnect project, as well as platting support services for ongoing development within the District. We also assist the District with the operation and maintenance (O&M) of its existing stormwater, utility, and related public facilities, ensuring they continue to function efficiently and in compliance with regulatory requirements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Survey/Design/Permitting and CEI
b.			
c.			



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 06				
21. TITLE AND LOCATION (<i>City and State</i>) Tesoro Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (<i>if applicable</i>)</td> </tr> <tr> <td align="center">2005</td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)	2005	
PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)					
2005						

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Tesoro CDD	George Flint, District Manager	561-345-4506

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

The Tesoro Community Development District was formed by the State of Florida in January 2005. The Tesoro Community Development District is a residential CDD located in the southern part of the City of Port St. Lucie. There is only one CDD District covering all of the Tesoro PUD. Since 2005, Culpepper and Terpening has served as the District Engineer for this Community Development District.

As both the original design engineer of the Tesoro PUD and the district engineer for the Tesoro Community Development District, Culpepper and Terpening (C&T) brings to the district a unique and special understanding of the community's infrastructure designs, limitation and needs. This exceptional understanding of the District allows the District Governing Board to be sure that the reviews and assessments provided are in fact the most accurate possible.

As the District Engineer for the Tesoro Community Development District, Culpepper & Terpening is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the existing capital facilities under the District's authority; ensuring compliance with all applicable permit conditions; preparing the required annual report for the District; and confirming that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 07
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21. TITLE AND LOCATION <i>(City and State)</i> Portofino Isles Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2002 - ongoing	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Portofino Isles Com. Development District	B. POINT OF CONTACT NAME Dennis E. Lyles, Reg. Agent	C. POINT OF CONTACT TELEPHONE NUMBER 954-764-7150
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(include scope size, and cost)*

The Portofino Isles Community Development District (CDD) was established by the Port St. Lucie City Council in August 2002 through Ordinance No. 02-80. The District is a residential CDD located in the southwest portion of the City of Port St. Lucie and encompasses the entire Portofino Isles Planned Unit Development (PUD).

Since its formation, Culpepper & Terpening (C&T) has proudly served as the District Engineer for the Portofino Isles CDD. As both the original Design Engineer for the Portofino Isles PUD and the ongoing District Engineer, C&T brings a unique and comprehensive understanding of the community's infrastructure, design parameters, and operational needs. This depth of knowledge enables the District Governing Board to rely on the accuracy and integrity of C&T's technical reviews, recommendations, and assessments.

As the District Engineer, C&T is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the operation and maintenance of existing capital facilities under the District's authority; monitoring compliance with all applicable permit conditions; preparing the required annual report for the District; and ensuring that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries. In this capacity, C&T provides comprehensive oversight of the District's operation and maintenance activities to ensure that infrastructure systems are properly maintained, compliant with regulatory standards, and operating at optimal efficiency.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



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 08				
21. TITLE AND LOCATION (City and State) Veranda Landing Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td>2021 - ongoing</td> <td>N/A</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2021 - ongoing	N/A
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
2021 - ongoing	N/A					

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Veranda Landing Community Development District	Richard Hans	954-721-6821

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

The Veranda Landing Community Development District (CDD) encompasses approximately 24.3 acres within Tract 2 of Veranda Plat No. 7, located along the north right-of-way of the C-23 Canal in the City of Port St. Lucie. The District includes residential areas and associated infrastructure improvements designed to serve the Veranda Landing community.

Since being appointed District Engineer in 2021, Culpepper & Terpening (C&T) has provided comprehensive engineering services in support of the planning, development, and long-term management of the District's infrastructure. Responsibilities include the preparation of the annual capital facilities assessment report and improvement budget, oversight of operation and maintenance activities, and verification of compliance with all applicable regulatory and permit conditions.

Through this ongoing role, C&T ensures that District facilities are maintained in compliance with statutory and regulatory requirements, infrastructure systems operate efficiently, and future improvements align with the community's development goals and the City of Port St. Lucie's long-range vision.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: right; font-size: 1.2em;">09</div>
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21. TITLE AND LOCATION (<i>City and State</i>) Veranda CDD Community Development District II Port St. Lucie, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2017 - ongoing	CONSTRUCTION (<i>if applicable</i>) N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Veranda CDD Community Development District II	B. POINT OF CONTACT NAME Gnanam Namasivayam	C. POINT OF CONTACT TELEPHONE NUMBER 407-472-2471
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (*include scope size, and cost*)

The Veranda Community Development District II (CDD II) encompasses approximately 754.75 acres of land generally located on both the north and south sides of Becker Road, east of the Florida Turnpike, within the City of Port St. Lucie, Florida. The District includes multiple residential and mixed-use areas within the larger Veranda Planned Unit Development (PUD), including Veranda Estates Phases 1 and 2, Veranda Gardens East, Veranda Oaks, Veranda Preserve East, and Veranda Preserve West.

As the District Engineer, Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the planning, development, and long-term operation and maintenance of the District's infrastructure systems. C&T assisted with proposed revisions to the Veranda PUD to accommodate new residential phases and improvements while ensuring consistency with the City's development objectives.

As part of its ongoing responsibilities, C&T prepares the District's annual capital facilities assessment report and improvement budget, provides oversight of operation and maintenance activities, and ensures compliance with all applicable regulatory and permit requirements. Through this role, C&T helps maintain the integrity, functionality, and efficiency of the District's infrastructure, supporting the continued growth and sustainability of the Veranda community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION (<i>City and State</i>) Portofino Shores Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED PROFESSIONAL SERVICES 2002 - ongoing	
	CONSTRUCTION (<i>if applicable</i>) N/A	

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Portofino Shores Com. Dev. District	William Capko, Reg. Agent	561-640-0820

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

The **Portofino Shores Community Development District** was formed by the Board of County Commissioners in December 2002, through Ordinance 02-030. The **Portofino Shores Community Development District** is a residential CDD located in the Lakewood Park area of unincorporated St. Lucie County. There is only one CDD District covering all of the **Portofino Shores PUD**. Since 2002, Culpepper and Terpening has served as the District Engineer for this Community Development District.

As both the original design engineer of the **Portofino Shores PUD** and the **district engineer for the Portofino Shores Community Development District**, Culpepper and Terpening (C&T) brings to the district a unique and special understanding of the community's infrastructure designs, limitation and needs. This exceptional understanding of the District allows the District Governing Board to be sure that the reviews and assessments provided are in fact the most accurate possible.

As the District Engineer for the Portofino Shores Community Development District, Culpepper & Terpening focuses on the effective operation and maintenance of the District's existing capital facilities. Our responsibilities include preparing the annual Capital Facility Assessment Report and improvement budget, monitoring compliance with all permit conditions, and overseeing the condition and functionality of District-owned infrastructure. We also prepare the District's annual engineering report and ensure that District facilities operate in harmony with any property owner association systems located within the District boundaries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



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 11
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21. TITLE AND LOCATION (City and State) Montecito Community Development District Brevard County, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2023 - ongoing	CONSTRUCTION (if applicable) N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Montecito Community Development District	B. POINT OF CONTACT NAME Rick Montejano	C. POINT OF CONTACT TELEPHONE NUMBER 407-723-5900
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope size, and cost)

The Montecito Community Development District (CDD) is an independent unit of special-purpose local government created pursuant to Chapter 190, Florida Statutes, by City of Satellite Beach Ordinance No. 904, effective July 20, 2005. The District encompasses approximately 101.98 acres within Brevard County, Florida, and was established to provide a structured and efficient means of planning, financing, constructing, operating, and maintaining public infrastructure and community facilities within the Montecito development.

Since being appointed as the District Engineer, Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the effective management and long-term sustainability of the District's infrastructure systems. C&T is responsible for the preparation of the annual capital facilities assessment report and improvement budget, oversight of operation and maintenance activities, and monitoring compliance with applicable regulatory and permit requirements.

In this role, C&T ensures that all District facilities are properly maintained and operate efficiently in accordance with regulatory standards. Our continued oversight helps preserve infrastructure quality, enhance community value, and provide a long-term solution for the operation and maintenance of Montecito's public facilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each)</small>	20. EXAMPLE PROJECT KEY NUMBER 12
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21. TITLE AND LOCATION <i>(City and State)</i> Copper Creek Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2007 - Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Copper Creek Com. Development District	B. POINT OF CONTACT NAME Michael Eckert, Reg. Agent	C. POINT OF CONTACT TELEPHONE NUMBER 850-222-7500
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(include scope size, and cost)*

The **Copper Creek Community Development District** was formed by the Port St. Lucie City Council in April 2007, through Ordinance 07-51. The **Copper Creek Community Development District** is a Residential PUD located in the City of Port St. Lucie. There is only one CDD district covering all of the Copper Creek PUD. Since 2007, Culpepper and Terpening has served as the District Engineer for this Community Development District.

As both the original **Design Engineer of the Copper Creek PUD** and the **District Engineer for the Copper Creek Community Development District**, Culpepper and Terpening (C&T) brings to the District a unique and special understanding of the community's infrastructure designs, limitations and needs. The exceptional understanding of the District allows the District Governing Board to be sure that the reviews and assessments provided are in fact the most accurate possible.

As District Engineer, Culpepper & Terpening is responsible for developing the District's annual capital facilities assessment report and improvement budget; overseeing the operation and maintenance of existing capital facilities under the District's authority; monitoring compliance with all applicable permit conditions; preparing the required annual report for the District; and ensuring that District facilities and projects do not conflict with any individual or subarea property owners association facilities within the overall District boundaries. In this capacity, Culpepper & Terpening provides proactive oversight of the District's operation and maintenance activities, ensuring that infrastructure systems are properly maintained, regulatory standards are met, and all facilities continue to operate efficiently to support the long-term sustainability of the Copper Creek community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



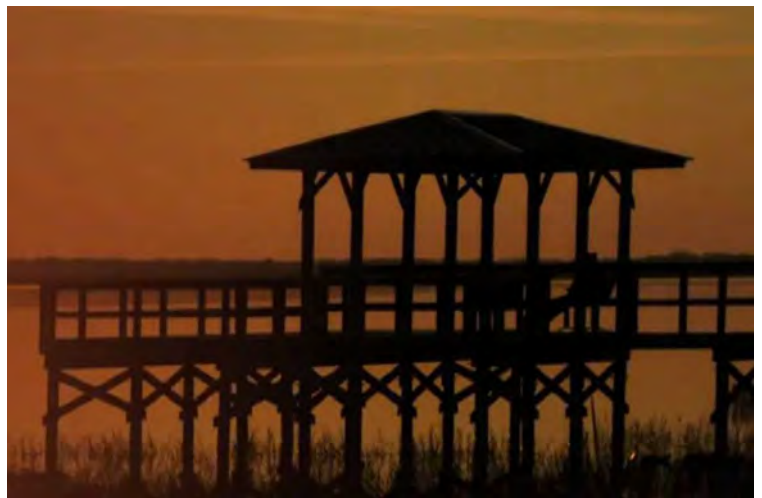
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each</i>		20. EXAMPLE PROJECT KEY NUMBER 13
21. TITLE AND LOCATION <i>(City and State)</i> Preserve at Savannah Lakes Community Development District Port Pierce, Florida		22. YEARS COMPLETED PROFESSIONAL SERVICES 2021 - Ongoing
		CONSTRUCTION <i>(if applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
A. PROJECT OWNER Preserve at Savannah Lakes Community Development District	B. POINT OF CONTACT NAME Cindy Cerbone	C. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010

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

The Preserve at Savannah Lakes Community Development District (CDD) encompasses approximately 132.69 acres located entirely within the City of Fort Pierce, Florida. The District is situated east of U.S. Highway 1, south of High Pointe, west of Savanna's Preserve County Park, and north of Gator Trace PUD. The proposed development includes 309 townhomes and 340 duplex villa homes, for a total of 649 residential units, along with associated infrastructure improvements such as stormwater management facilities, conservation areas, common areas, and roadway systems.

Since being appointed as the District Engineer in 2021, Culpepper & Terpening (C&T) has provided comprehensive engineering services to support the District's establishment, infrastructure planning, and long-term management. C&T's responsibilities include the preparation of the annual capital facilities assessment report and improvement budget, oversight of operation and maintenance activities, and verification of compliance with all applicable regulatory and permit conditions.

In this capacity, C&T ensures that all District facilities are properly maintained, fully compliant with regulatory standards, and operating efficiently to support the ongoing development and sustainability of the Preserve at Savannah Lakes community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 14
---	--

21. TITLE AND LOCATION <i>(City and State)</i> Villa Vizcaya Community Development District Port St. Lucie, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2006 - 2018	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Villa Vizcaya Com. Development District	B. POINT OF CONTACT NAME Dennis E. Lyles, Reg. Agent	C. POINT OF CONTACT TELEPHONE NUMBER 954-764-7150
--	--	---

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

The **Villa Vizcaya Community Development District** was formed by the Port St. Lucie County Council in April 2006, through Ordinance 06-26. The **Villa Vizcaya Community Development District** is a residential CDD located in northern Port St. Lucie. There is only one CDD District covering all of the **Villa Vizcaya PUD**. Since 2006, Culpepper and Terpening has served as the District Engineer for this Community Development District.

As both the original design engineer of the **Villa Vizcaya PUD** and the **district engineer for the Villa Vizcaya Community Development District**, Culpepper and Terpening (C&T) brings to the district a unique and special understanding of the communities infrastructure designs, limitation and needs. The exceptional understanding of the district allows the district governing board to be sure that the reviews and assessments provided are in fact the most accurate possible.

As the engineer of record for the **Villa Vizcaya Community Development District**, Culpepper and Terpening is responsible for; the development the required annual capital facility assessment report and improvement budget for the District; oversight of the existing capital facilities in the community that fall under authority of the Community Development District; status of status of compliance with all required permit conditions; preparation of the required annual report for the District; and to ensure that District facilities and projects are not in conflict with any of the individual/subarea property owners association facilities that may be within the overall District boundaries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
b.			
c.			



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 15				
21. TITLE AND LOCATION (<i>City and State</i>) Lake Lucie Community Development District Port St. Lucie, Florida		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (<i>if applicable</i>)</td> </tr> <tr> <td>1989 - 2017</td> <td>N/A</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)	1989 - 2017	N/A
PROFESSIONAL SERVICES	CONSTRUCTION (<i>if applicable</i>)					
1989 - 2017	N/A					

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Lake Lucie Community Development District	Milton Shaprio, Reg. Agent	305-576-6333

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

The **Lake Lucie Community Development District** was formed by the St. Lucie County Board of County Commissioners, in June March 1989, through Ordinance 89-032. The **Lake Lucie Community Development District** is a Residential PUD located in the unincorporated area of St. Lucie County, just north of Port St. Lucie. There is only one CDD district covering all of the **Lake Lucie PUD**. Since 1989, Culpepper and Terpening has served as the District Engineer for this Community Development District.

As both the original **Design Engineer of the Lake Lucie PUD** and the **District Engineer for the Lake Lucie Community Development District**, Culpepper and Terpening (C&T) brings to the district a unique and special understanding of the community's infrastructure designs, limitation and needs. The exceptional understanding of the District allows the District Governing Board to be sure that the reviews and assessments provided are in fact the most accurate possible.

