

September 8, 2020
Via Email Transmittal Only

Ms. Amanda Rivera
Lee County Hearing Examiner
1500 Monroe Street – Suite 218
Fort Myers, FL 33901

**RE: Cypress Woods RV Resort RVPD
DCI2020-00002
Applicant's 48-Hour Letter**

Dear Madam Hearing Examiner:

Please accept this as the Applicant's 48 hour letter. The Applicant is in agreement with the recommendation of approval. The Applicant disagrees with the staff recommendation that accessory uses and structures are not permitted. The Applicant disagrees with the staff recommendation that casitas are not permitted. Accessory uses and structures in general should remain, and specifically the Applicant wants to retain the accessory use of a casita which is a normal accessory use in luxury recreational vehicle resorts in southwest Florida and around the country. The Applicant has proposed Condition 15, which is attached hereto for consideration. A cabana is a permitted accessory use within an RV park, and the Applicant would like the option of installing a cabana with an outdoor kitchen, which is a normal accessory use in Lee County or a casita. The staff recommendation would not allow any accessory uses or structures, including a fire pit, outdoor kitchen, and other regular accessory uses due to the deletion of accessory uses and structures from the list of permitted uses.

The Applicant would submit that Condition 3 should be deleted. The lots are or will be established and not subject to change without going through a County process. Whatever the reason for the condition when originally imposed, there does not appear to be a reason for requiring an ongoing annual monitoring report.

Condition 6 indicates that the zoning approval does not signify that the "projects" traffic impacts have been mitigated. The condition is not worded in the same manner as the standard zoning condition. The Applicant understands that a development order application has to be submitted and that the Applicant must comply with Section 10-286 and 10-287 Lee County Land Development Code. The Applicant would ask for clarification of the intent of the condition or elimination as the Applicant is on notice of the requirements of Chapter 10, LDC.

The Applicant disagrees with the recommendation of denial for Deviation 23. The Applicant is in the process of obtaining a letter from the Fire Marshall. The Applicant would submit that the deviation should be approved subject to the provision of the letter from the Fire Marshall. It should also be noted that Deviation 23 impacts five (5) lots.

The Applicant has eliminated Deviation 24 relating to the surface materials of the golf cart parking spaces and will fully comply with the Land Development Code.

The enclosed revised Master Concept Plan rennumbers the deviations per the Staff Report, eliminates reference to Deviation 24, and adds labeling for the sound mitigation fencing around the proposed pickleball court to enhance the project's compatibility with surrounding properties.

The Applicant's Witness List and the Applicant's Exhibit List are attached hereto.

Your consideration of this matter is greatly appreciated.

Sincerely,



Neale Montgomery

NM/kc

Attachments:

- Applicant's Proposed Condition 15
- Master Concept Plan Revision Date 9/1/20
- Applicant's Witness List (with resumes)
- Applicant's Exhibit List

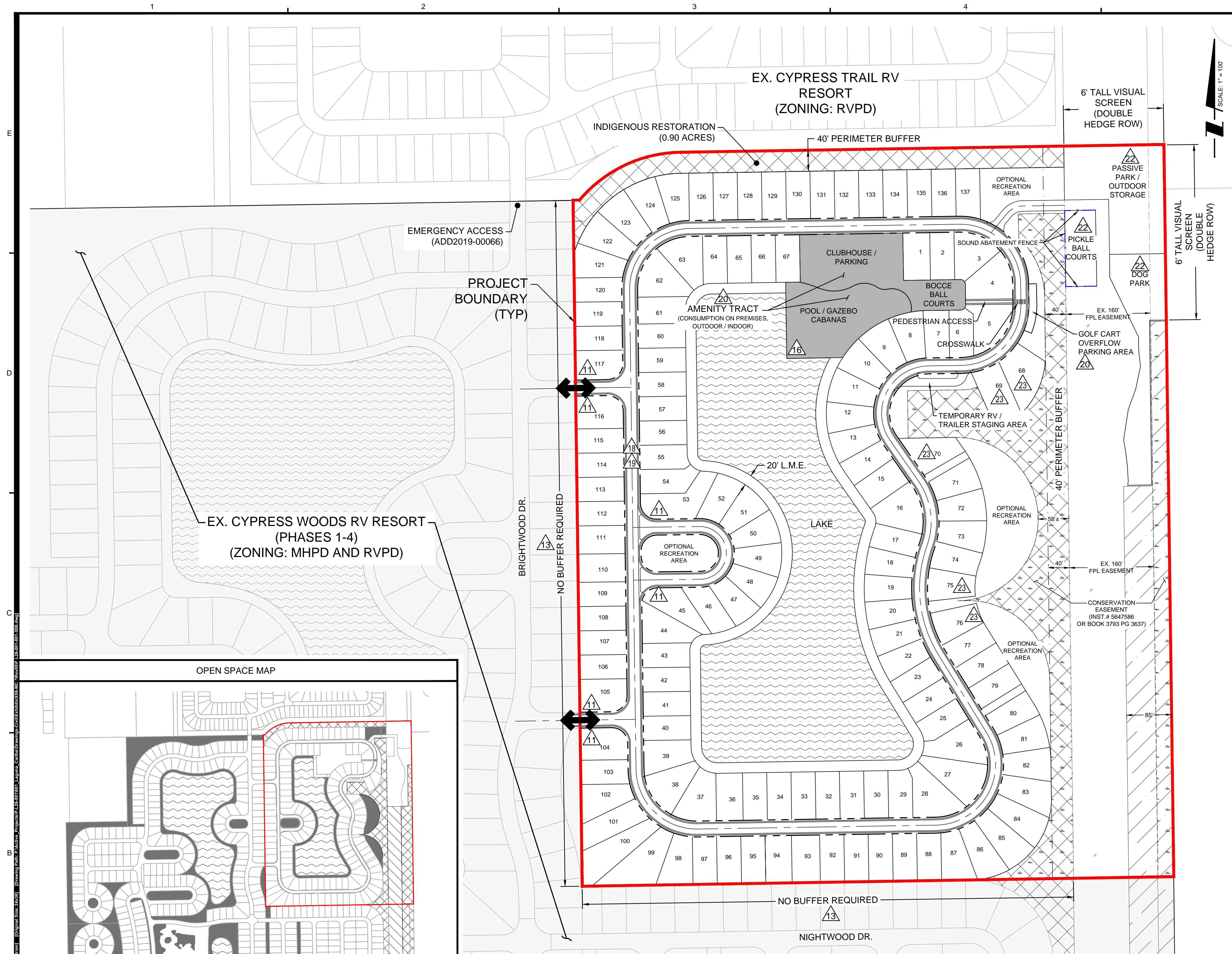
cc: Mr. John Fredyma
Mr. Brian Roberts
Ms. Alexis Crespo
Mr. Dan Hartley
Mr. John English
Mr. Jeremy Sterk
Mr. Duane Truitt