As the engineer of record for the **Lake Lucie Community Development District**, Culpepper and Terpening is responsible for; the development the required annual capital facility assessment report and improvement budget for the District; oversight of the existing capital facilities in the community that fall under authority of the Community Development District; status of compliance with all required permit conditions; preparation of the required annual report for the District; and to ensure that District facilities and projects are not in conflict with any of the individual/subarea property owners association facilities that may be within the overall District boundaries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (<i>City and State</i>)	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	District Engineer
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



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <small>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</small>	20. EXAMPLE PROJECT KEY NUMBER 16
---	---

21. TITLE AND LOCATION <i>(City and State)</i> Pineapple Grove Community Development District Fort Pierce, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES 2025-ongoing	CONSTRUCTION <i>(if applicable)</i> ONGOING

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER Pineapple Grove Community Development District	B. POINT OF CONTACT NAME Stephanie Brown	C. POINT OF CONTACT TELEPHONE NUMBER (772) 345-5119
---	--	---

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

The Pineapple Grove CDD encompasses land located within the City of Fort Pierce in St. Lucie County, Florida, near the intersection of Jenkins Road and Edwards Road, providing convenient access to major transportation corridors and nearby residential developments. The District was established to support the area's growing infrastructure needs and ensure sustainable, high-quality development.

Culpepper & Terpening (C&T) serves as the District Engineer, providing Construction Engineering and Inspection (CEI) services for the District's capital improvement projects. C&T's role includes oversight of construction activities, ensuring compliance with approved plans and specifications, coordination with contractors and regulatory agencies, and verification that all infrastructure improvements meet applicable standards for long-term operation and maintenance.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Culpepper & Terpening	Ft. Pierce, FL	Survey/Design/Permitting and CEI
b.			
c.			



G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
		James P. Terpening, PE	COO	X	X	X	X	X	X	X	X
Roberto Cabrera, PE	District Engineer	X	X	X		X	X	X		X	X
Stefan Matthes, PE	Assistant District Engineer	X	X	X	X	X	X	X	X	X	X
Joshua Killian, PE	Drainage Review	X	X				X	X		X	
Jonathan Jones	Survey	X	X	X	X	X	X	X	X	X	X
Marcelo Dimitriou, PE	Construction Mgt/CEI	X	X	X	X	X	X	X	X	X	X
Gabriel Gomez, EI	Operations & Maintenance										X
Lee Reumann, PSM/PLS	SUE	X	X				X	X		X	

29. EXAMPLE PROJECTS KEY

No.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	No.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1.	Central County Water Control District Stormwater System Improvements	10.	Montecito Community Development District
2.	Fellsmere Water Control District - General Engineering Services	11.	Copper Creek Community Development District
3.	Tradition Community Development District	12.	Preserve at Savannah Lakes Community Development District
4.	Southern Grove Community Development District	13.	Villa Vizcaya Community Development District
5.	Tesoro Community Development District	14.	Lake Lucie Community Development District
8.	Veranda CDD Community Development District II	15.	River Place on the St. Lucie Community Development District
9.	Portofino Shores Community Development District	16.	Pineapple Grove Community Development District



H. ADDITIONAL INFORMATION

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

See Tab 10

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

04/15/26

33. NAME AND TITLE

Stefan K. Matthes; Sr. Vice-President



ARCHITECT – ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (If any)		
				n/a		
PART II – GENERAL QUALIFICATIONS (If a firm has branch offices, complete for each specific branch office seeking work.)						
2a. FIRM (OR BRANCH OFFICE) NAME			3. YEAR ESTABLISHED		4. DUNS NUMBER	
Culpepper and Terpening, Incorporated			1985		15-565-2795	
2b. STREET			5. OWNERSHIP			
2980South 25th Street			TYPE		Corporation	
2c. CITY			SMALL BUSINESS STATUS		Yes	
2d. STATE		2e. ZIP CODE		7. NAME OF FIRM (If block 2a is a branch office)		
Ft. Pierce		FL 34981				
6a. POINT OF CONTACT NAME AND TITLE						
Roberto Cabrera, PE						
6b. TELEPHONE NUMBER		6c. E-MAIL ADDRESS				
772-464-3537		rcabrera@ct-eng.com				
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED		8c. DUNS NUMBER	
CFS and Associates (Brett Culpepper)			1972		n/a	
JP Terpening, Corp. (Butch Terpening)			1979			
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVG REV. FOR LAST 5 YRS			
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administration	6		C15	Construction Management	4
08	CADD Tech	8		C16	Construction Surveying	4
12	Civil engineer (PE/EI)	13		H07	Hwys, Street, Airfield Paving	6
15	Construction Inspectors	8		P06	Planning (Site, Installation and Project)	5
38	Land Surveyor	9		L02/ S10	Surveying, Mapping, Platting	6
47	Planner – Urban/Regional	1		T03	Traffic and Transportation	6
48	Project Managers	5		T04	Topo Survey and Map	3
				S13	Stormwater Handling & Facilities	6
				S04	Sewage Collection/ Treatment and Disposal	6
				U03	Water Resources, Hydrology	4
	Other Employees			W03	Water Supply, Treatment and Design	6
	Total	50		Z01	Zoning, Land Use Studies	4
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)			12. PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1		1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	7		2. \$100,00 to less than \$250,000		7. \$5 million to less than \$10 million	
c. Total Work	7		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	
I. AUTHORIZED REPRESENTATIVE						
The foregoing is a statement of facts.						
31. SIGNATURE			32. DATE		04//15/2026	
33. NAME AND TITLE			Stefan K. Matthes, PE, Sr. Vice President			



Client References

TAB 5



Client References



Project	Contact Person	Address	Phone
Tesoro Community Development District	Andressa Phillipi, District Manager	5385 N. Nob Hill Road, Sunrise, FL 3335	954-560-1858
Portofino Isles Community Development District	Paul Winkeljohn, District Manager	5385 N. Nob Hill Road, Sunrise, FL 3335	786-271-9208
Veranda Landing Community Development District	Richard Hans	2160 NW Reserve Park Trace Port St. Lucie, FL	954-721-6821
Veranda CDD Community Development District II	Gnanam Namasivayam	1440 NW Federal Hwy, Stuart, FL 34994	407-472-2471
Portofino Shores Community Development District	William Capko, Reg. Agent	5720 Spanish River Road Ft. Pierce, Florida	954-721-8681



Insurance

TAB 6



Business Ethics

TAB 7



Business Ethics

Culpepper & Terpening, Inc. affirms that all professional engineering services are performed in accordance with the ethical standards established by the Florida Board of Professional Engineers, including Chapter 471, Florida Statutes, and Chapter 61G15, Florida Administrative Code.

Culpepper & Terpening, Inc. and its engineers are not currently under investigation by any judicial or administrative agency or professional licensing board. Additionally, the firm has not been subject to any prior adverse decisions or settlements related to violations of professional ethical standards.



Ability to Meet Time and Budget

TAB 8



Ability to Meet Time and Budget Requirements

Culpepper & Terpening, Inc. (“C&T”) is committed to providing the engineering, surveying, and related support services necessary to effectively serve the Capron Trail Community Development District. Our proposed team has reviewed its current workload and is readily available to provide responsive support for District Engineer services. Because our Fort Pierce headquarters serves as our main office and is located in St. Lucie County, C&T are able to respond quickly to District needs and efficiently coordinate meetings, site visits, engineering evaluations, and project-related services.

C&T’s multidisciplinary structure allows us to draw from in-house civil engineering, surveying, GIS, and CEI resources as needed to support the District. Our staff includes approximately 50 professionals, including engineers, inspectors, surveyors, GIS technicians, UAV pilots, CAD technicians, project and division managers, and planners. This depth of resources allows us to allocate personnel efficiently based on the District’s needs and supports timely deliverables, strong internal coordination, practical problem-solving, and quality work products. Our key staff have worked closely together on numerous public and community development projects throughout St. Lucie County, providing continuity, responsiveness, and a clear understanding of local conditions and agency requirements.

Meeting the District’s schedule and budget expectations is not simply a goal for C&T; it is a fundamental part of our approach to project delivery and client service.

Our first step in managing time and budget effectively is understanding the District’s priorities, immediate needs, and long-term objectives. We work closely with District representatives to define project requirements, identify potential challenges

early, evaluate practical solutions, and establish a clear plan for implementation. This proactive approach allows us to anticipate issues, minimize delays, and support informed decision-making throughout the course of an assignment.

Communication.

Communication is a critical component of successful service. C&T maintains clear and consistent communication with clients, regulatory agencies, contractors, and other project stakeholders regarding scope, schedule, budget, and progress. Through this approach, we are able to keep assignments moving efficiently, respond promptly to District requests, and provide dependable engineering support as issues arise.

Adaptability. C&T also recognizes that successful District Engineer services require adaptability. As District needs evolve, our team is prepared to respond with the appropriate personnel and technical resources to address both routine matters and time-sensitive assignments. Our local presence, in-house capabilities, and established working relationships throughout St. Lucie County position us to provide efficient, dependable, and cost-effective service to the Capron Trail Community Development District.





Workload Capacity

TAB 9



Workload Capacity

Culpepper & Terpening, Inc. has been fortunate to maintain a steady and diverse workload that enables us to deliver full-service professional engineering solutions to both public and private sector clients. Our firm is currently comprised of approximately 50 employees, including seven licensed professional engineers, each with specialized experience in civil infrastructure and Community Development District (CDD) projects. This depth of resources allows us to remain responsive, proactive, and capable of supporting both new capital improvements and ongoing maintenance needs.

For Capron Trail Community Development District, we are well-positioned to respond as the District brings forward individual projects. We maintain the internal capacity and flexibility to provide timely, high-quality engineering services that align with the District's goals and timelines. This includes a strong emphasis on operations and maintenance (O&M), a cornerstone of our CDD support, which often involves stormwater system evaluations, lake management, roadway repairs, utility coordination, and general infrastructure upkeep.

Our team is supported by a suite of in-house services, including surveying and construction inspections, which are critical to the successful delivery of O&M-related projects. These integrated capabilities enhance our ability to mobilize quickly, assess existing conditions with precision, and oversee repairs or improvements with real-time quality assurance.





Additional Supporting Documents

TAB 10



Additional Supporting Documents



**CULPEPPER &
TERPENING INC**

CONSULTING ENGINEERS | LAND SURVEYORS



Southern Grove (Heart in the Park)

CDD Project Overview



Southern Grove (Legacy Park Jobs Corridor)



Veranda CDD



Tradition CDD

Culpepper & Terpening (C&T) proudly serves as District Engineer over 30 active residential Community Development Districts (CDDs) in the Treasure Coast. Our team has extensive experience navigating the unique governance structures, funding mechanisms, and public engagement requirements that define CDD operations. From initial infrastructure planning, including roadway, drainage, and sewer, to stormwater modeling, ongoing support through public meetings, and long-term maintenance coordination, C&T is a trusted partner in helping residential districts thrive.

Relevant CDD Experience:

- Tradition CDD	- Portofino Landings CDD
- Southern Grove CDD	- Reserve CDD
- Veranda CDD I	- Tesoro CDD
- Copper Creek CDD	- Villa Vizcaya CDD
- Creekside CDD	- Portofino Court CDD
- Lake Lucie CDD	- Veranda CDD II
- Portofino Isle CDD	- Preserve at Savannah Lakes CDD
- Portofino Shore CDD	- Montecito CDD



2980 S. 25th STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX (772) 464-9497 | CT-ENG.COM



Drone Mapping & Professional Photogrammetry



Culpepper & Terpening, Inc. (C&T) takes pride in our use of innovation and technology to better serve our clients. Our drone department staff is FAA Certified as Remote Pilots for commercial operations. We augment our core professional services of civil engineering, land surveying and construction management with drone solutions.

Specific drone services include:

- Civil Engineering:
 - o Design Survey and models;
 - o Custom "real-time" orthomosaics;
- Land Surveying & Mapping:
 - o Topographic elevation data collection,
 - o Volume calculations,
 - o 3D Maps & Models
 - o Accurate results with Ground Control Points and checkpoint
- Construction Management
 - o Construction progress aerial photography at key construction milestones,
 - o Inventory & remote/virtual inspections,
- Disaster & documentation
- Media & marketing,
- GIS Compatible Data



C&T offers its drone mapping service as one more feature of our full-service approach to our projects. We utilize the latest photogrammetry software to assist with data capture, digitizing data, controlling, measuring & inspecting and to collaborate and share our results with our Clients.



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SUBSURFACE UTILITY ENGINEERING (SUE)

WHAT IS SUE?

Subsurface Utility Engineering (SUE) is the specialty practice of civil engineering's utility engineering branch that includes the investigation, analysis, judgment, and documentation of existing utility networks.

SUE is a methodical process that uses a combination of geophysics, civil engineering, and surveying techniques to accurately locate and map underground utilities.

SUE is a proven cost benefit as found and published in multiple case studies. A Purdue University study, *Cost Savings on Highway Projects Utilizing Subsurface Utility Engineering*, found a **savings of \$4.62 for every \$1.00 spent on SUE.**

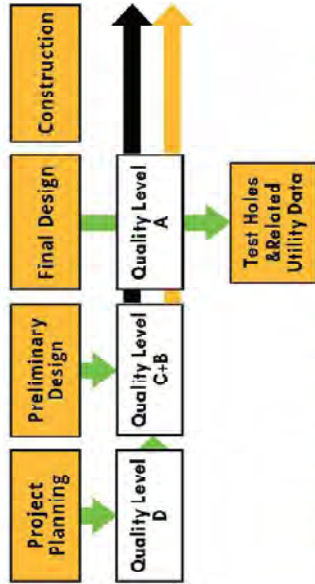
SUE can help prevent utility relocations and utility related delays during construction:

- Utility record information is oftentimes unreliable and inaccurate.
- Accurate utility investigations early in project development allow for effective risk management decisions by the designer.

SUE is used to better understand underground infrastructure during project development to:

- Reduce risks of underground utilities
- Allow better execution during construction
- Observe significant cost savings on projects

PROJECT APPLICATION



C&T'S SUE SERVICES



Culpepper & Terpening's SUE services are performed in accordance with ASCE 38-22, *Standard Guideline for Investigating and Documenting Existing Utilities*, and all local, state, and federal guidelines.

Culpepper & Terpening collects utility infrastructure data in the field using sophisticated geophysical techniques and instrumented with automated data collection gear and state-of-the-art survey equipment. We then merge this information into our client's base mapping in their desired format. This critical data is essential in the design and decision-making process of any new or existing infrastructure project.



Quality Level A (Test Holes): The process of exposing utilities and obtaining the precise horizontal and vertical position. C&T utilizes non-destructive air vacuum excavation equipment to avoid damage to the utility.

Quality Level B (Utility Designating): The process of using geophysical methods to interpret the presence and approximate horizontal location of utilities.

Quality Level C (Records and Surface Features): The process of correlating utility records or similar evidence to visible utility features.

Quality Level D (Records Research): The process of collecting and compiling existing utility records, from multiple sources including utility companies, government agencies, and service providers that may have facilities within the specified project limits.

Survey: Utility designating, test holes, and visible utility features are surveyed and referenced to the appropriate project-specific survey datum.



Scan Here for Survey Quote

District Engineering Services

CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT

May 1, 2026



HIGGINS
ENGINEERING & SURVEYING

3561 SW Corporate Parkway
Palm City, FL 34990
(561) 439-7807
higginsfl.com

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TRANSMITTAL LETTER





May 1, 2026

Capron Trail CDD
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987

Re: DISTRICT ENGINEERING SERVICES

Higgins Engineering and Surveying, LLC (HES) is pleased to present our qualifications for District Engineering Services with the Capron Trail CDD.

Higgins has been a trusted provider of high-quality water resources engineering services for 40 years, with a history of excellence in stormwater management, environmental, and general civil engineering. Our long-standing success stems from the valued relationships we have built with our clients, enabling us to deliver repeatable results. We continuously seek innovative ways to enhance efficiency and performance, always mindful of our clients' budgets and timelines.

Headquartered in Palm City, the Higgins team brings deep institutional knowledge and specialized expertise that enable us to meet District's needs effectively.

HES is part of a family of companies under the leadership of Darren Guettler, P.E. This family includes Velcon Engineering and Surveying (VES), Higgins Engineering and Surveying (HES), and KMA. HES will be the lead, but in the execution of this contract we expect to pull expertise as needed from all these companies. Through our pooled resources we can provide survey, design, and permitting assistance in addition to construction management and construction inspections.

Our team of qualified engineers offers unparalleled expertise and a deep understanding of the unique challenges facing the District and this project. We are confident in our ability to deliver high-quality solutions tailored to the District's specific goals.

As Vice President of Higgins Engineering and Surveying, LLC, Patrick Helms is authorized to commit to this proposal and serve as the primary point of contact for all services provided. We are grateful for the opportunity to further our partnership with the District and are confident you will find us to be the right firm for the job.



Thank you in advance for your consideration.
Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick Helms', written over a light blue horizontal line.

Patrick D. Helms, P.E.
Vice President
Higgins Engineering and Surveying, LLC.

FIRM QUALIFICATIONS



LEAD QUALIFICATIONS

Higgins Engineering and Surveying, LLC is a 100% client focused organization. We realize that civil engineering and surveying services are critical to West Palm Beach’s ability to achieve annual objectives for water management, flood protection, water quality and providing irrigation water for its landowners. We have compiled a project team with a depth of experience and resources that will be more than sufficient to ensure smooth and timely project delivery.

Higgins was established in 1984, and for 40 years has been solving practical problems in the disciplines of water resources, water quality, hydraulics, hydrology, environmental assessment and analysis, civil engineering and permitting with regulatory agencies. Clients are served in both the public and private sectors with services ranging from specific to ongoing consulting.

SERVICES PROVIDED		
<p>ENGINEERING</p> <ul style="list-style-type: none"> Hydraulic Modeling Watershed Analysis and Modeling Water Quality Analysis and Modeling Drainage Retrofit Design and Permitting FEMA Mapping Services Master Planning Services Water Management Design and Permitting Agricultural Systems Water Resource Investigations Engineering CAD Design / Production Permit Review & Processing Project Management Field Inspections 	<ul style="list-style-type: none"> Water Quality Sampling Grant Applications NPDES & FDEP CRS Reporting Public Involvement <p>SURVEYING & MAPPING</p> <ul style="list-style-type: none"> ROW and Boundary Surveys Real Estate Services / ALTA Surveys Platting & Easements Topographic Mapping Tree Surveys Environmental Surveys GIS Mapping Products & Services FEMA Flood Map Changes Construction As-Builts 	<p>CONSTRUCTION PHASE SERVICES & INSPECTION</p> <ul style="list-style-type: none"> Roadway & Utility Infrastructure NPDES Inspections ROW Inspections Construction Monitoring Davis-Bacon Compliance Monitoring Certified Payroll Review <p><i>Field capabilities include remote GPS survey and drone survey services</i></p>

40

YEARS

IN BUSINESS

3

Offices

Additional services include seeking grant opportunities, the design of new and aging infrastructure, reviewing development plans and stormwater calculations for drainage connection, reviewing new water-use permits, performing construction support, negotiating inter-local agreements, and preparing cots estimate for a variety of District projects. All services provided to the District will be summarized into the monthly engineer’s report, which is provided to the District Board of Supervisors, and staff, at the District’s monthly meeting.

CORPORATE STRUCTURE

ORGANIZATION, OWNERSHIP, & CORPORATE STRUCTURE

Founded in 1984, Higgins Engineering has spent 40 years solving complex challenges in water resources, water quality, hydraulics, hydrology, environmental assessment and analysis, civil engineering, and permitting with regulatory agencies. HES serves both public and private sector clients, offering everything from specific project support to ongoing consulting services. In 2024, Higgins Engineering, Inc. was renamed **Higgins Engineering and Surveying, LLC** (HES), marking a new chapter in the company’s history while building on its long-standing tradition of excellence. This transition, under the leadership of Darren Guettler and Velcon Engineering and Surveying, LLC, allows HES to enhance its service offerings and continue to deliver exceptional value to clients. With the expanded resources and capabilities of Velcon Engineering and Surveying, LLC (Velcon), and Velcon Construction Management, LLC, HES



is well-positioned to meet the evolving needs of its clients. Our experienced team, extensive project portfolio, and three office locations across southeast Florida ensure seamless responsiveness and continued commitment to your projects.

Today, HES continues to provide district engineering services for several water control districts, including **North St. Lucie River Water Control District, Hobe St. Lucie Conservancy District, Pal-Mar Water Control District, Hobe-St. Lucie Conservancy District, and Fort Pierce Farms Water Control District.** HES has also served as District Engineer for Pine Tree Water Control District and Seminole Improvement District.

CURRENT WORKLOAD

NSLRWCD CONSULTING ENGINEERING SERVICES - ST. LUCIE COUNTY, FL

- SFWMD C-23/24 STA – Ten Mile Creek modeling meetings – bi-weekly
- SFWMD C-23/24 STA – Construction Ongoing
- SFMWD & FPL Utilities – Review Permit Plans - Ongoing
- Board meetings – monthly
- St. Lucie County Utilities Coordination – Ongoing
- FDOT Kings Hwy Widening – Meeting and Review Plans/ Calculations for SIRWCD Permit – Ongoing
- Development and Private Permit Applications - Ongoing

PPFWCD CONSULTING ENGINEERING SERVICES - ST. LUCIE COUNTY, FL

- USDA NRCS – Canal 7 Restoration Project Design, Bid, Build – Ongoing
- Board meetings – monthly
- Canal 1 Outfall Replacement – Design, Bid, Build – Ongoing
- Gates Structure Repairs – Planning Phase
- St. Lucie County Water Treatment Plant – Permitted and Under Construction – Certification
- Development and Private Permit Applications - Ongoing

PAL-MAR WATER CONTROL DISTRICT - PALM BEACH COUNTY & MARTIN COUNTY, FL

RIVERLAND COMMUNITY | GL HOMES - SUNRISE, FL

LAKE POINT RESTORATION - PORT MAYACA, FL

HOBE-ST. LUCIE CONSERVANCY DISTRICT ENGINEER - PALM BEACH & MARTIN COUNTY, FL

- Unit of Development 1A – Permits and Agreements associated with Water Control Plan – Under Construction/ Ongoing
- Culvert Crossing Bridge Rd – Planning Phase – Future Design, Bid, Build – Ongoing
- Board meetings – monthly

WELLINGTON ENVIRONMENTAL PRESERVE - WELLINGTON, FL

BEELINE COMMUNITY DEVELOPMENT DISTRICT - PALM BEACH COUNTY, FL

- Annual Inspection and Reporting

JOURNEY’S END COMMUNITY DEVELOPMENT DISTRICT - PALM BEACH COUNTY, FL

- Annual Inspection and Report - Complete
- Outfall Replacement - Design & Permitting

WINSTON TRAILS EAST COMMUNITY DEVELOPMENT DISTRICT - BOYNTON BEACH, FL

- Annual Inspection and Reporting

HAMMOCK OAKS RV & GOLF RESORT COMMUNITY DEVELOPMENT DISTRICT - ORLANDO, FL

OFFICERS

DARREN C GUETTLER, MANAGER
1449 COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FL 34986

FRANCIS N GUETTLER, MANAGER
1449 COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FL 34986

PATRICK HELMS, VICE PRESIDENT
3561 SW CORPORATE PARKWAY
PALM CITY, FL 34990

HIGGINS ENGINEERING & SURVEYING
3561 SW Corporate Pkwy.
Palm City, FL 34990

VELCON CONSTRUCTION MANAGEMENT + VELCON ENGINEERING & SURVEYING
1449 Commerce Centre Dr.
Port St. Lucie, FL 34986

KMA ENGINEERING & SURVEYING
1176 25th Street
Vero Beach, FL 32960

POSITIONED TO SERVE YOU
IN MINUTES

Capron Trail Community Development District

LOCATION

This project will be managed out of our Palm City office located at **3561 SW Corporate Parkway, Palm City, FL 34990** with resources provided by our sister offices in Vero and Port St. Lucie. All team members are stationed in the managing office, on site, or have the ability to work in a mobile capacity.

HES is uniquely qualified to understand the scope of services desired by Capron Trail CDD including providing technical engineering advice regarding water quality monitoring, surface water drainage, maintenance of canals, ensuring adequate maintenance access within District rights-of-ways and applying for grants to retrofit water control structures. Higgins has worked with many local communities and governing authorities on similar engineering and surveying projects.

SIMILAR EXPERIENCE

SPECIAL DISTRICTS	COUNTIES	DEVELOPERS
<ul style="list-style-type: none"> - Hobe St. Lucie Conservatory District - PalMar Water Control District - South Florida Water Management District - Tradition Community Development District - Southern Grove Community Development District - Lake Worth Drainage District - Acme Improvement District - Barron Water Control District - North St. Lucie River Water Control District - Fort Pierce Farms Water Control District 	<ul style="list-style-type: none"> - Pine Tree Water Control District - Seminole Improvement District - Coral Springs Improvement District - Indian Trace Community Development District - North Springs Improvement District - Sunshine Drainage District - Spring Lake Improvement District - Old Plantation Water Control District - South Broward Drainage District 	<ul style="list-style-type: none"> - Palm Beach County - St. Lucie County - Martin County - Broward County
MUNICIPALITIES		
<ul style="list-style-type: none"> - Town of Jupiter - Village of Wellington - City of Weston 		



AVAILABILITY & COMMITMENT

Higgins has the resources and capacity to seamlessly integrate this project into our workload. With a proven resume of similar projects, advanced cloud-based tools, and a skilled team of experienced project engineers, Higgins ensures efficient, transparent delivery of your needs as we leverage our proven success with many Florida municipalities.

FAMILIARITY WITH LOCAL PERMITTING AGENCIES

Having worked with and for many Water Districts in St. Lucie County and the surrounding areas, Higgins is dedicated to fostering a long-term partnership with the District through a continuing contract framework. This approach allows us to provide consistent, high-quality service, ensuring that the District’s evolving needs are met efficiently over time. By maintaining this relationship, we can offer timely solutions, proactive support, and a deep understanding of the District’s goals and challenges, ensuring successful project outcomes and seamless collaboration.

Higgins Engineering and Surveying, LLC (HES) recognizes the importance of delivering high-quality engineering services that meet the evolving needs of our Clients. Our team is well-versed in a range of tasks essential for Capron Trail CDD including, but not limited to permitting, coordination with government agencies, operation and maintenance activities, design, grants and project management. We are also familiar with the District boundaries, canals, structures and roadways. By drawing on our team’s expertise and strong relationships with local, state, and federal stakeholders, we guarantee comprehensive and effective services to Capron Trail CDD.

FIRM ORGANIZATION AND STAFFING

ROLES & RESPONSIBILITIES

Higgins is a 100% client focused organization. We realize that civil engineering and surveying services are critical to Capron Trail CDD’s ability to achieve annual objectives for water management, flood protection, water quality and providing irrigation water for its landowners. We have compiled a project team with a depth of experience and resources that will be more than sufficient to ensure smooth and timely project delivery.

Higgins is a 100% client focused organization. We realize that civil engineering and surveying services are critical to Capron Trail CDD’s ability to achieve annual objectives for water management, flood protection, water quality and providing irrigation water for its landowners. We have compiled a project team with a depth of experience and resources that will be more than sufficient to ensure smooth and timely project delivery. To ensure seamless communication and maintain client confidence, Higgins follows a structured approach when notifying clients in advance of any changes in staffing assigned to their projects. As soon as staffing change becomes necessary, we first assess its potential impact on the project schedule, deliverable and overall team dynamics. Next we promptly notify the client in writing of the anticipated change, explaining the reason for the modification, and identifying proposed qualified replacement personnel. We offer an opportunity for the client to review and discuss the change, and address any concerns they may have.

Having worked under continuing service contracts for special water control and community development districts down the east coast of Florida, the HES team is well equipped to deliver the District the highest civil engineering and surveying excellence.

Patrick D. Helms, P.E.
patrickh@higginsfl.com
(561) 718-0899



PRINCIPAL-IN-CHARGE

Mr. Patrick Helms, P.E. will serve as the principal-in-charge assigned to this engagement with Capron Trail CDD. Mr. Helms will draw on the expertise, experience and institutional knowledge of our HES staff, to provide the engineering and surveying services required by the District. Led by Patrick Helms, Higgins and the proposed staff is fully available and steadfastly committed to Capron Trail CDD, ensuring dedicated support and exceptional service throughout the project.

QUALITY ASSURANCE, SCHEDULE MANAGEMENT, AND COST CONTROL

PROCEDURES FOR DELIVERING ACCURATE, TIMELY, AND COST-EFFECTIVE WORK

With 40+ years experience delivering the same services requested in this submittal, Higgins brings a proven track record of delivering water management services to water control districts across South Florida. Each project has not only been delivered on time and on budget, but more often than not, resulted in repeated contract awards.

ACCURATELY DEFINING SCOPE, MINIMIZING CHANGE ORDERS, AND COORDINATING SUBCONSULTANTS

Higgins Engineering accurately defines project scope through detailed client consultations, site assessments, and precise requirement gathering. They minimize change orders by implementing rigorous upfront planning, risk evaluations, and contingency measures. Subconsultants are coordinated via structured protocols, regular meetings, and integrated management software for seamless collaboration and efficiency.

ENSURING QUALITY AND REGULATORY COMPLIANCE

HES' partnership with Velcon Engineering enables us to provide another level of quality control with comprehensive surveying services. Velcon is highly qualified and experienced in preparing traditional GPS and drone survey services to provide topographic surveys of elevations along levees, canals, and wetlands, both on and adjacent to District land. Their expertise includes boundary surveys, preparation of sketches and legal descriptions, as well as as-built and record drawings, and the establishment of benchmarks. Before commencing any survey-related work, detailed estimates will be provided to the District for review and approval.

SCHEDULE AND BUDGET MANAGEMENT

Higgins has been a trusted provider of high-quality water resources engineering services for 40 years, with a history of excellence in stormwater management, environmental, and general civil engineering. Our long-standing success stems from the valued relationships we have built with our clients, enabling us to deliver repeatable results. We continuously seek innovative ways to enhance efficiency and performance, always mindful of our clients' budgets and timelines. ***The Higgins team is committed to completing each project at its original contracted cost, within the original schedule requirements, and will provide construction cost estimates within ten (10) percent of actual construction cost.***

DELIVERING STATUS UPDATES, MAINTAINING STAFFING, AND PROVIDING RESPONSIVENESS

To ensure seamless communication and maintain client confidence, HES follows a structured approach when notifying clients in advance of any changes in staffing assigned to their projects. As soon as staffing change becomes necessary, we first assess its potential impact on the project schedule, deliverable and overall team dynamics. Next we promptly notify the client in writing of the anticipated change, explaining the reason for the modification, and identifying proposed qualified replacement personnel. We offer an opportunity for the client to review and discuss the change, and address any concerns they may have.