APPLICANT'S PROPOSED CONDITION 15

September 4, 2020

15. Accessory structures in Phase 5

- a. Phase 5 is permitted a maximum of 137 "casitas", which are defined as permanent accessory structures used in long-term occupancy Recreational Vehicle developments to provide additional living space for the single-family occupants of RV lots. Permitted uses include spaces for overnight sleeping; kitchen and cooking; entertainment; studies or home offices; storage; and garages or car ports for golf carts or motor vehicles. The casita or cottage along with the RV shall be defined and treated collectively as a single residential unit. I.e. separate rental of the casita is strictly prohibited to ensure the RV lot retains occupancy as a single dwelling unit.
- b. All lots must comply with the maximum lot coverage of 45% including RV pad, casita, and other applicable accessory structures.
- c. Casitas may only be occupied when the RV is parked on the lot.
- d. As a condition of building permit approval, the property owner must record a covenant in the public records that clearly indicates the uses allowed or prohibited within the casita structure. This covenant must be consistent with this section and may not be amended without the written consent of the Director of Lee County Community Development.
- e. All lots containing casitas shall have recorded covenants restricting lot long term occupancy to a single family unit.



LEGEND

CONSERVATION EASEMENT

LAKE

AMENITY TRACT

PRESERVE

RESIDENT INGRESS / EGRESS

DEVIATION LOCATION

SITE DATA TABLE	
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

INDIGENOUS OPEN SPACE ⁽¹⁾			
TYPES	PHASES	ACTUAL	CREDITS
100%	PHASES 1 - 4:	1.11 AC	1.11 AC
	PHASE 5:	3.18 AC	3.18 AC
110%	PHASES 1 - 4:	1.27 AC	1.39 AC
	PHASE 5:	0 AC	0 AC
125%	PHASES 1 - 4:	2.16 AC	2.70 AC
	PHASE 5:	1.66 AC	1.66 AC ⁽²⁾
150%	PHASES 1 - 4:	16.70 AC	25.05 AC
	PHASE 5:	0 AC	0 AC
TOTAL PROVIDED:		26.08 AC	35.09 AC
TOTAL REQUIRED:		26.08 AC	30.30 AC

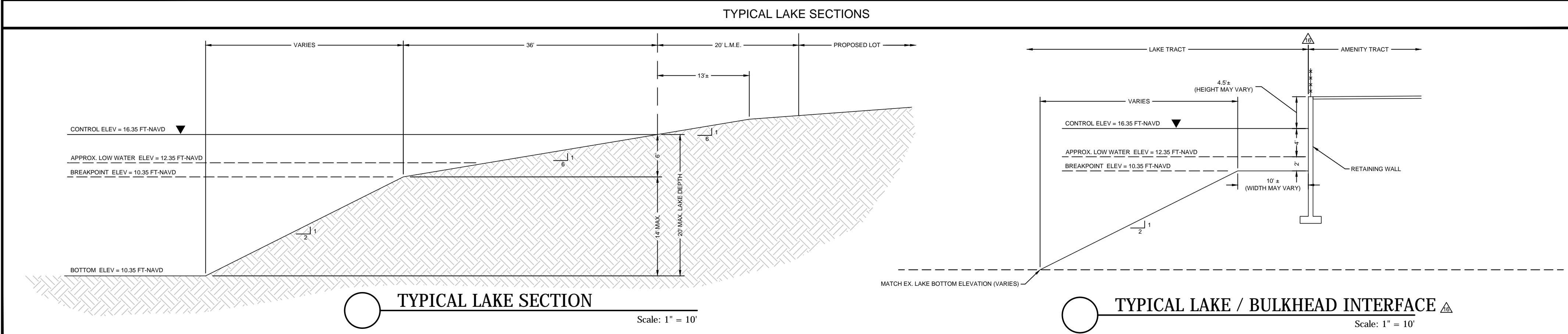
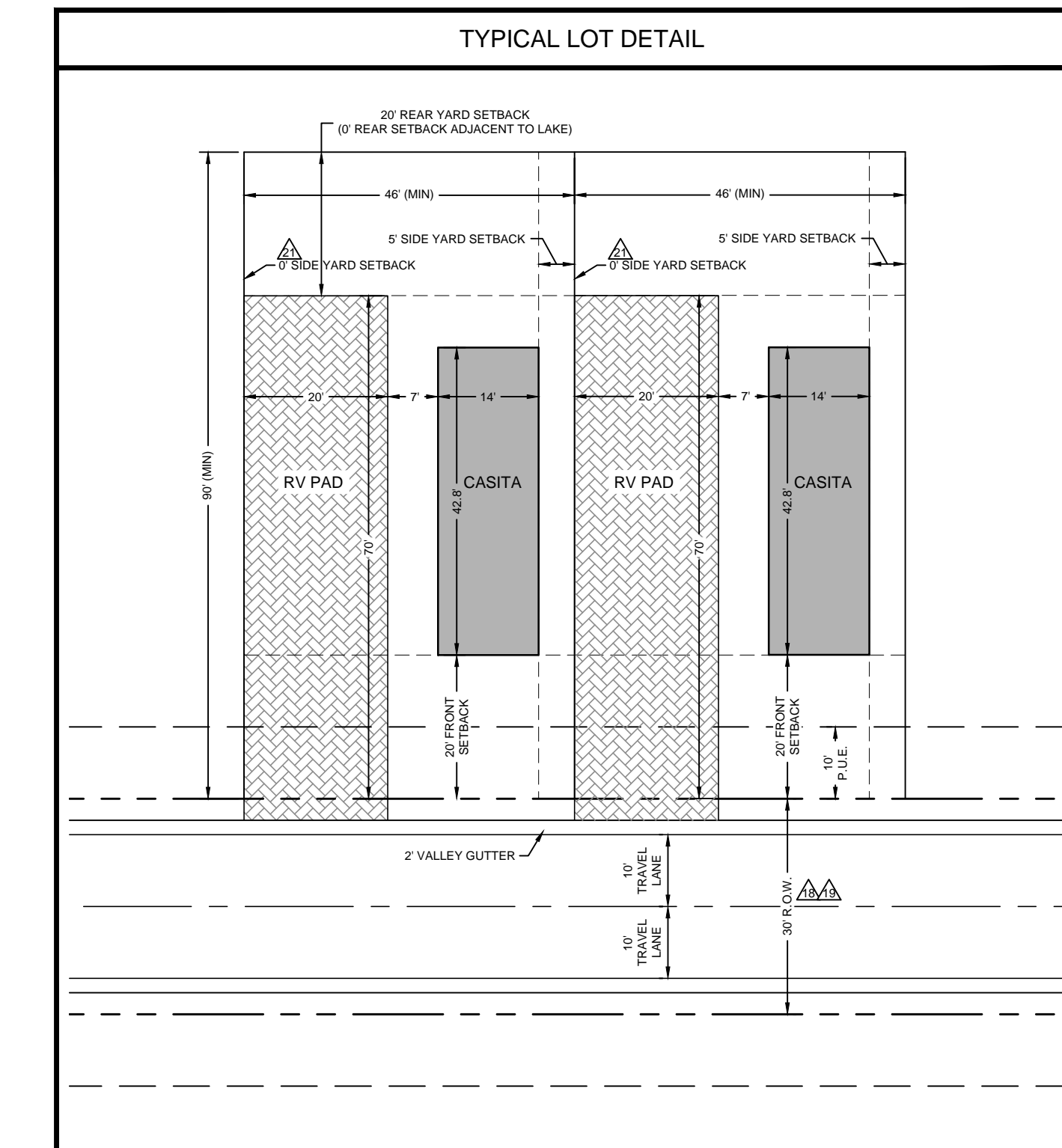
NOTES:

1. INDIGENOUS OPEN SPACE AREAS WITHIN THE EXISTING PHASES 1-4 REMAIN UNCHANGED. THE UPDATED TABLE SHOWN ABOVE REFLECTS REVISIONS WITHIN THE PHASE 5 DEVELOPMENT BOUNDARY, AND ALSO CORRECTS CALCULATION ERRORS IN THE PREVIOUSLY APPROVED MCP.

2. ALTHOUGH CREDIT WAS GIVEN ON THESE AREAS IN PREVIOUS ZONING APPROVALS, NO CREDIT IS TAKEN FOR AREA WITHIN PHASE 5 UNDER THIS APPLICATION.