LICENSES

Professional Engineering Licenses | Higgins

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

HIGGINS, ROBERT W
1432 SW EAGLE NEST WAY
PALM CITY FL 34990

LICENSE NUMBER: PE22364
EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

HELMS, PATRICK D.
477 CARAVELLE DR
JUPITER FL 33458

LICENSE NUMBER: PE70805
EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL GEOLOGISTS

THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

PADRON, FRANCISCO JAVIER
2411 GLENN LAKES LN
MISSOURI CITY TX 77459

LICENSE NUMBER: PG2701
EXPIRATION DATE: JULY 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/12/2024

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SLC Tax Receipt | Velcon Engineering (Sister Company)

2025 - 2026
St. Lucie County Local Business Tax Receipt

P.O. Box 308, Fort Pierce, FL 34954
(888-328-0011)

Facilities or machines #	Rooms #	Seats #	Employees #4	Receipt #1032286
Type of business 8911 ARCHITECT/ENGINEER/LAND SURV (ENGINEERING COMPANY)				Expires SEPTEMBER 30, 2026

DBA name: Business: VELCON CONSTRUCTION MANAGEMENT LLC
Mailing address: VELCON CONSTRUCTION MANAGEMENT LLC, 1449 COMMERCE CENTRE DR, PORT SAINT LUCIE, FL 34986-3209
Business location: 1449 COMMERCE CENTRE DR, PORT SAINT LUCIE, FL 34986-3209

RENEWAL: Original tax: \$15.10, City of Pt St Lucie 3315-701-0015-000/6 37704, Penalty: L23000536591, Collection cost: \$15.10, Paid 08/13/2025 15.10, 0025-20250813-056393

State of Florida Sunbiz Certification | Higgins

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT
DOCUMENT# L24000140521

FILED
Mar 12, 2026
Secretary of State
9642575781CC

Entity Name: HIGGINS ENGINEERING AND SURVEYING, LLC
Current Principal Place of Business: 3561 SW CORPORATE PARKWAY, PALM CITY, FL 34990
Current Mailing Address: 1449 COMMERCE CENTRE DRIVE, PORT SAINT LUCIE, FL 34986 US

FEI Number: 99-2324084
Name and Address of Current Registered Agent: GUETTLER, ANTHONY P, 979 BEACHLAND BOULEVARD, VERO BEACH, FL 32963 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____
Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	GUETTLER, DARREN C	Name	GUETTLER, FRANCIS N
Address	1449 COMMERCE CENTRE DRIVE	Address	1449 COMMERCE CENTRE DRIVE
City-State-Zip:	PORT ST. LUCIE FL 34986	City-State-Zip:	PORT ST. LUCIE FL 34986

Signature: _____
Electronic Signature of Signing Authorized Person(s) Detail Date

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 805, Florida Statutes; and that my name appears above, or on an attachment with all other like empowerments.

SIGNATURE: DARREN GUETTLER MGR 03/12/2026

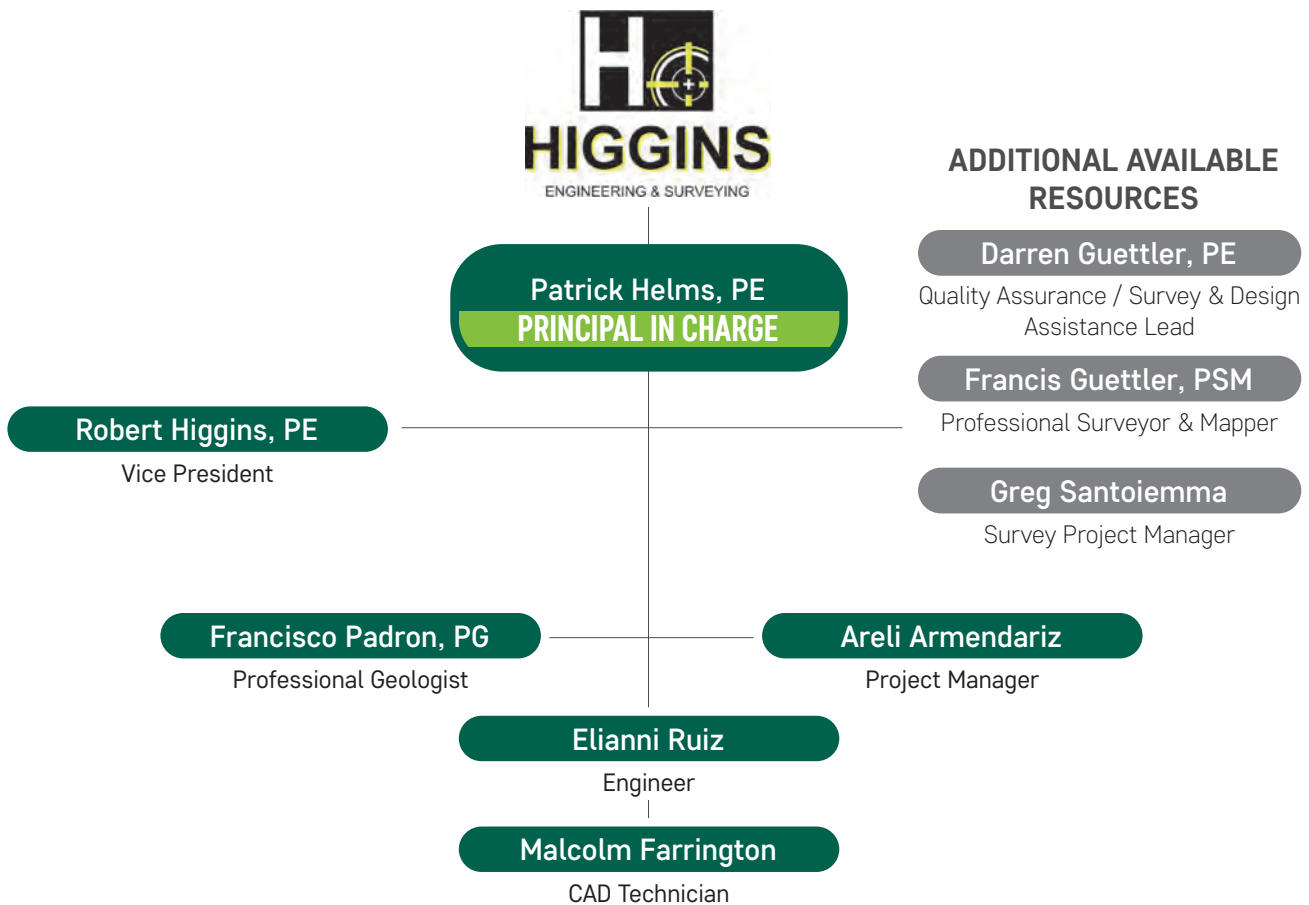
KEY PERSONNEL



TEAM ORGANIZATION

Higgins is a full-service, multidisciplinary engineering and surveying firm with extensive expertise in delivering civil engineering and surveying services, particularly related to stormwater management projects. Our firm, along with our subconsultants, is comprised of a diverse team of highly qualified civil, environmental and water resources engineers with a proven track record in designing, permitting, managing and implementing project that address complex stormwater challenges. We specialize in flood risk analysis, stormwater treatment and erosion and sediment control, utilizing cutting-edge modeling tools and industry best practices.

Our qualifications are further demonstrated through relevant pre-qualifications, licenses and certifications, such as Professional Engineer (PE) licensure, Professional Surveyor and Mapper licensure (PSM) and our deep familiarity with stormwater permitting processes. Higgins consistently delivers innovative and resilient stormwater solutions, making us a trusted partner for engineering and surveying stormwater management projects.



TECHNICAL RESOURCES

Professional Engineers	2	Project Managers / Engineers	4	CAD Technicians	1	Professional Geologists	1
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PATRICK D. HELMS PE PRINCIPAL IN CHARGE



EXPERIENCE

20 years

EDUCATION

B.S. Civil Engineering,
Florida State University

LICENSES/ AFFILIATIONS

Professional Engineer: FL
70805

President – Treasure
Coast Chapter, Florida
Engineering Society
(2015-2016)

American Water
Resources Association
(AWRA) National Society
of Professional Engineers
(NSPE) American Society
of Civil Engineer (ASCE)

100%
COMMITTED
TO SUCCESS.
AVAILABLE AS
NEEDED.



Mr. Helms has 20 years of experience, and is responsible for the management, design and permitting of agricultural, land development, mitigation bank and regional stormwater management projects. Mr. Helms is skilled in project management, hydrologic and hydraulic modeling, reports, computer-aided design, and permitting in the general areas of civil and water resource engineering. He is experienced in water management district permitting, local permitting, development of best management practices and construction management.

RECENT EXPERIENCE

N. ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD), ST. LUCIE COUNTY, FL Project Manager / District Engineer responsible for the operation, maintenance and rehabilitation of District infrastructure within this 65,000 acre water control district including analysis and design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board of Supervisors and Superintendent of Works.

FT. PIERCE FARMS WATER CONTROL DISTRICT (FPFWCD) Project Manager / District Engineer responsible for the operation, maintenance / rehabilitation of District infrastructure within this nearly 15,000 acre water control district including analysis / design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board.

FT. PIERCE FARMS 2025 NRCS GRANT - CANAL 7 RESTORATION Project Manager / District Engineer responsible for engineering design, planning, and technical support for the NRCS-funded Canal 7 Restoration project, including hydraulic analysis, restoration plans, and compliance with conservation grant requirements to improve water management and habitat.

NSLRWCD 2022 GRANTS, ST. LUCIE COUNTY, FL Project Manager / District Engineer responsible for the administration of two South Florida Water Management District (SFWMD) grants to retrofit the Gordy Water Control Structure and restore a portion of Ten Mile Creek. Both projects involved design, permitting and construction phase services to achieve successful end-results.

FPFWCD CANAL 1 BANK RESTORATION, ST. LUCIE COUNTY, FL Project Manager / Engineer of Record responsible to perform design, agency coordination, bidding and services during construction for the restoration and reconstruction of approximately 10,500 feet of canal bank, as well as securing a Natural Resource Conservation Service (NRCS) Emergency Watershed Protection grant to develop innovative alternatives which saved the project \$200,000 and allowed for additional bank reconstruction.

FCW TEAGUE HAMMOCK WETLAND RESTORATION Project Engineer / Certifying Engineer of Record responsible for restoring the hydrology of the Teague Hammock to the 1944 pre-drained conditions with no adverse impacts to off-site properties and support native wetland plant species for the wetland ecosystem restoration.

FPL EVERGLADES MITIGATION BANK, PHASE II Project Manager for the water resources engineering design, hydraulic modeling, permitting, development of construction documents, bidding process, and limited services during construction for 9,000 acres of a +/- 13,000-acre mitigation bank for Florida Power & Light Company.

EVANS PROPERTIES, WATER FARMING PILOT PROGRAM: EVANS PROPERTY - SOLICITATION, VERO BEACH, FL Project Manager for the water resources assessment of water farming on agricultural lands also known as Water Farming Assessment (WFA), a collaborative effort led by the Indian River Citrus League (IRCL), with funding from the South Florida Water Management District's (SFWMD) Dispersed Water Management Program, to gather site information, develop conceptual plans, and evaluate the costs and benefits of enhanced water management activities on fallow citrus groves.

ROBERT W. HIGGINS PE
VICE PRESIDENT



EXPERIENCE

49 years

EDUCATION

B.S. Civil Engineering.
University of South Florida, 1975
M.S. Water Resource Engineering, University of South Florida, 1976

LICENSES

Professional Engineer:
Florida No.22364

AFFILIATION

American Water Resources Association (AWRA)
Florida Engineering Society (FES) National Society of Professional Engineers (NSPE)
American Society of Civil Engineers (ASCE)
Water Management Institute (WMI)

100% COMMITTED TO SUCCESS.
AVAILABLE AS NEEDED.



Mr. Higgins, a licensed Professional Engineer in Florida, has over 40 years experience in water resource engineering. He has been involved at various levels from design engineer to principal / project manager for various multi-disciplined projects throughout the State. In 1984, he established his own engineering firm, Higgins Engineering and Surveying, LLC in West Palm Beach, Florida which specializes in water resource engineering, surface water management, groundwater, land development, drainage and permitting.

RECENT EXPERIENCE

HOBE ST. LUCIE CONSERVANCY DISTRICT District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.

PAL-MAR WATER CONTROL DISTRICT District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review, providing construction management services, and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.

GL HOMES Instrumental in the design and permitting of the primary facilities at a 55+ community located in Port. St. Lucie called Riverland. Services included: preparation of the overall Water Management Plans; preparation, submittal and processing of SFWMD's Environmental Resource Permits; and design of the proposed Outfall Structure which serves a drainage area of 3,828 acres.

SONOMA ISLES Water Management Design, Hydraulic Analysis, water use and drawdown analysis, wetland mitigation and monitoring plans, re-use water delivery plans, nutrient remediation and constructed wetland plans for residential project in Jupiter, FL. Permitting services included permitting through SFWMD Surface Water and Water Use, ACOE, Loxahatchee River District, and the Town of Jupiter.

VILLAGE OF WELLINGTON - BASIN B FLOW REDIRECTION Performed a design and analysis of redirecting the Village Basin B flow from going southward away from the South Florida Water Management District Water Conservation Area No. 1 to northward into the Village of Wellington Basin A. This resulted in a clean up of all of the Village of Wellington stormwater prior to entering the Everglades (Water Conservation Area 1)

GROVE GOLF XXIII Providing civil engineering services in support of redeveloping a 200 acre citrus farm into a Golf Course located in Martin County. Services provided include Storm Water Management design and modeling, water use; mass earthwork and lake construction plans; paving, grading and drainage plans, water and sanitary plans.

LAKE WORTH DRAINAGE DISTRICT Lead Engineer for the Culvert replacement and Outfall Structure located at the north bank of the Hillsboro Canal at the Lake Worth Drainage District E-1W-S Canal.

ARELI ARMENDARIZ PROJECT MANAGER



EXPERIENCE

6 years

EDUCATION

A.S. in Health Science -
Keiser University

100%
COMMITTED
TO SUCCESS.
AVAILABLE AS
NEEDED.

Mr. Armendariz is a dedicated and detail-oriented Project Manager with 4 years of experience in civil engineering and surveying. Skilled in managing multi-phase projects, coordinating with contractors, clients, and municipalities, and ensuring compliance with technical, budgetary, and regulatory requirements. Adept at supporting engineering teams in delivering quality infrastructure and land development projects on time and within scope. Strong organizational skills with the ability to manage multiple stakeholders and deadlines simultaneously.

RECENT EXPERIENCE

N. ST. LUCIE RIVER WATER CONTROL DISTRICT Project Manager supporting the District Engineer in the operation, maintenance, and rehabilitation of District infrastructure within this 65,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.

FORT PIERCE FARMS WATER CONTROL DISTRICT Project Manager supporting the District Engineer in the operation, maintenance, and rehabilitation of District infrastructure within this 15,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.

BEELINE COMMUNITY DEVELOPMENT DISTRICT Project Manager responsible for providing engineering and management services for the District, including annual inspections and engineer's reports, oversight of infrastructure operation and maintenance, permit review, regulatory coordination, and capital improvement budgeting. Additional responsibilities include technical support to the Board of Supervisors, planning and design assistance, construction oversight, and coordination with contractors and consultants for infrastructure repair and rehabilitation.

FPFWCD CANAL 7 RESTORATION Project Manager responsible for administration of an NRCS grant-funded project to restore and stabilize a District canal. Duties include budget management, coordination of survey and design services, compliance with NRCS requirements, and oversight of consultants and contractors to ensure timely completion of plans, reports, and project deliverables.

COMMERCIAL SITE DEVELOPMENT PROJECTS Project Manager responsible for coordinated surveying and engineering tasks for multiple retail and office developments.

MUNICIPAL INFRASTRUCTURE PROJECTS Project Manager responsible for supporting drainage, roadway, and water/sewer design projects, ensuring compliance with city requirements.



FRANCISCO J. PADRON PG PROFESSIONAL GEOLOGIST



EXPERIENCE

35 years

EDUCATION

B.S. Geophysics/Geology
Geological Sciences
Master Program
IIT Austin, TX
BBA in International
Business and
Management
40-Hr Hazwoper training
Certification

LICENSES

Professional Geo-
scientist State of Texas
Professional Geologist
State of Florida
Groundwater Vistas
Modflow
CPR

**100%
COMMITTED
TO SUCCESS.**
AVAILABLE AS
NEEDED.

Mr. Padron serves as a professional geologist for projects that involve environmental permitting and engineering design; permitted projects at municipal, state, and federal level. He brings extensive experience in dewatering systems and permitting, storm water management system design, and groundwater resources.

RECENT EXPERIENCE

N. ST. LUCIE RIVER WATER CONTROL DISTRICT Professional Geologist assisting with the operation, maintenance, and rehabilitation of District infrastructure within this 65,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.

FORT PIERCE FARMS WATER CONTROL DISTRICT Professional Geologist assisting with the operation, maintenance, and rehabilitation of District infrastructure within this 15,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.

SOUTH COUNTY REGIONAL PARK Hydrologic modeling of a 3 and 5 layer model involving the use of DBHYDRO database for annual precipitation and evapotranspiration.

JUPITER COUNTRY CLUB Design and South Florida Water Management District permitting of the overall water management system.

PORTOSOL, A.K.A. OKEECHOBEE LAKES Design of water management system and permitting.

PARKLAND UTILITIES Responsible for the South Florida Water Management District Water Use Permit renewal which required development and use of a regional MOD flow model.

VILLAGE OF WELLINGTON - SECTION 24 Conceptual Design and permitting of a 300 acre Storm water Treatment Area as a Village joint venture with South Florida Water Management District. The Stormwater Treatment Area provides water supply storage and water quality treatment.

KENNEDY GROVES DRI Responsible for assisting in the design of a conceptual water management plan for 3,845 acre mixed use ORI project. Prepared and processed application with the SFWMD.

OLD PALM GOLF COURSE Responsible for assisting in the re-design of the water management system, hydraulic modeling, and permitting.

RIVERLAND Assisted in the overall Water Management Plans, design and permitting of primary facilities. Preparation submittal and processing of South Florida Water Management District Environmental Resource perm as well as permitting with the Army Corps of Engineers.



DARREN GUETTLE PE, CGC

QUALITY CONTROL,
SURVEY, & DESIGN
ASSISTANCE LEAD



EXPERIENCE

15 years

EDUCATION

B.S. Civil Engineering -
University of North
Florida
M.S. Civil Engineering -
University of Florida

LICENSES

FL Professional Engineer
FL Certified General
Contractor
Leadership Martin County

100%
COMMITTED
TO SUCCESS.
AVAILABLE AS
NEEDED.

Mr. Guettler graduated from the University of North Florida in 2008 with a Bachelor's of Science in Civil Engineering. Shortly after graduating he began his career with Jacobs Engineering Group (JEG) in Jacksonville, Florida where he worked and an Engineer Intern. While at JEG Mr. Guettler worked with the roadway design team on various projects for FDOT, City of Jacksonville, and other local agencies. He also worked on the Atlanta Hartsfield-Jackson Airport inbound roadway design team.

In 2011 Mr. Guettler began working with Guettler Brother Construction (GBC) where he managed the construction of roadway reconstruction, storm drainage systems, water and sewer system, traffic lighting mast arms, and large earthwork projects.

In 2017 Mr. Guettler started Velcon Engineering and Surveying, LLC (VES) which acquired Velcon Group Inc. Since that time, Mr. Guettler has continued to grow the construction, engineering and surveying divisions with existing and new clients. Mr. Guettler is responsible for all Velcon operations, the contract administration, and client expectations.

RECENT EXPERIENCE

INDIAN STREET RESURFACING | Martin County

Velcon performed drafting and limited engineering services associated with the resurfacing and pipe replacement for three segments of Indian Street. The projects included preparing resurfacing plans, drainage plans, and striping plans to Martin County and FDOT specifications.

RIVERLAND BOULEVARD | GL Homes | City of Port St. Lucie

Velcon provided survey, design, and permitting services for a 100-foot corridor of new construction in Port St. Lucie, Florida. The project included one mile of roadway, concrete sidewalk, and 12" force main design.

COMMUNITY BOULEVARD | GL Homes | City of Port St. Lucie

Velcon provided survey, design, and permitting services for a 100-foot corridor of new construction in Port St. Lucie, Florida. The project included 850+/- LF of roadway, concrete sidewalk, and 16" force main design. The design included vertical and horizontal geometric design, hydraulic design and drainage pipe sizing, and spread calculations. Velcon provided existing the topographic survey for engineering design.

HILLMOOR CROSSWALK IMPROVEMENTS | City of Port St. Lucie

Velcon provided a crosswalk analysis for a mid-block crosswalk and presenting multiple safety improvement to the City Managers Office with construction cost estimates. Based on the City Managers recommendation, Velcon provided construction plans for the installation of Rectangular Rapid Flashing Beacons (RRFB) and new striping plans for the crosswalk.

CELEBRATION POINTE | Celebration Pointe Property Development

Velcon provided the utility design and permitting for the Celebration Pointe PUD located in Fort Pierce. The system included three lift stations, gravity sewer, watermain, and force main. The project phases were permitted through Fort Pierce Utility Authority and Florida Department of Environmental Protection.



FRANCIS GUETTLER

PSM
PRINCIPAL SURVEYOR



EXPERIENCE

17 years

EDUCATION

B.S. Surveying
Management –
Everglades University

LICENSES

FL Professional Surveyor
and Mapper (2023)
Member of Florida
Surveyor and Mapper
Society

100%
COMMITTED
TO SUCCESS.
AVAILABLE AS
NEEDED.



Mr. Guettler joined the United States Navy after High School, where he served 5 years with the Navy Mobile Construction Battalion 133. During his time in the Navy, he worked on various construction projects in Iraq, Japan, and Cuba.

After an Honorable discharge in 2006, Mr. Guettler began working with Guettler Brother’s Construction (GBC) performing construction layout and managing projects that include subdivisions, beach restoration, and major highways.

In 2017, Mr. Guettler joined Velcon. While with Velcon he has managed all aspects of Surveying to include construction layout, as-builts, topographic surveys, and boundary surveys. He is responsible for all surveying operations for Velcon and continues to meet expectations for clients.

RECENT EXPERIENCE

RIVERLAND | GL Homes | City of Port St. Lucie

Project includes construction layout and as-builts for utilities, roadway, and drainage.

MACON PLAT | Glenda Macon | Saint Lucie County

Project included 85 acres boundary survey and a subdivision into 8 lots.

HERNANDO SUBDIVISION | City of Fort Pierce

Project included boundary survey and a subdivision into 6 lots.

AVONLEA | Stuart

Project included layout and as-builts of utilities, roadway, and drainage. Project also included boundary topo survey and plat.

PENTALAGO PHASE 2 | Martin County

Project included boundary survey, construction layout, and as-builts, and plat of 80 acres and 16 lots.

GREG SANTOIEMMA

SURVEY PROJECT MANAGER



EXPERIENCE

30 years

100%
COMMITTED
TO SUCCESS.
AVAILABLE AS
NEEDED.

Mr. Santoiemma started his survey career working on a survey crew at Velcon. He quickly moved up the survey ranks to Party Chief within a few years. He worked as a party Chief for 18 years before he moved into the office as a survey CAD Technician. Within 5 years of working as a CAD Technician Greg was promoted to Survey Manager. Today Mr. Santoiemma is responsible the day to day survey operation including scheduling of the survey crews, calculating projects, and drafting surveys.

Mr. Santoiemma has experience preparing boundary topographic surveys, sectional break down surveys, construction staking and as-builts, ALTA surveys, legal descriptions and sketches, and platting. Mr. Santoiemma's extensive field and office experience make him an ideal fit as survey manager.

RECENT EXPERIENCE

U.S. 1 RECONSTRUCTION | D4-St. Lucie County- Riomar Drive to Port St. Lucie Boulevard | Instrument Man

Project Description: U.S. 1 Reconstruction- approximately 7 miles including adjustments to utilities. Work Activities for this project: 8.2 Field Construction staking and as-built preparation, layout and calculations (22 months)

SR 70 | D4-St. Lucie County- Mathews Road to approximately 11 miles west of Mathews | Crew Chief

Project Description: Widen approximately 11 miles of 2-lane roadway to 4-lanes including roadway alignment adjustments from Mathews Road. Work Activities for this project: 8.2 Field Construction staking and as-built preparation, layout and calculations (20 months)

GREEN RIVER PARKWAY | D4-St Lucie County- Jensen Beach Boulevard to Baker Road | Crew Chief

Project Description: Green River Parkway- Construction of approximately 1.5 miles of a new 2-lane Road segment, Jensen Beach Boulevard to Baker Road. Work Activities for this project: 8.2 Field Construction staking 18months and as- built preparation, layout and calculations (14 months)

RIVERLAND | GL Homes | City of Port St. Lucie

Velcon provided the construction layout and as-builts for a 400-acre subdivision located in the City of Port St. Lucie. The project included roadways, drainage, water- main, forcemain, liftstations, and sidewalks.

CELEBRATION POINTE | Celebration Pointe Property Development

Velcon provided the utility design and permitting for the Celebration Pointe PUD located in Fort Pierce. The system included three lift stations, gravity sewer, watermain, and force main. The project phases were permitted through Fort Pierce Utility Authority and Florida Department of Environmental Protection.

PENTALAGO PLAT | Tight Lines

Velcon provided the platting services for a 200-acre subdivision located in Martin County. The plat included 50 lots with drainage easements, lakes, and associated dedications.

PORT ST. LUCIE PLATTED LOT SURVEY | Various

Velcon provides various clients with boundary and topographic surveys of the Port St. Lucie Platted Lots for proposed homes. Velcon also provides their clients with construction survey services including plot plans, hub and tacks, formboard surveys, and final surveys.



SF 330 FORM



ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

District Engineer Services - Capron Trail Community Development District

2. PUBLIC NOTICE DATE

N/A

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Patrick Helms, PE

5. NAME OF FIRM

Higgins Engineering & Surveying, LLC

6. TELEPHONE NUMBER

(561) 718-0899

7. FAX NUMBER

8. E-MAIL ADDRESS

patrickh@higginsfl.com

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

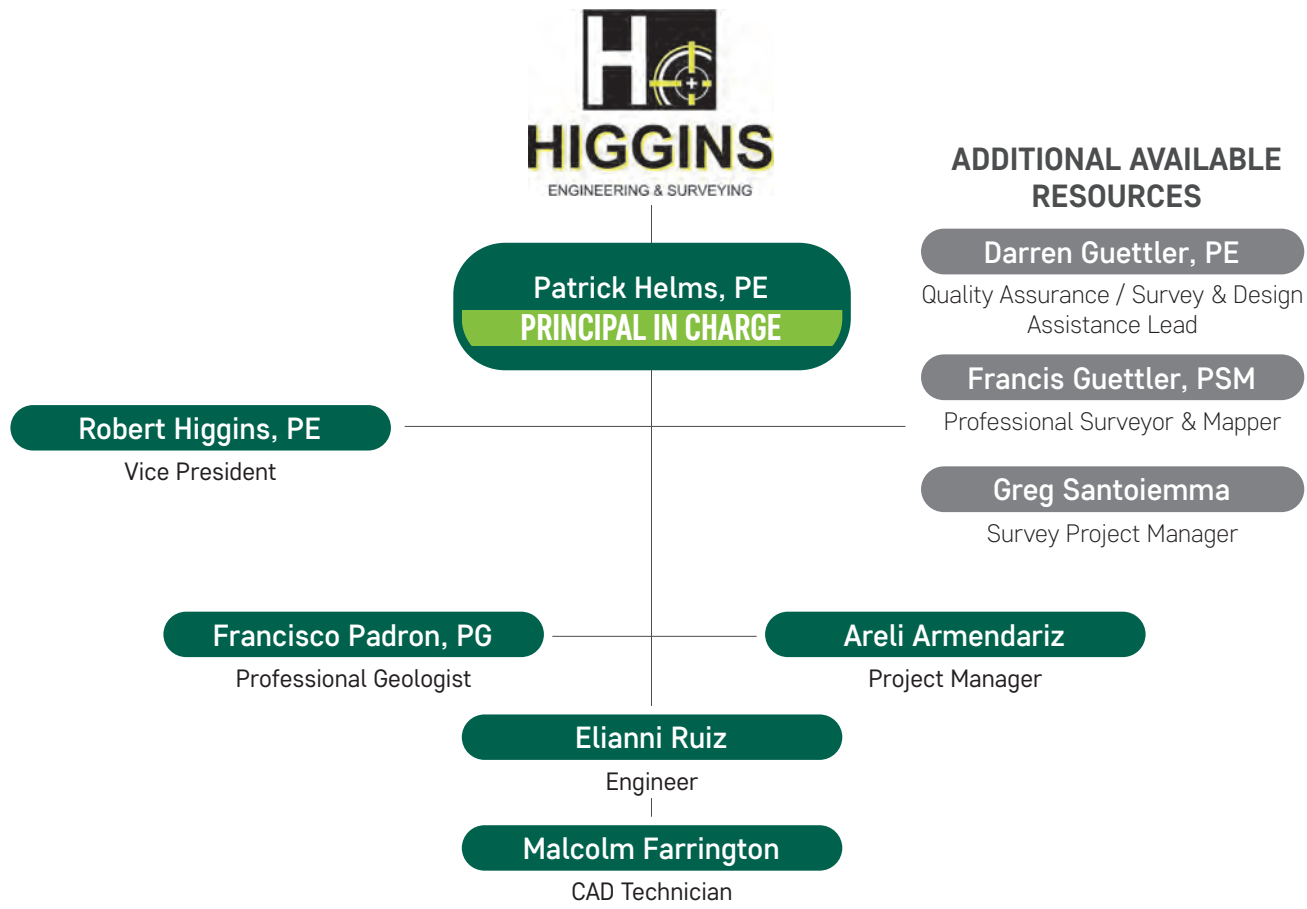
(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
PRIME	J-V PARTNER	SUBCONTRACTOR				
a	X			Higgins Engineering & Surveying, LLC <input type="checkbox"/> CHECK IF BRANCH OFFICE	3561 SW Corporate Parkway Palm City, FL 34990	Consulting Engineer Services
b				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

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D. ORGANIZATIONAL CHART



TECHNICAL RESOURCES

Professional Engineers	2	Project Managers / Engineers	4	CAD Technicians	1	Professional Geologists	1
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Higgins is staffed with a team of professional engineers, available and committed to dedicate their services to the District as needed.