B.C. FOX SQUIRREL PRESERVE	
B.C. FOX SQUIRREL PRESERVE AREA INCLUDES ALL INDIGENOUS OPEN SPACE AREAS AS INDICATED IN THE TABLE ABOVE (EXCLUDING THE INDIGENOUS RESTORATION AREA)	
INDIGENOUS OPEN SPACE: 26.08 ACRES	
INDIGENOUS RESTORATION: 0.90 ACRES	
TOTAL B.C. FOX SQUIRREL PRESERVE AREA: 26.08 - 0.90 = 25.18 ACRES	

EX. DUKE FARMS
LANDSCAPE NURSERY
(ZONING: AG-2)



OPEN SPACE			
INDIGENOUS OPEN SPACE	1,135,977 SF	26.08 AC	
LAKE	721,431 SF	16.56 AC	
FPL EASEMENT (EXCLUDING TRAILER PARKING)	181,974 SF	4.18 AC	
OTHER OPEN SPACE (LAKE BANK, PERIMETER BUFFER, LANDSCAPE MEDIANS, COURTYARDS, ETC)	758,822 SF	17.42 AC	
TOTAL OPEN SPACE	2,798,204 SF	64.24 AC	
% OF SITE		41.83 %	

PENINSULA ENGINEERING

CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #202275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

TITLE:

MASTER CONCEPT PLAN

OWNER/CLIENT/CONSULTANT:

LAGUNA CARIBE AT CYPRESS WOODS, LLC

REVISIONS:

No.	Revision:	Date:
1	REVISED PER COUNTY COMMENTS	3/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL C. HARTLEY
FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 100'
0 20 50 100 200 300'

SEC: 11 TWP: 44 RGE: 25E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: JAN. 2016
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-L26-001-001
File Number: P-L26-002-001-X06

Sheet Number: 4 of 4

**Cypress Woods RV Resort RVPD
DCI2020-00002**

**HEX Hearing September 10, 2020
Applicant's Witness List**

1. Alexis Crespo, AICP
2. Daniel Hartley, P.E. (resume attached)
3. John English, P.E.
4. Jeremy Sterk, CEP (resume attached)
5. Duane Truitt (resume attached)
6. Neale Montgomery

DANIEL C. HARTLEY, P.E.
EMAIL: dhartley@pen-eng.com
PHONE: (239) 262-2600

PROFESSIONAL SUMMARY:

Registered Florida Professional Engineer with over 13 years of experience in civil engineering design, project management and consultation services for projects within the Southwest Florida region. Proven ability to efficiently and effectively execute complicated projects while building quality relationships with clients, project team members and governing agencies. Senior-level Project Management and Company/Staff Management experience.

Extensive experience in surface water management design; potable water, wastewater and irrigation distribution system design; roadway and paving design; excavation, earthwork and grading design; and coordination of electrical and communication systems design to support land development projects.

EDUCATION AND PROFESSIONAL REGISTRATION:

University of Florida, Gainesville, FL
Bachelor of Science in Civil Engineering
August 2007

Registered Florida Professional Engineer
License # 73943
January 2012

PROFESSIONAL EXPERIENCE:

Senior Project Manager, Peninsula Engineering March 2017 – Current

Responsible for project and team management for residential and commercial development projects. Developer management responsibilities for parent company (Barron Collier Companies and its subsidiary entities).

Select Civil Engineering Project Management Experience:

- Magnolia Square Apartments, Naples, FL
 - Residential Development comprising 290 apartments units within two 4-story buildings.
- Silverwood at Ave Maria, Ave Maria, FL
 - Residential Development comprising 662 single-family units at build-out.
- Maple Ridge Phase 5B, Ave Maria, FL
 - Residential Development comprising 121 units at build-out.
- Maple Ridge Amenity Center, Ave Maria, FL
 - Premier Amenity Center serving the overall Maple Ridge development at Ave Maria
- Harborside Animal Clinic, Naples, FL
 - Full-service veterinary medical facility.
- Springs at Cape Coral, City of Cape Coral, FL
 - Residential Development comprising 292 apartments units within eleven 2-story buildings, Amenity Center and supporting ancillary buildings.

Director of Land Development, Principal, J.R. Evans Engineering, P.A. November 2011 – March 2017

Assisted President in company-wide operations of firm with over 25 employees with offices in Estero, Florida and Sarasota, Florida. Managed team of Project Managers, Project Engineers and Designers

DANIEL C. HARTLEY, P.E.
EMAIL: dhartley@pen-eng.com
PHONE: (239) 262-2600

in development of multiple development projects in southwest Florida, and simultaneously fulfilled Project Management role for various projects.

Team management responsibilities included workload management and assignments; employee performance management; assistance in staffing, department budget and forecasting; and assistance in overall success of the Land Development business unit within the firm.

Project management responsibilities included pre-development consultation, planning, project team coordination, civil engineering design, permitting, and construction inspection and certification services.

Select Civil Engineering Project Management Experience:

- The Place at Corkscrew Phase 1 and Amenity Center, Estero, FL
 - Residential Development comprising 1,325 units at build-out, Premier Amenity Center and 766-Acre Preservation/Restoration Area
- Corkscrew Shores, Estero, FL
 - Residential Development comprising 648 units at build-out, Amenity Center and 216-Acre Preservation/Restoration Area
- Golf Club of the Everglades, Naples, FL
 - Residential and Golf Course Development comprising 551+/- units at build-out, Amenity Center, and Golf Course re-design
- Winding Cypress (various phases), Naples, FL
 - Residential Development comprising 782+/- units at build-out, and Amenity Center
- Landings at Bear's Paw, Naples, FL
 - Waterfront Residential Development comprising 23 units at build-out
- The Quarry (various phases), Naples, FL
 - Residential Development comprising 900+ units at build-out

Project Engineer (E.I.), WilsonMiller, Inc. / Stantec

August 2007 – November 2011

Responsible for design, permitting, and project management and team coordination roles for multiple residential, commercial, and institutional (Ave Maria University) civil engineering projects.