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Patrick Helms	Principal in Charge	a. TOTAL 21	b. WITH CURRENT FIRM 1

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization) B.S. Civil Engineering - Florida State University	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) State of Florida - PE
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
President – Treasure Coast Chapter, Florida Engineering Society (2015-2016), Member - American Water Resources Association (AWRA), Member - National Society of Professional Engineers (NSPE), Member - American Society of Civil Engineer (ASCE)

19. RELEVANT PROJECTS

a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	N. St. Lucie River Water Control District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
<i>Project Manager / District Engineer responsible for the operation, maintenance and rehabilitation of District infrastructure within this 65,000 acre water control district including analysis and design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board of Supervisors and Superintendent of Works.</i>				

b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Ft. Pierce Farms Water Control District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Ft. Pierce, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
<i>Project Manager / District Engineer responsible for the operation, maintenance / rehabilitation of District infrastructure within this nearly 15,000 acre water control district including analysis / design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board.</i>				

c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Hobe St. Lucie Conservancy District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
<i>Project Manager responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations.</i>				

d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	PPFWCD Canal 1 Bank Restoration	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie, FL	2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			Check if project performed with current firm
<i>Project Manager / Engineer of Record responsible to perform design, agency coordination, bidding and services during construction for the restoration and reconstruction of approximately 10,500 feet of canal bank , as well as securing a Natural Resource Conservation Service (NRCS) Emergency Watershed Protection grant to develop innovative alternatives which saved the project \$200,000 and allowed for additional bank reconstruction.</i>				



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Robert Higgins	Vice President	a. TOTAL 49	b. WITH CURRENT FIRM 40

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization) B.S. Civil Engineering - University of South Florida M.S.E. Water Resource Engineering - University of South Florida	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) State of Florida - PE
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Member - American Water Resources Association (AWRA), Member - Florida Engineering Society (FES) National Society of Professional Engineers (NSPE) , Member - American Society of Civil Engineers (ASCE), Member - Water Management Institute (WMI)

19. RELEVANT PROJECTS

a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Hobe St. Lucie Conservancy District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
<i>District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.</i>				
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Pal-Mar Water Control District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Palm Beach Gardens, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
<i>District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review, providing construction management services, and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.</i>				
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	GL Homes Riverland Community	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Sunrise, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
<i>Instrumental in the design and permitting of the primary facilities at a 55+ community located in Port. St. Lucie called Riverland. Services included: preparation of the overall Water Management Plans; preparation, submittal and processing of SFWMD's Environmental Resource Permits; and design of the proposed Outfall Structure which serves a drainage area of 3,828 acres.</i>				
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Grove Golf XXIII	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Martin County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
<i>Providing civil engineering services in support of redeveloping a 200 acre citrus farm into a Golf Course located in Martin County. Services provided include Storm Water Management design and modeling, water use; mass earthwork and lake construction plans; paving, grading and drainage plans, water and sanitary plans.</i>				



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Areli Armendariz	Project Manager	a. TOTAL 5	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION (City and State) Higgins Engineering and Surveying, LLC - Palm City, FL			
16. EDUCATION (Degree and Specialization) A.S. in Health Science - Keiser University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A			

19. RELEVANT PROJECTS

a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	N. St. Lucie River Water Control District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Manager supporting the District Engineer in the operation, maintenance, and rehabilitation of District infrastructure within this 65,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.</i>			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Fort Pierce Farms Water Control District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Ft. Pierce, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Manager supporting the District Engineer in the operation, maintenance, and rehabilitation of District infrastructure within this 15,000-acre water control district. Responsibilities include permit review, grant administration, coordination with local, state, and federal agencies, updates to District rules and regulations, and providing technical support to the Board of Supervisors and Superintendent of Works under the guidance of the District Engineer.</i>			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Beeline Community Development District	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Palm Beach County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Manager responsible for providing engineering and management services for the District, including annual inspections and engineer's reports, oversight of infrastructure operation and maintenance, permit review, regulatory coordination, and capital improvement budgeting. Additional responsibilities include technical support to the Board of Supervisors, planning and design assistance, construction oversight, and coordination with contractors and consultants for infrastructure repair and rehabilitation.</i>			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	FPFCD Canal 7 Restoration	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Manager responsible for administration of an NRCS grant-funded project to restore and stabilize a District canal. Duties include budget management, coordination of survey and design services, compliance with NRCS requirements, and oversight of consultants and contractors to ensure timely completion of plans, reports, and project deliverables.</i>			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Francisco Padron	Professional Geologist	a. TOTAL 34	b. WITH CURRENT FIRM 20

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization) B.S Geophysics/Geology Geological Sciences Master Program - University of Texas, BBA in International Business and Management	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) State of Florida - PG State of Texas - PG
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
40-Hr Hazwoper Certification

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	PROJECT LOCATION:	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a	Hobe St. Lucie Conservancy District	St. Lucie County, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services.</i>			

	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	PROJECT LOCATION:	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
b	South County Regional Park	West Palm Beach, FL	2016	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Engineer, responsible for surface and groundwater analysis in support of the water use permitting effort for a 27-hole golf course to be located in the South County Regional Park. The evaluation included the application of the USGS mudflow model to evaluate drawdown impacts for both irrigation and dewatering withdrawals.</i>			

	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	PROJECT LOCATION:	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
c	GL Homes Riverland Community	Sunrise, FL	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Instrumental in the design and permitting of the primary facilities at a 55+ community located in Port. St. Lucie called Riverland. Services included: preparation of the overall Water Management Plans; preparation, submittal and processing of SFWMD's Environmental Resource Permits; and design of the proposed Outfall Structure which serves a drainage area of 3,828 acres.</i>			

	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	PROJECT LOCATION:	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
d	Jupiter Country Club	Jupiter, FL	2010	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	<i>Project Engineer responsible for the Water Management Design, Hydraulic Analysis, SFWMD permitting and on-going construction observation of a 500-acre golfing/residential development in Palm Beach County. Construction design of surface water management system, construction design of spine road and rough grading for residential pods. The water management system includes a gated structure which allows water to be directed into Riverbend Park, which is owned by the SFWMD. Obtained Town of Jupiter approvals for water management system.</i>			

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

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

20. EXAMPLE PROJECT KEY NUMBER
1

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
NSLRWCD Consulting Engineering Services Fort Pierce, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER North St. Lucie River Water Control District	b. POINT OF CONTACT Steve Cassens	c. POINT OF CONTACT TELEPHONE NUMBER (772) 461-5050

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

Higgins Engineering provided the project manager and district engineering roles responsible for the design, permitting, and agency coordination of a special water control district in St. Lucie County, FL. They performed analysis of pipes, control structures, and canals for conformance with District criteria and general engineering standards.

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION N/A	Consulting Engineer Services
ENGINEERING \$350,000 per year	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Higgins Engineering	(2) FIRM LOCATION (City and State) Palm City, FL	(3) ROLE Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



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

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

20. EXAMPLE PROJECT KEY NUMBER
2

21. TITLE AND LOCATION (City and State)

**FPFWCD Consulting Engineering Services
Fort Pierce, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Fort Pierce Farms Water Control District

b. POINT OF CONTACT

Robert Johnson

c. POINT OF CONTACT TELEPHONE NUMBER

(772) 461-5050

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

Higgins Engineering provided the project manager and district engineering roles responsible for the design, permitting, and agency coordination of a special water control district in St. Lucie County, FL. They performed analysis of pipes, control structures, and canals for conformance with District criteria and general engineering standards.

PROJECT COSTS

CONSTRUCTION **N/A**

ENGINEERING **\$130,000 per year**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330

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)

**Hobe St. Lucie Conservancy District Engineer
Palm Beach Gardens, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2007-Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Hobe St. Lucie Conservancy District

b. POINT OF CONTACT

Pete Pimentel

c. POINT OF CONTACT TELEPHONE NUMBER

(561) 630-4922

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

Higgins Engineering provided the District Engineer responsibilities for all drainage and irrigation improvements within the District. Directed the design, permitting and construction of water management and irrigation improvements.

PROJECT COSTS

CONSTRUCTION **N/A**

ENGINEERING **\$115,000 per year**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330

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)

**Pal-Mar Water Control District
Palm Beach Gardens, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2008-Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Pal-Mar Water Control District

b. POINT OF CONTACT

Mike McElligott

c. POINT OF CONTACT TELEPHONE NUMBER

**(561) 630-4922
mmcelligott@sdsinc.org**

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

Higgins Engineering provided the District Engineer responsibilities for all drainage and irrigation improvements within the District. Directed the design, permitting and construction of water management and irrigation improvements. Preparation of Water Control Plans and monitoring for Permit Compliance.

PROJECT COSTS

CONSTRUCTION **N/A**
ENGINEERING **\$35,000 per year**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
5

21. TITLE AND LOCATION (City and State)

**El Maximo Dispersed Water Management System
Palm Beach Gardens, FL**

22. YEAR COMPLETED

**PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2020-2024**

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

The Garcia Companies

b. POINT OF CONTACT

Josh Kellam

c. POINT OF CONTACT TELEPHONE NUMBER

**(757) 286-4183
jkellam@growgarcia.com**

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

Higgins Engineering conducted the design, permitting, and engineering during construction of the project. The El Maximo project was design to assisted in maintaining source basin runoff from the basin in attenuating peak flows and temporary storing a potion of storm water runoff prior to it being conveyed downstream. Flows are received via the Kissimmee River from the west and from the north via Blanket Bay Slough. The project consisted of 8 basins isolated by earthen berms, 4 electrical inflow 100 cfs pump stations, 9 control structures, 10 overflow structures, 1 turnout structure and 3 canals. All of which control the water to temporarily capture and detain water within the system. The project included approximately 29.37 miles of perimeter embankments and 7,030 acres of potential storage footprint with all enclosed basin. The purpose of the el Maximo Ranch Northern Everglades and Estuaries Protection Program (NEEPP) Project is to provide regional water quality treatment on land currently used for agricultural purposes in souther Osceola County. The project includes pup stations that will move water from the Kissimmee River and Blanket Bay Slough onto the property. In addition, storm water will be detained within the project area by a system of berms and outlets structures to facilitate surface water quality enhancement during periods of low flow or environmental needs. The project is a public-private partnership between South Florida Water Management District and The Garcia Companies.

PROJECT COSTS

CONSTRUCTION	N/A
ENGINEERING	\$500,000

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
6

21. TITLE AND LOCATION (City and State)

Riverland Community
Port St. Lucie, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2005-Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
GL Homes

b. POINT OF CONTACT
Mike Fogarty

c. POINT OF CONTACT TELEPHONE NUMBER
(561) 441-8029
mikef@glhomes.com

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

Higgins Engineering was responsible for design and permitting of primary facilities of a 55+ community Development. Responsible for the overall Water Management Plans. Design of the proposed Outfall Structure serving a 3,828-acre drainage area. Preparation, submittal of all the environmental permitting with the South Florida Water Management District.

PROJECT COSTS

CONSTRUCTION **N/A**
ENGINEERING **\$100,785**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
7

21. TITLE AND LOCATION (City and State)

**Lake Point Restoration
Port Mayaca, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2008-Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Lake Point Restoration, LLC

b. POINT OF CONTACT

Jonathan Reinsvold

c. POINT OF CONTACT TELEPHONE NUMBER

**(561) 791-4052
jreinsvold@wellingtonfl.gov**

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

Higgins Engineering was responsible for design, permitting and construction of a 2,000 acre mine restoration reservoir project. Perform necessary reporting and permit compliance. This is a joint venture public/private partnership with the South Florida Water Management District.

PROJECT COSTS

CONSTRUCTION **N/A**

ENGINEERING **\$276,500**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
8

21. TITLE AND LOCATION (City and State)

**Jupiter Country Club
Jupiter, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2005-2010

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Toll Brothers

b. POINT OF CONTACT
Donald Barnes

c. POINT OF CONTACT TELEPHONE NUMBER
(561) 741-5700
dbarnes@tollbrothersinc.com

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

Higgins Engineering was responsible for Water Management Design, Hydraulic Analysis, SFWMD permitting and on-going construction observation of a 500-acre golfing/residential development in Palm Beach County. Construction design of surface water management system, construction design of spine road and rough grading for residential pods. The water management system includes a gated structure which allows water to be directed into Riverbend Park, which is owned by the SFWMD. Obtained Town of Jupiter approvals for water management system.

PROJECT COSTS

CONSTRUCTION **N/A**
ENGINEERING **\$158,000**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
9

21. TITLE AND LOCATION (City and State)

**South County Regional Park
West Palm Beach, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2004-2016

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Palm Beach County

b. POINT OF CONTACT

Larry Noegal

c. POINT OF CONTACT TELEPHONE NUMBER

(561) 233-0282

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

Higgins Engineering was responsible for surface and groundwater analysis in support of the water use permitting effort for a 27-hole golf course to be located in the South County Regional Park. The evaluation included the application of the USGS mudflow model to evaluate drawdown impacts for both irrigation and dewatering withdrawals.

PROJECT COSTS

CONSTRUCTION **N/A**
ENGINEERING **\$140,000**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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

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

20. EXAMPLE PROJECT KEY NUMBER
10

21. TITLE AND LOCATION (City and State)

**Wellington Environmental Preserve
Wellington, FL**

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION (If applicable)
2009-Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Village of Wellington

b. POINT OF CONTACT

Paul Schofield

c. POINT OF CONTACT TELEPHONE NUMBER

**(561) 924-9100
pschofield@wellingtonfl.gov**

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

Higgins Engineering was responsible for the Project Management, Conceptual Design and Permitting for a 365-acre Storm-water Treatment Area in a Village joint venue with South Florida Water Management District. Designed for the purposes of deaning phosphorus from the water prior to it entering the Florida Everglades. The project involved coordinating the work effort among the project consultants, including survey, pump station and water control structure design, levee/embankment design, wetland planting and project landscaping. Preparation of conceptual level permitting plan depicting the earthwork features of the reservoir as well as the location of the proposed pump station and outfall structure.

PROJECT COSTS

CONSTRUCTION **N/A**
ENGINEERING **\$30,000 per year**

SERVICES PROVIDED

Consulting Engineer Services

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Higgins Engineering	Palm City, FL	Prime
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION

26. NAMES OF KEY PERSONNEL
(From Section E, Block 12)

27. ROLE IN THIS CONTRACT
(From Section E, Block 13)

28. EXAMPLE PROJECTS LISTED IN SECTION F
(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role)

		1	2	3	4	5	6	7	8	9	10
Patrick Helms	<i>Principal in Charge</i>	X	X	X	X				X	X	
Robert Higgins	<i>Vice President</i>	X	X	X	X	X	X	X	X	X	X
Areli Armendariz	<i>Project Manager</i>	X	X						X	X	
Francisco Padron	<i>Professional Geologist</i>	X	X	X	X	X	X		X	X	X
Elianni Ruiz	<i>Engineer</i>	X	X								

29. EXAMPLE KEY PROJECTS

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	North St. Lucie Water Control District
2	Ft. Pierce Farms Water Control District
3	Hobe St. Lucie Conservancy District
4	Pal-Mar Water Control District
5	El Maximo Dispersed Water Management Systems

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
6	GL Homes / Riverland Community
7	Lake Point Restoration
8	Jupiter Country Club
9	Palm Beach County South County Regional Park
10	Village of Wellington Environmental Preserve

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS IF NECESSARY.