JEREMY STERK, C.E.P. Partner \ Principal Ecologist

e: jeremys@eteflorida.com
t: 239.304.0030
m: 239.595.4929

Years Experience

26 years

Education/Training

B.S. Aquatic Biology
St. Cloud State University
(1994)

Professional Affiliations

Academy of Board Certified
Environmental Professionals
#16992037

Florida Association of
Environmental Professionals
(FAEP)

Mr. Sterk has been an environmental consultant in Southwest Florida since 1994 and has worked on projects throughout Collier, Lee, Hendry, DeSoto, Glades, and Charlotte counties. His varied experience spans marine, upland, and estuarine habitats and includes extensive work with a wide variety of listed species.

Relevant Experience

In addition to authoring dozens of habitat and species management plans, in 2007, Jeremy co-authored the first habitat conservation plan (HCP) in the nation to address incidental take issues for both red cockaded woodpeckers (RCW) and Florida panther on the same property.

In 1998, he wrote an ecological assessment computer model for the South Florida Water Management District as part of the South Lee County Watershed Study.

Early in his career, Jeremy was the principal investigator of a field research project in the Bahamas that utilized telemetry tracking to study the swimming speed of sub-adult lemon sharks.

Jeremy's work experience includes:

FWC Approved Shorebird Monitor	Environmental Resource Permitting (ERP)
USFWS Bald Eagle Monitor	Turbidity Monitoring
Vegetation & Habitat Mapping	Wetland & Water Level Monitoring
USFWS Section 7 & Section 10 Permitting	Environmental Impact Statements (EIS)
Water Use Monitoring & Compliance	Project Management
Preserve Management Plans	GIS / GPS Mapping & Exhibits
RCW Surveys & Habitat Evaluations	Phase 1 Environmental Site Assessments
Environmental Land Use Planning	Phase II Environmental Site Assessments
Native Vegetation Restoration Plans	Lake Management Plans
Site and Aerial Photography	Due Diligence Reports
Scrub Jay Surveys	Wetland Jurisdictional Determinations
Mangrove Assessments & Restorations	Bonneted Bat Surveys
Hard Bottom & Soft Bottom Benthic Surveys	Seagrass Surveys
Artificial Reef Deployments	Manatee Observer

Certifications/Credentials

- Certified Environmental Professional #1692037, Academy of Board Certified Environmental Professionals
- Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent (Permit No. GTA-09-00192)
- Florida Fish and Wildlife Conservation Commission Burrowing Owl Registered Agent (No. RAG-18-00080)
- PADI Research Diver Certified
- SSI Nitrox Diver Certified
- Florida Association of Environmental Professionals – member since January 1995; served on the Board of Directors for the Southwest Florida Chapter from (2008 – 2012). Past Secretary, Vice President, & President.
- State of Florida Real Estate License (2003 to Present)

Appointed by the Collier County Board of County Commissioners to:

- Conservation Collier Land Acquisition Advisory Committee, Chairman of the Lands Evaluation and Management Subcommittee. (2009 to 2014).
- Collier County Development Services Advisory Committee (DSAC) (2015 to Present).
- FWC Local Rule Review Committee (Manatee Protection Speed Zones) (2016).

Publications

Sundström, L.F., J. Sterk, & S.H. Gruber. 1998. Effects of a speed-sensing transmitter on the swimming speed of lemon sharks. Bahamas J. Sci. 6 (1): 12-22.



Duane J. Truitt

Education: B.S. Civil Engineering, University of Idaho 1982
M.S. Interdisciplinary Studies – Environmental Science, University of Idaho, 1986
U.S. Navy Nuclear Power & Prototype Schools, 1973-1974
Project Management for Design Professionals (40 hours), Frank Stasiowski, PSMJ, 1991
Florida Building Contractor course, 1996
40-hour LLRW Radiation Worker Training, WCS, 2011

Licenses: Professional Engineer; Florida #42899 (1989-2017), previously licensed also in Texas, New Mexico, New York, and Massachusetts. Formerly licensed as Florida Building Contractor.

Credentials: Project Management Professional #1535271, Project Management Institute (2012); Author (book), “Business Owner’s Guide to Managing Real Estate Development and Building Projects”, © 2013, Kindle Publishing, 399 pg.

Key Capabilities:

➤ Project Management

- Real estate & facilities development
- Nuclear and radioactive waste facilities development and maintenance
- Project administration & controls, including implementation and operation of stand-alone and networked Oracle/Primavera software (SureTrak, P3/P6, and Contract Management; ProCore, and MS Project)
- Construction management and administration, including all processes (risk management, meetings; submittals, RFI, change orders, inspection & tests, punchlist, close-out, etc.)
- Multidisciplinary project team leadership & management – engineers, architects, geologists, environmental specialists, attorneys, community relations specialists, marketing/sales teams
- Creation and management of project teams with internal matrix resources and outside contractors, including procurement and contracting.