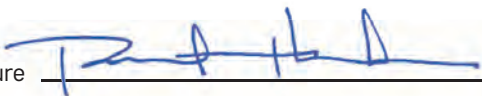
PROFESSIONAL QUALIFICATIONS

Higgins Engineering and Surveying, LLC is a full-service, multidisciplinary engineering and surveying firm with extensive expertise in delivering civil engineering and surveying services, particularly related to stormwater management projects. Our firm, along with our subconsultants, is comprised of a diverse team of highly qualified civil, environmental and water resources engineers with a proven track record in designing, permitting, managing and implementing project that address complex stormwater challenges. We specialize in flood risk analysis, stormwater treatment and erosion and sediment control, utilizing cutting-edge modeling tools and industry best practices.

Our qualifications are further demonstrated though relevant pre-qualifications, licenses and certifications, such as Professional Engineer (PE) licensure, Professional Surveyor and Mapper licensure (PSM) and our deep familiarity with stormwater permitting processes. HES consistently delivers innovative and resilient stormwater solutions, making us a trusted partner for engineering and surveying stormwater management projects.

<p>ENGINEERING</p> <ul style="list-style-type: none"> Hydraulic Modeling Watershed Analysis and Modeling Water Quality Analysis and Modeling Drainage Retrofit Design and Permitting FEMA Mapping Services Master Planning Services Water Management Design and Permitting Agricultural Systems Water Resource Investigations Engineering CAD Design / Production Permit Review & Processing Project Management Field Inspections Water Quality Sampling Grant Applications NPDES & FDEP CRS Reporting Public Involvement 	<p>SURVEYING & MAPPING</p> <ul style="list-style-type: none"> ROW and Boundary Surveys Real Estate Services / ALTA Surveys Platting & Easements Topographic Mapping Tree Surveys Environmental Surveys GIS Mapping Products & Services FEMA Flood Map Changes Construction As-Builts <p>Field capabilities include remote GPS survey and drone survey services</p>	<p>CONSTRUCTION PHASE SERVICES & INSPECTION</p> <ul style="list-style-type: none"> Roadway & Utility Infrastructure NPDES Inspections ROW Inspections Construction Monitoring Davis-Bacon Compliance Monitoring Certified Payroll Review
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I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of fact

31. Signature 

32. Date 5/1/26

33. Name and Title Patrick Helms, Vice President

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ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

PART II - General Qualifications

N/A

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

2a. FIRM (OR BRANCH OFFICE) NAME Higgins Engineering and Surveying, LLC			3. YEAR ESTABLISHED 2024	4. DUNS NUMBER 129272500
2b. STREET 3561 SW Corporate Parkway			5. OWNERSHIP	
			a. TYPE	LLC
2c. CITY Palm City	2d. STATE FL	2e. ZIP CODE 34990	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE Patrick Helms, PE - Vice President			7. NAME OF FIRM (If block 2a. is a branch office) N/A	
6b. TELEPHONE NUMBER (561) 439-7807	6c. E-MAIL ADDRESS patrickh@higginsfl.com			
8a. FORMER FIRM NAME(S) (If any) Higgins Engineering, Inc.			8b. YR ESTABLISHED 1984	8c. DUNS NUMBER 966523548

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	1	-	P06	Planning (Site, Install, and Proj)	2
08	CAD Technicians	1	-	R11	Flood Control	3
12	Civil Engineer	2	-	S10	Flood Plain Studies	2
30	Geologist	1	-	S13	Stormwater Handling and Facilities	3
				W02	Water Resources, Hydrology	3
				C15	Construction Management	2
				I06	Irrigation, Drainage	3
	Other Employees	0				
	Total	6				

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	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	5	2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	5	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 Patrick Helms b. DATE 5/1/26

c. NAME AND TITLE _____

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CLIENT REFERENCES



REFERENCES

CLIENT CONTACTS FOR PROJECTS IN THE PAST 3 YEARS

PROJECT: Pal-Mar Water Control District
CLIENT: Pal-Mar Water Control District
CONTACT: Mike McElligott
TITLE: District Manager
ADDRESS: 2501A Burns Road
PHONE: Palm Beach Gardens, FL 33410
(561) 630-4922

PROJECT: NSLRWCD Consulting Eng. Services
CLIENT: N. St. Lucie River Water Control District
CONTACT: Steve Cassens
TITLE: Supervisor
ADDRESS: 14666 Orange Ave, Ft Pierce, FL 34945
PHONE: (772) 461-5050

PROJECT: Hobe St. Lucie Conservancy District
CLIENT: Hobe St. Lucie Conservancy District
CONTACT: Pete Pimentel
TITLE: District Manager
ADDRESS: 2501A Burns Road
PHONE: Palm Beach Gardens, FL 33410
(561) 630-4922

PROJECT: FPFWCD Consulting Eng. Services
CLIENT: Fort Pierce Farms Water Control District
CONTACT: Robert Johnson
TITLE: President, Board of Supervisors
ADDRESS: 14666 Orange Ave, Ft Pierce, FL 34945
PHONE: (772) 461-5050



INSURANCE



BUSINESS ETHICS





May 1, 2026

Capron Trail CDD
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987

Re: **STATEMENT OF BUSINESS ETHICS**

Higgins Engineering and Surveying, LLC does not have any circumstances whereby the professional conduct of our firm or our engineers is currently being investigated judicially or by an administrative agency or qualification board and/or any prior adverse decision or settlement relating to a violation of ethical standards by Higgins engineering or any of its engineers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick D. Helms', is written over a light blue rectangular background.

Patrick D. Helms, P.E.
Vice President
Higgins Engineering and Surveying, LLC.

LEGAL REQUIREMENTS





May 1, 2026

Capron Trail CDD
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987

Re: **STATEMENT OF LEGAL REQUIREMENTS**

Higgins Engineering and Surveying, LLC has no current/past litigation claims and has never been placed on a convicted vendor list following a conviction for a public entity crime.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick D. Helms', is written over a light blue rectangular background.

Patrick D. Helms, P.E.
Vice President
Higgins Engineering and Surveying, LLC.



DESIGNING TODAY FOR A **ROBUST TOMORROW**

Higgins Engineering & Surveying, LLC is a full-service multi-discipline consulting firm, providing a full range of technical support, engineering, and surveying services to both public and private clients.

3561 SW Corporate Parkway
Palm City, FL 34990
higginsfl.com

Capron Trail Community Development District
c/o AECOM
1400 Centrepark Boulevard, Suite 860
West Palm Beach, Florida 33401

Attention: Ms. Karen Brandon, P.E.

Subject: Proposal for Year 2026 Reservoir Inspection
Capron Trail Community Development District
St. Lucie County, Florida

Dear Ms. Brandon:

As requested, we are pleased to provide this proposal for inspection of the two water reservoirs and two wetland enclosures of the Capron Trail Community Development District off Indrio Road. The inspection will be completed by Ardaman & Associates, Inc. Engineer, Jason Manning, P.E. We believe that the fieldwork can be completed in one day, with the report to be completed shortly thereafter. We request that you mow the embankments so that we can closely inspect the downgradient slopes and toes of the reservoirs. At the time of our inspection, we will mark areas that need maintenance.

The anticipated cost for our Year 2026 inspection and associated engineering services is **\$3,400.00**. Follow up inspections will be billed at a rate of \$180.00/hour (portal to portal).

If the terms above are acceptable to you, please sign and return the Proposal/Project Acceptance and Agreement form as an indication of your acceptance and authorization to proceed with the work. Please let us know when you will have the mowing completed so that we can conduct our work. We look forward to being of service to you on this project as in previous years.

ARDAMAN & ASSOCIATES, INC.



Jason P. Manning, P.E.
Branch Manager

PROPOSAL/PROJECT ACCEPTANCE AND AGREEMENT

PROJECT INFORMATION:

Project Name Capron Trail CDD Reservoir
Project Location St. Lucie County, Florida
Proposal Number and Date 24-23-5224; dated April 7, 2026
Description of Services Reservoir Inspection Services
Estimated Fee \$3,400.00

PROPERTY OWNER IDENTIFICATION:

Name _____
Property Identification Number _____
Address _____
City/State _____ Zip Code _____ Phone _____
Attention _____ Title _____

SPECIAL INSTRUCTIONS:

PAYMENT TERMS:

Payment shall be due within 30 days after date of each periodic invoice. Interest at the rate of 18% per annum (or the highest rate allowable by law) shall accrue on all amounts not paid within 30 days after date of invoice. All attorney fees and expenses associated with collection of past due invoices will be paid by Client. Timely payment of Ardaman & Associates, Inc.'s ("A&A") invoices is a condition precedent to any claim against A&A and the failure to timely pay any invoice shall constitute a waiver of any and all claims arising from or related to A&A services, including but not limited to the services described in this Proposal.

PROPOSAL ACCEPTANCE:

The Terms and Conditions of this Proposal, including the General Conditions appearing on the following pages of this Proposal, are incorporated herein by reference. No terms or conditions other than those contained herein, and no agreement or understanding, oral or written, purporting to modify these Terms and Conditions, whether contained in Client's purchase forms or construction documents or elsewhere, are binding on A&A unless signed by an authorized representative of A&A. In the event Client directs A&A to proceed with its Work prior to executing this Proposal Acceptance, such direction shall constitute deemed acceptance of this Proposal.

Accepted this _____ day of _____, 2026

(Print or type individual, firm or corporate body name)

(Signature of authorized representative)

(Print or type name of authorized representative and title)

GENERAL CONDITIONS

Parties And Scope Of Work – A&A shall include said company and any subsidiary or affiliate performing the Work. “Work” means the specific services to be performed by A&A as set forth in A&A’s proposal as well as any additional services requested or accepted by Client. “Client” refers to the person or business entity ordering the Work to be done by A&A. If the Client is ordering the Work on behalf of a third party or intends to provide A&A’s Work to induce a third party’s reliance, Client shall disclose the identity of such third party to A&A in writing before the commencement of A&A’s Work hereunder. In the event Client fails to disclose the identity of such third party prior to commencement of A&A’s Work, A&A will owe no legal duty to such third party unless the third party negotiates and obtains a written reliance letter from A&A. Client agrees that A&A’s professional duties are specifically limited to the Work as set forth in A&A’s proposal. The Client assumes sole responsibility for determining whether the quantity and the nature of the Work ordered by the Client is adequate and sufficient for the Client’s intended purpose. A&A’s Work is for the exclusive use of Client. In no event shall A&A owe any legal duty to any third party (including, but not limited to, assignees, successors in interest and subsequent purchasers) unless those third parties are disclosed by Client in accordance with this paragraph and those third parties accept these General Conditions.

On-Call Services – In the event A&A is retained to perform construction materials testing (“CMT”), including but not limited to proctor and soil density tests, concrete tests, etc., on an On-Call basis such that A&A is not retained to perform continuous observations of construction, Client assumes sole responsibility for determining the type, location and frequency of sampling and testing. In such On-Call testing, A&A’s test results are only representative of conditions at the test location and elevation, and different conditions may exist at other locations and other elevations. Furthermore, in the event Client fails to properly determine the location or frequency of sampling and testing, under no circumstances will A&A assume that duty by performing its CMT services.

Right-of-Entry – Unless otherwise agreed, Client will furnish right-of-entry on the property for A&A to make the planned borings, surveys, and/or explorations. A&A will take reasonable precautions to minimize damage to the property caused by its equipment and sampling procedures, but the cost of restoration or damage which may result from the planned operations is not included in the contracted amount.

Damage to Existing Man-made Objects – It shall be the responsibility of the Client to disclose the presence and accurate location of all hidden or obscure man-made objects relative to field tests, sampling, or boring locations. Client waives any claim against A&A and A&A’s subcontractors arising from any damage to existing man-made objects. In addition, Client shall defend, indemnify, and hold A&A and A&A’s subcontractors harmless from any third party claim arising from damage to existing man-made objects. Client’s obligation to indemnify for such third-party claims is limited to \$1,000,000 per occurrence which the parties agree bears a reasonable relationship to this Agreement.

Limitation of Liability - A&A shall perform services for Client in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same or a similar locality as the project. In the event any portion of the services fails to comply with this obligation and A&A is promptly notified in writing prior to one year after completion of such portion of the services, A&A will re-perform such portion of the services, or if re-performance is impracticable, A&A will refund the amount of compensation paid to A&A for such portion of the services. In no event shall A&A be liable for any special, indirect, incidental, or consequential damages. The remedies set forth herein are exclusive and the total liability of A&A whether in contract, tort (including negligence whether sole or concurrent), or otherwise arising out of, connected with or resulting from any and all services provided by A&A, including but not limited to the Work, shall not exceed the total fees paid by Client or \$50,000.00, whichever is less.

PURSUANT TO §558.0035, FLORIDA STATUTES, A&A’S INDIVIDUAL EMPLOYEES AND/OR AGENTS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THEIR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.

Sampling or Testing Location – Unless specifically stated to the contrary, the unit fees included in this proposal do not include costs associated with professional land surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in our report or shown on our sketches are based on specific information furnished to us by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

Sample Handling and Retention – Generally test samples or specimens are consumed and/or substantially altered during the conduct of tests and A&A, at its sole discretion, will dispose (subject to the following) of any remaining residue immediately upon completion of test unless required in writing by the Client to store or otherwise handle the samples. (a) NON HAZARDOUS SAMPLES: At Client’s written request, A&A will maintain preservable test samples and specimens or the residue therefrom for thirty (30) days after submission of A&A’s report to Client free of storage charges. After the initial 30 days and upon written request, A&A will retain test specimens or samples for a mutually acceptable storage charge and period of time. (b) HAZARDOUS OR POTENTIALLY HAZARDOUS SAMPLES: In the event that samples contain substances or constituents hazardous or detrimental to human health, safety or the environment as defined by federal, state or local statutes, regulations, or ordinances (“Hazardous Substances” and “Hazardous Constituents”, respectively), A&A will, after completion of testing and at Client’s expense: (i) return such samples to Client; (ii) using a manifest signed by Client as generator, will have such samples transported to a location selected by Client for final disposal. Client agrees to pay all costs associated with the storage, transport, and disposal of such samples. Client recognizes and agrees that A&A is acting as a bailee and at no time does A&A assume title of said waste.

Discovery of Differing Site Conditions or Unanticipated Hazardous Materials – Differing site conditions or certain types of hazardous materials (unanticipated materials) may exist at a site where there is no reason to believe they could or should be present. A&A and Client agree that the discovery of unanticipated materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. A&A and Client also agree that the discovery of unanticipated materials may make it necessary for A&A to take immediate measures to protect health and safety. A&A agrees to notify Client as soon as practicable should unanticipated materials be encountered. Client encourages A&A to take any and all measures that, in A&A’s professional opinion, are justified to preserve and protect the health and safety of A&A’s personnel and the public. Client agrees to compensate A&A for the additional cost of working to protect employees’ and the public’s health and safety. In addition, Client waives any claim against A&A arising from A&A’s discovery of unanticipated materials.

Indemnification – Client agrees to defend, indemnify, and save harmless A&A from all claims, including negligence claims, suits, losses, personal injuries, death and property liability resulting from the actions or inactions of Client, Client’s contractors, representatives, agents and employees.

Assignment – Client hereby agrees that this Agreement shall not be assignable by Client without A&A’s written consent.

Legal Jurisdiction – The parties agree that any litigation shall be governed by the laws of the State of Florida and only be brought in a court of competent jurisdiction located in Orlando, Orange County, Florida. All causes of action, including but not limited to actions for indemnification and contribution, arising out of A&A’s Work shall be deemed to have accrued and the applicable statutes of limitation, which are unaltered by this provision, shall commence to run not later than the date of issuance of A&A’s final invoice for the Work. Each of the parties hereto irrevocably waives any and all right to trial by jury in any legal proceeding arising out of or relating to this agreement.

Compliance With Laws - A&A shall perform its services consistent with sound professional practice and endeavor to incorporate laws, regulations, codes, guidance, and standards applicable at the time the work is performed. In the event that standards of practice change during the Project, A&A shall be entitled to additional compensation where additional services are needed to conform to the standard of practice. Both A&A and the Client shall abide by all local, state, and federal regulations and laws, including all applicable anti-bribery and anti-fraud regulations and laws, the U.S. Foreign Corrupt Practices Act, UK Bribery Act of 2010 and Economic Crime and Corporate Transparency Act of 2023, Brazilian Clean Companies Act, Corruption of Foreign Public Officials Act, and other laws as may apply.

Termination - A&A may terminate this Agreement with cause for non-payment of invoices upon fourteen (14) days written notice.

Force Majeure - A&A shall not be held responsible for any delay or failure in performance caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, acts of God, pandemic, epidemic, government shutdowns, act or omission of subcontractors, carrier, clients, or other similar causes beyond its control.

Drafting and Severability – This Agreement has been drafted by all Parties hereto and shall not be construed against one Party or in favor of any other Party. In the event that any provision of this Agreement is held invalid, the remainder of this Agreement shall be fully enforceable.

9/17/25

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Capron Trail Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 20, 2026, at 1:30 p.m. in the Premier Citrus, 14885 Indrio Road, Ft. Pierce, Florida 34945, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2026.

ATTEST:

**CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Capron Trail
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- II DETAILED PROPOSED BUDGET**
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PROPOSED BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	67,660
MAINTENANCE ASSESSMENTS	684,350
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,786
FACILITIES & SERVICE AGREEMENT (MAINT)	30,504
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 787,100
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	0
FICA TAXES	0
ENGINEERING	22,000
MANAGEMENT FEES	24,000
LEGAL FEES	4,000
AUDIT FEES	3,600
INSURANCE - LIABILITY	8,000
LEGAL ADVERTISING	1,150
POSTAGE AND DELIVERY	275
OFFICE SUPPLIES/MISCELLANEOUS	1,850
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	1,750
ADMINISTRATIVE CONTINGENCY	515
TOTAL ADMINISTRATIVE EXPENDITURES	67,315
MAINTENANCE EXPENDITURES	
MOWING	27,000
FUEL & OIL	125,500
AQUATIC MAINTENANCE	17,565
OPERATIONS MANAGEMENT	40,000
ROADWAYS & CULVERTS	16,600
CANAL REPAIR & MAINTENANCE	8,400
RESERVOIR REPAIR & MAINTENANCE	10,000
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	56,000
MISCELLANEOUS MAINTENANCE	56,600
PUMP REPAIRS/LOAN PAY BACK	250,000
CAPITAL PROJECTS RESERVE	50,000
TOTAL MAINTENANCE EXPENDITURES	657,665
TOTAL EXPENDITURES	\$ 724,980
REVENUES LESS EXPENDITURES	\$ 62,120
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,060)
DISCOUNTS FOR EARLY PAYMENTS	(31,060)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	59,905	57,409	67,660	Expenditures Less Interest, Direct Bills & Carryover/.92
MAINTENANCE ASSESSMENTS	288,194	288,194	684,350	Expenditures Less Direct Bills/.92
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	2,361	2,786	Baer LLC: 241.41 Acres X \$11.54 = \$2,785.77
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	12,845	30,504	Baer LLC: 241.41 Acres X \$126.36= \$30,504.57
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0	
INTEREST INCOME	4,490	1,800	1,800	Interest Projected At \$150.00 Per Month
TOTAL REVENUES	\$ 367,795	\$ 362,609	\$ 787,100	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	0	0	No Change From 2025/2026 Budget
FICA TAXES	0	0	0	No Change From 2025/2026 Budget
ENGINEERING	43,890	12,000	22,000	\$10,000 Increase From 2025/2026 Budget
MANAGEMENT FEES	24,000	24,000	24,000	\$2,000 Per Month
LEGAL FEES	2,042	4,000	4,000	No Change From 2025/2026 Budget
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2025/2026 Audit
INSURANCE - LIABILITY	7,531	8,000	8,000	FY 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	689	1,150	1,150	No Change From 2025/2026 Budget
POSTAGE AND DELIVERY	139	300	275	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES/MISCELLANEOUS	1,926	1,750	1,850	\$100 Increase From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	1,750	1,750	1,750	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	690	515	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	85,542	57,315	67,315	
MAINTENANCE EXPENDITURES				
MOWING	22,608	27,000	27,000	No Change From 2025/2026 Budget
FUEL & OIL	125,065	115,500	125,500	\$10,000 Increase From 2025/2026 Budget
AQUATIC MAINTENANCE	14,350	17,565	17,565	No Change From 2025/2026 Budget
OPERATIONS MANAGEMENT	41,196	40,000	40,000	No Change From 2025/2026 Budget
ROADWAYS & CULVERTS	23,290	11,600	16,600	\$5,000 Increase From 2025/2026 Budget
CANAL REPAIR & MAINTENANCE	7,474	8,400	8,400	No Change From 2025/2026 Budget
RESERVOIR REPAIR & MAINTENANCE	10,151	10,000	10,000	No Change From 2025/2026 Budget
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	95,447	46,000	56,000	\$10,000 Increase From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	5,626	855	56,600	\$55,745 Increase From 2025/2026 Budget
PUMP REPAIRS/LOAN PAY BACK	0	0	250,000	Pump Repairs/Loan Pay Back
CAPITAL PROJECTS RESERVE	0	0	50,000	Reserve For Future Capital Projects
TOTAL MAINTENANCE EXPENDITURES	345,207	276,920	657,665	
TOTAL EXPENDITURES	\$ 430,749	\$ 334,235	\$ 724,980	
REVENUES LESS EXPENDITURES	\$ (62,954)	\$ 28,374	\$ 62,120	
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,107)	(14,187)	(31,060)	Four Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(4,896)	(14,187)	(31,060)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (80,957)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (80,957)	\$ -	\$ -	

Capron Trail Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2025/2026 Assessment Per Unit	Fiscal Year 2026/2027 Projected Assessment Per Unit
Administrative (formerly O&M)	\$ 63.00	\$ 9.78	\$ 9.78	\$ 11.54
Maintenance	\$ -	\$ 53.21	\$ 53.21	\$ 126.36
Total	\$ 63.00	\$ 62.99	\$ 62.99	\$ 137.90

* Assessments Include the Following :

- 4% Discount for Early Payments
- 2% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information (Administrative):

Units (One Unit = 1 Acre) 6,111.57
 Includes Baer LLC Acres (241.41)
 and 2024 Expansion Area (453.99)
 On Roll: 5,870.16 Acres - Direct Bill: Baer 241.41

Community Information (Maintenance):

Units (One Unit = 1 Acre) 5,657.58
 Includes Baer LLC Acres (241.41)
 On Roll: 5,416.17 Acres - Direct Bill: 241.41

Capron Trail
Community Development District

**Financial Report For
April 2026**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
APRIL 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	57,409	0	57,434
MAINTENANCE ASSESSMENTS	288,194	0	287,149
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	0	15,206
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	0	0
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	1,800	0	1,705
DEVELOPER CONTRIBUTION - EXTRAORDINARY	0	0	0
TOTAL REVENUES	\$ 362,609	\$ -	\$ 361,494
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	0	2,690
MANAGEMENT FEES	24,000	2,000	14,000
LEGAL FEES	4,000	0	1,418
AUDIT FEES	3,500	0	0
INSURANCE - LIABILITY	8,000	673	7,942
LEGAL ADVERTISING	1,150	0	884
POSTAGE AND DELIVERY	300	85	15
OFFICE SUPPLIES/MISCELLANEOUS	1,750	170	1,275
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	145	1,021
ADMINISTRATIVE CONTINGENCY	690	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,315	\$ 3,073	\$ 29,420
MAINTENANCE EXPENDITURES			
MOWING	27,000	0	2,737
FUEL & OIL	115,500	0	47,352
AQUATIC MAINTENANCE	17,565	0	6,979
OPERATIONS MANAGEMENT	40,000	0	14,297
ROADWAYS & CULVERTS	11,600	0	12,650
CANAL REPAIR & MAINTENANCE	8,400	0	593
RESERVOIR REPAIR & MAINTENANCE	10,000	0	1,742
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	0	99,064
INSURANCE - MAINTENANCE	0	0	0
MISCELLANEOUS MAINTENANCE	855	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ -	\$ 185,414
TOTAL EXPENDITURES	\$ 334,235	\$ 3,073	\$ 214,834
REVENUES LESS EXPENDITURES	\$ 28,374	\$ (3,073)	\$ 146,660
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	0	(13,523)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	0	(13,774)
EXCESS/ (SHORTFALL)	\$ -	\$ (3,073)	\$ 119,363
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,073)	\$ 119,363

Notes: Premier Citrus Management Invoices Received Through March 2026

Bank Balance As Of 4/30/26	\$ 132,731.85
Accounts Payable As Of 4/30/26	\$ 19,928.05
Accounts Receivable As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 112,803.80

Capron Trail Community Development District
Budget vs. Actual
October 2025 through April 2026

	<u>Oct 25 - April 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-1399 · Carryover from prior year	0.00	0.00	0.00	0.0%
01-3100 · Admin Assessments	57,433.78	57,409.00	24.78	100.04%
01-3200 · Maintenance Assessment	287,148.65	288,194.00	-1,045.35	99.64%
01-3201 · Facilities & Service Agre Admin	2,361.00	2,361.00	0.00	100.0%
01-3202 · Facilities & Service Agre Maint	12,845.42	12,845.00	0.42	100.0%
01-3830 · Assessment Fees	-13,523.49	-14,187.00	663.51	95.32%
01-3831 · Assessment Discounts	-13,773.72	-14,187.00	413.28	97.09%
01-9410 · Interest Income (GF)	1,704.98	1,800.00	-95.02	94.72%
Total Income	<u>334,196.62</u>	<u>334,235.00</u>	<u>-38.38</u>	<u>99.99%</u>
Expense				
01-1310 · Engineering	2,690.00	12,000.00	-9,310.00	22.42%
01-1311 · Management Fees	14,000.00	24,000.00	-10,000.00	58.33%
01-1315 · Legal Fees	1,418.40	4,000.00	-2,581.60	35.46%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
01-1450 · Insurance (Liability)	7,941.66	8,000.00	-58.34	99.27%
01-1480 · Legal Advertisements	884.12	1,150.00	-265.88	76.88%
01-1513 · Postage and Delivery	15.23	300.00	-284.77	5.08%
01-1514 · Office Supplies	1,275.30	1,750.00	-474.70	72.87%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	1,020.81	1,750.00	-729.19	58.33%
01-1755 · Administrative Contingency	0.00	690.00	-690.00	0.0%
01-1803 · Aquatic Maintenance	6,979.02	17,565.00	-10,585.98	39.73%
01-1822 · Mowing	2,736.50	27,000.00	-24,263.50	10.14%
01-1823 · Fuel & oil	47,351.55	115,500.00	-68,148.45	41.0%
01-1824 · Operations Management	14,297.34	40,000.00	-25,702.66	35.74%
01-1825 · Roadways & Culverts	12,650.46	11,600.00	1,050.46	109.06%
01-1826 · Canal Repair & Maintenance	593.32	8,400.00	-7,806.68	7.06%
01-1827 · Reservoir Repair & Maintenance	1,741.96	10,000.00	-8,258.04	17.42%
01-1828 · Drainage Engine/Pump Repairs	99,063.66	46,000.00	53,063.66	215.36%
01-1831 · Miscellaneous Maintenance	0.00	855.00	-855.00	0.0%
Total Expense	<u>214,834.33</u>	<u>334,235.00</u>	<u>-119,400.67</u>	<u>64.28%</u>
Net Income	<u><u>119,362.29</u></u>	<u><u>0.00</u></u>	<u><u>119,362.29</u></u>	<u><u>100.0%</u></u>

**Capron Trail Community Development District
Balance Sheet
As Of April 30, 2026**

	<u>Operating Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Checking/Savings						
CSB	132,731.85	0.00	0.00	0.00	0.00	132,731.85
Total Checking/Savings	<u>132,731.85</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>132,731.85</u>
Total Current Assets	132,731.85	0.00	0.00	0.00	0.00	132,731.85
Other Assets						
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	0.00	458,847.00	0.00	458,847.00
Infrastructure (Grass Carp System)	0.00	0.00	0.00	29,374.00	0.00	29,374.00
Infrastructure	0.00	0.00	0.00	6,062,836.00	0.00	6,062,836.00
Equipment	0.00	0.00	0.00	5,000.00	0.00	5,000.00
Depreciation - Infrastructure	0.00	0.00	0.00	-6,061,544.00	0.00	-6,061,544.00
Depreciation - Equipment	0.00	0.00	0.00	-5,000.00	0.00	-5,000.00
Amount Available In DSF	0.00	0.00	0.00	0.00	0.00	0.00
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>489,513.00</u>	<u>0.00</u>	<u>489,513.00</u>
TOTAL ASSETS	<u>132,731.85</u>	<u>0.00</u>	<u>0.00</u>	<u>489,513.00</u>	<u>0.00</u>	<u>622,244.85</u>
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	19,928.05	0.00	0.00	0.00	0.00	19,928.05
Total Accounts Payable	<u>19,928.05</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,928.05</u>
Other Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Current Liabilities	19,928.05	0.00	0.00	0.00	0.00	19,928.05
Long Term Liabilities						
Special Assessment Debt (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	19,928.05	0.00	0.00	0.00	0.00	19,928.05
Equity						
Retained Earnings	-6,558.49	0.00	0.00	-6,066,544.00	0.00	-6,073,102.49
Net Income	119,362.29	0.00	0.00	0.00	0.00	119,362.29
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	6,556,057.00	0.00	6,556,057.00
Total Equity	<u>112,803.80</u>	<u>0.00</u>	<u>0.00</u>	<u>489,513.00</u>	<u>0.00</u>	<u>602,316.80</u>
TOTAL LIABILITIES & EQUITY	<u>132,731.85</u>	<u>0.00</u>	<u>0.00</u>	<u>489,513.00</u>	<u>0.00</u>	<u>622,244.85</u>