➤ Engineering Management

- Multi-disciplinary (civil, structural, process, electrical, I&C) design team development and oversight
- ASME NQA-1 program & procedure development and compliance
- Civil engineering design (sitework: roads, drainage; water supply; utilities)

- Configuration management systems
- Engineering staff professional development
- Environmental Engineering
 - Governmental affairs
 - Permitting
 - Development entitlements
 - Compliance
 - Site characterization & environmental studies
 - Remedial action planning & feasibility studies
 - Remedial action and plant design (landfills, groundwater, hazardous waste, radioactive waste)
 - Construction engineering
- Strong communications skills – written; oral; public speaking & presentations
- Licensed Private Pilot

Professional Experience:

Real Estate Development Executive, L26 Development

- Evaluated prospective development projects for company
- Conducted due diligence examinations of multiple property acquisition candidates, evaluated and prioritized for acquisition.
- Negotiated purchase contracts for development properties
- Assisted in negotiating company agreements with investors and partners.
- Prepared financial pro formas with projections of acquisition, financing, and development costs; product sales revenues, and company overhead costs.
- Led multi-disciplinary teams in design development activities including design charrettes, conceptual design review and approval, and phased for-construction design reviews.
- Solicited, selected, and negotiated service contracts with development team members, including planning firms, environmental services firms, engineering services firms, surveyors, key suppliers, and construction services firms.
- Conducted pre-application meetings with responsible agencies in southwest Florida, including Lee County, South Florida Water Management District, City of Bonita Springs, US Army Corps of Engineers, Florida Department of Environmental Protection, etc.
- Created development plans in consultation with L26 principals, consultant teams, and investors to use as basis of applications for zoning amendments, permits, and design of resort and commercial development projects.
- Managed the design and permitting processes
- Established overall project scoping, schedule, budget, and cash flow projections

- Negotiated revised development agreement with RV Resort Homeowners Association, which had previously been turned over to the lot owners, to support the company development program.
- Conducted environmental restoration activities deferred by previous developer
- Negotiated and executed Consent to Use Agreement with Florida Power & Light for development of certain recreational facilities within an existing FPL transmission line easement.
- Served as a Member of the Board of Directors of an RV Resort HOA
- Established and implemented on company projects the project controls systems and standards for the company including contracts, project administration system, change management, accounting, contracting, invoicing and payments, scheduling, quality management and safety management systems.

Engineering & Project Management Consultant; Utilities, Energy, Nuclear Power & Radioactive Waste:

- Site engineering independent consultant to subsidiary of Fortune 1000 firm, Waste Control Specialists, LLC; Andrews, TX; 2008 to 2012. The facility is engaged in hazardous and radioactive waste storage, treatment, and disposal operations licensed/permitted by the Texas Commission on Environmental Quality (TCEQ).
 - Developed NQA-1-compliant engineering design program including approved procedures for engineering design; capital project planning and project management; facility master planning; and facility configuration management.
 - Developed facility configuration management information system (CMIS).
 - Managed design and construction of new rail offload facility on a fast-track design-build procurement that resulted in opening of the new \$3 million facility only 102 days after project start.
 - Developed project management plan for construction of \$50 million low level radioactive waste facility.
 - Procured, designed, implemented, and managed construction project management system based upon Oracle/Primavera Contract Management v. 13.
 - Designed and managed construction (self-performed) for modifications to Low Specific Activity (LSA) waste storage pad to accommodate specialized equipment for transferring highly irradiated hardware from reactor plants.
 - Managed design, permitting, and construction of new water supply pipeline from Eunice, New Mexico requiring approval of cross-border water delivery to Texas as approved by the New Mexico State Engineer.
 - Designed and obtained Texas Commission on Environmental Quality (TCEQ) approval for new site potable water supply, treatment, and distribution system for LLRW Facility.

- Qualified Nuclear power plant operator – US DOE LOFT reactor, US Navy nuclear fast attack submarine power plant reactor operator
- Managed projects for remedial action of contaminated facilities for several utilities, including Florida Power Co. and Orlando Utilities Commission. Project scopes of work included decontamination and decommissioning of facilities; surficial soil remediation; groundwater remediation including enhanced bioremediation and groundwater pumping and treatment to remove volatile organic compounds from soil and groundwater.
- Site master planning consultant, Los Alamos National Engineering Laboratory (LANL); Los Alamos, NM; 2001-2002; led a multi-disciplinary site team in developing a 10-year master plan for Low Level Radioactive Waste Disposal facility involving development of new facilities and maintenance and re-use of existing facilities.
- Decontamination and Decommissioning project oversight consultant; US Dept. of Energy Pinellas Plant/Pinellas County; 1996; oversight and review of radiological decontamination of former nuclear weapons component manufacturing plant for turnover to local public use
- Project engineer, Jacobs Engineering Group/US Dept. of Energy, Albuquerque, NM; 1986-1988; developed engineering sections of environmental assessments (EA) and environmental impact statements (EIS); developed conceptual designs for remedial action plans at USDOE uranium mill tailings sites in WY, CO, NM & TX.
- Site civil engineer, EG&G Idaho/US Dept. of Energy; INEL, Idaho Falls, ID; 1983-1986; site civil engineer and acting engineering manager for Radioactive Waste Management Complex (RWMC); qualified power plant operator and Test Engineer at Loss of Fluid Test (LOFT) reactor. Developed and managed a critical Containment Integrity Test in preparation for the final loss of fluid test, which mimicked the reactor melt-down accident at Three Mile Island. The results from the loss of fluid test were used to develop and verify commercial pressurized water reactor (PWR) design codes for the US NRC and multi-national Organization for Economic Cooperation and Development (OECD). Developed site drainage system improvements for 150-acre Radioactive Waste Management Complex (RWMC). Developed and managed sitewide INEL low level radioactive waste reduction program. Conducted statewide environmental issues public opinion survey, funded by EG&G Idaho, in completing requirements for Master of Science degree at University of Idaho.
- Reactor operator, U.S. Navy, submarine service, various locations; 1972-1978; participated in numerous combat patrols and shipyard nuclear reactor refueling overhaul.

Hazardous and Solid Waste Management and Remediation:

- Land development manager, Swerdlow Group; Miami, FL; 2004-2005; managed land development planning, design, and construction at former Superfund landfill site in North Miami, FL, including community design for landfill gas management and remediation of contaminated groundwater at high-density residential redevelopment project. Devised

and managed pilot testing program for recycling of landfill wastes to yield usable construction materials.

- Tampa Office Manager, David Evans & Associates, 1999-2001; started up a Florida office from scratch for the Portland, Oregon-based civil engineering consulting firm, growing the office to a staff of 10 persons within two years offering services in civil/environmental engineering, public right of way assessment, and land surveying, achieving break-even at the end of year one and generating a profit in year two.
- Florida Area Director, IT Corporation; 1992-1997; managed statewide services in five offices (Tampa, Miami, Deerfield Beach, Orlando, & Jacksonville) for investigation and remediation of hazardous waste and petroleum releases under RCRA, CERCLA, and state petroleum remediation programs; managed 200+ remediation site projects for commercial petroleum distributors in Florida; managed Dept. of Defense investigations and remediation projects at RCRA and CERCLA sites (Homestead AFB; NAS Key West); managed site investigations for major commercial electric utilities (Orlando Utilities; Florida Power) involving chlorinated solvents and diesel fuel releases; managed landfill closure construction for South Dade Landfill; managed site investigation for chlorinated solvent release at textile factory in north Georgia. Conducted fast-track assessment of potential contamination at four abandoned “naval stores” plants owned by International Paper in north Florida and south Alabama. Served as Florida area marketing manager, competing for and winning contracts worth more than \$50 million in the immediate wake of a major reduction in the firm’s backlog when Florida amended its petroleum storage tank remediation program rules.
- Tampa Office Manager, Delta Environmental Consultants, Tampa, Florida; 1989-1992; managed statewide program for petroleum remediation sites; managed RCRA facility investigations; managed petroleum and chlorinated solvent remediation at local utility equipment yard; managed hazardous waste site investigations at former pulp and paper plants in FL and AL. The Tampa office was consistently among the most profitable offices in the nation-wide firm.
- Remediation Manager, Dunn Geoscience, Albany, NY; 1988-1989; Managed hazardous waste site investigations and remedial action feasibility studies at industrial sites in NY.
- Technical Enforcement Support (TES-IV) Coordinator, Jacobs Engineering Group, Albuquerque, NM; 1986-1988; managed a team of technical professionals to provide technical support to EPA Regions V through X for enforcement actions related to CERCLA and RCRA including RCRA Facility Investigations (RFI), managed feasibility study for US Army Corps of Engineers for remedial action plan at Conservation Chemical Company, including expert witness testimony given in US District Court, as a key test case for compliance with 1986 Superfund Amendments and Reauthorization Act (SARA).
- Audit engineering consultant, Florida Auditor; 1997-1998; reviewed petroleum remediation site State reimbursement applications for compliance with State laws and rules for suspected fraud and waste of state reimbursement funds.

- Served as President, Southern Environmental Business Council (SEBC) 1999-2000; SEBC was a business association of firms involved in environmental investigation and remediation services in Florida and nearby states; managed multiple SEBC-sponsored workshops promoting effective brownfields remediation law in FL, coordinating with major state public universities (Florida International University and University of South Florida) as co-sponsors, environmental agencies (Florida Department of Environmental Protection), the Florida Bar Association, and various Members of the Florida State Legislature, resulting in passage of a Florida brownfields law.

Real Estate/Industrial Development

- Independent consultant; 1997-1999, 2001-2004, and 2005-present.
- Real estate development manager, Laguna Caribe, a 137-unit luxury motor coach resort development project in unincorporated Lee County, adjacent to Fort Myers, Florida for L26 Development, LLC. Managed all aspects of project research, property acquisition, project development planning, design, permitting and construction. Collaborated with other executives in L26 Development and project team to assist with marketing, sales, and finance. This project is the fifth and final development phase of a 611 unit RV resort, and a revival of a distressed property purchased from the bank that foreclosed on it. Also served as company's representative on the Homeowner Association Board of Directors, the HOA having been turned over to the lot owners in the first four phases in 2015. The scope of the project includes developing the 137 lots plus a new amenity center, requiring a zoning amendment as well as modified Development Order from Lee County, and a modified Environmental Resource Permit from the state.
- Real estate development director, Resort at Tranquility Lake, a 265-unit luxury motor coach resort development in Cape Coral, Florida. Managed site planning, entitlements, permitting, and design for a ground-up resort development project that entailed successfully obtaining entitlement approvals (zoning, site plan) and utilities from three separate government authorities, including the City of Cape Coral, Lee County, and Charlotte County Utilities. Also managed real estate acquisition including negotiation and execution of real estate purchase agreements, and managed investor relations on behalf of the developer.
- Land Development Manager, Royal Island, LLC; 2004-2006. Developed project concept, project master plan, and financial pro formas for development of 430-acre three island property planned for development of luxury resort housing, hotel, 200-slip marina, Greg Norman signature golf course, commercial/retail, and supporting utilities in a sensitive natural environment. Managed a team of design professionals including architects, golf course architects, marine architects, housing architects, utilities and civil engineers, environmental consultants, land surveyors, hydrographic surveyors, and attorneys from initial project concept through development of the

- project application submitted to the government of The Bahamas, which application was approved and was granted a Heads of Agreement. Developed project master plan integrating several phases of island development. Developed project financial pro formas utilized for obtaining initial project equity financing from private investors. Managed development of golf course conceptual design by Greg Norman Golf Course Design. Managed development of project marketing materials, including graphics design, professional island photography, and “founders” marketing materials. Upon receipt of government approval, the project was sold to Cypress Equities, associated with Staubach Real Estate, which undertook to complete the first phase of island development.
- Land Development Manager for Swerdlow Development, a Miami-based developer of commercial, industrial, retail, and housing, and Swerdlow’s joint venture partnership, Swerdlow-Boca Developers LLC. Oversaw continued development of Dolphin Center, a commercial office/warehouse center in Miami, then became land development manager for the redevelopment of the 200-acre “Biscayne Landing” project at the former Munisport Superfund site. The planned \$2 billion development included 6,000 units of high-rise and mid-rise condominium units plus retail and commercial development and recreational open space. Worked with architects to develop architectural design standards to mitigate landfill gas; developed and managed pilot plant demonstration for recycling of landfill wastes to yield usable construction fill material; obtained permit for landfill redevelopment from Florida Department of Environmental Protection (FDEP); managed pilot study for measurement of landfill settlement. Developed land development financial pro forma used as the basis by Swerdlow’s bank for underwriting a \$100-million land loan to finance the development.
 - Provided land development site planning, survey, and design services for small to mid-sized commercial and institutional (college campus) development projects in the Tampa Bay area of west central Florida.
 - Managed design and construction of compressed natural gas (CNG) fleet refueling center on behalf of Miami-Dade County Aviation Department at Miami International Airport (MIA) under stringent airport security restrictions.

Environmental Engineering

- Led a multi-disciplinary effort to develop materials testing and construction protocols needed to construct the first new radioactive waste disposal landfills permitted in the United States in more than three decades, using clay and HDPE multiple liners and native clay material locally available in west Texas. Researched and retained internationally-recognized academic expert to lead the project team in the effort. Determined through careful testing and construction of test pads that the sitework

- contractor would be able to achieve a never-before attempted finished hydraulic conductivity standard of three times ten to the minus ninth cm/s, as compared to the standard typically applied to RCRA regulated hazardous waste landfills of one times ten to the minus seventh cm/s. The sitework contractor was then able to successfully construct two entire new landfills to this unprecedented standard.
- Prepared engineering portions of Environmental Impact Statements and Environmental Assessments for four DOE UMTRA sites in New Mexico, Colorado, Wyoming, and Texas.
 - Managed and obtained approval of an Environmental Study for development of Royal Island, The Bahamas; included site characterization and impacts assessment of a 410-acre three-island property planned for development of luxury resort housing, hotel, 200-slip marina, Greg Norman signature golf course, commercial/retail, and supporting utilities in a sensitive natural environment. The study, involving terrestrial and near-shore marine ecological system, including a hydrographic survey of a 20+ acre natural harbor, was approved by The Bahamas government and was instrumental in the government's development approval.
 - Developed feasibility study and manage competitive pilot testing program for recycling of soil and aggregate materials by screening municipal landfill solid wastes; the study was successful, proving that screening would yield substantial volumes of low-cost, uncontaminated, usable construction materials for the redevelopment of the landfill for residential and commercial use; the study was prompted by high local demand for construction materials which had driven sand and aggregate prices to record high levels.
 - Developed remedial action plan design standard and applied same to 300 petroleum storage tank contamination sites in Florida for major petroleum distributors, utilities, and government agencies.
 - Managed RCRA Corrective Action program investigations and remedial action planning and design projects, including RCRA Facility Investigation at NAS Key West, Florida on behalf of US Navy, involving a challenging project team mobilization and conduct of onshore soil sampling and near-shore marine sediment and water column sampling.
 - Managed development of low cost telemetry systems for remote monitoring of groundwater cleanup systems at petroleum sites throughout Florida.
 - Conducted CERCLA Remedial Investigation on behalf of US Army Corps of Engineers (USACE) at Homestead AFB, Florida in the wake of Hurricane Andrew. The hurricane destroyed much of the AFB facilities and many of the prior facility operational and hazardous material records, making the investigation very challenging.

**Cypress Woods RV Resort RVPD
DCI2020-00002**

**HEX Hearing September 10, 2020
Applicant's Exhibit List**

1. Applicant's PowerPoint Presentation (hard copy)