LEVY COUNTY
FLORIDA

RFP-2026-09
RFP_2026_09 - Planning and Zoning Official

Planning and Zoning Official

Deadline for Submittal and Opening Date/Time:
October 12th, 2026 @ 8:00AM

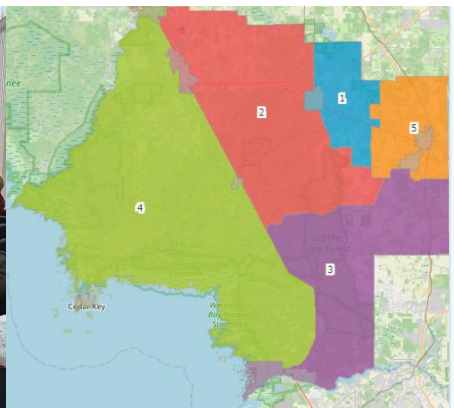
LEVY COUNTY GOVERNMENT CENTER
318 MONGO ST, ROOM C
BRONSON, FL 32621

From:

JPI

5995 S A1A
Melbourne, FL 32951
c/o JoePayne, PEMBA
joe@jpiflorida.com/813-520-1683





LEVY COUNTY
DEVELOPMENT SERVICES

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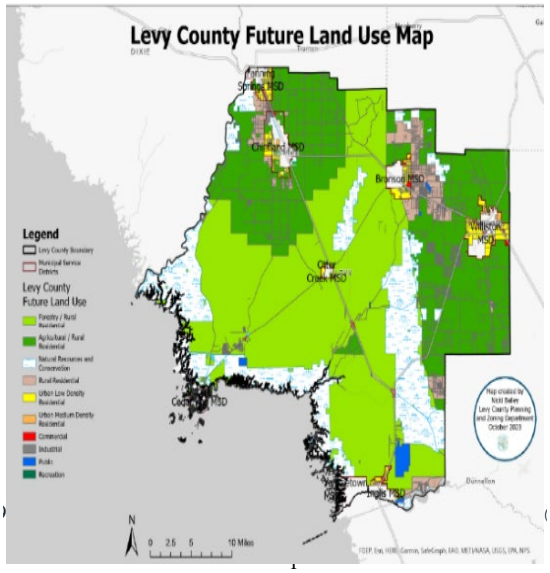
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Tab 3 Price Proposal (separate upload on OpenGov)

Tab 4 Forms and Documents (separate upload on OpenGov)

Approved Comprehensive Plan

- Capital Improvements Element
- Coastal Management
- Conservation
- Economic
- Future Land Use
- Housing
- Infrastructure
- Intergovernmental Coordination
- Private Property Rights
- Public School Facilities
- Recreation and Open Space
- Springs Protection
- Transportation Circulation



LETTER OF TRANSMITTAL

October 9th, 2026

RFP_2026_09 - Planning and Zoning Official

LEVY COUNTY BOARD OF COUNTY COMMISSIONERS
310 SCHOOL STREET
BRONSON, FL 32621

Dear Members of the Selection Committee,

JPI is pleased to present our response to this advertisement. We submit with interest to serve as the Acting Zoning Official for Levy County.

JPI feels that the County should select **JPI** for the following reasons:

1. Experience and Qualifications. **JPI is the Planning and Zoning Official for Cedar Key** by their Ordinance. We regularly review permit applications for P&Z. We recommend text amendments such as for Flood Mitigation through FDEM coordination. JPI creates Staff Analysis for Development Review. This response further describes the similar work that we do for Cedar Key.
2. Price Proposal. JPI researched the County Budget extensively to produce our Price Proposal. We firmly believe that the Price Proposal will be the most definitive and competitive that the County will notice in these responses. **The County selection of JPI for this contract, will likely result from our price proposal, in our opinion.**
3. Reliability/ Presence. A key area for the Scope of Work is the requirement for in-person office hours. JPI has held a contract with Cedar Key over the last three years which includes regular local presence. For example, after Hurricane Helene, JPI had four staff members daily in Cedar Key through recovery.
4. Cost savings/ District 4/ Zero Travel Time
    a. **JPI** has a presence and regular staff in Levy County.
5. Expert Witness/ Court – Levy County. Mr. Payne provided Expert Witness testimony within the Levy County Court system. He has appeared several times representing the City of Cedar Key in front of Judge Bustamante. **JPI** would do the same as the Acting Zoning Official.
6. Zero Private Party conflicts. **JPI** exclusively services governmental entities. We would have no conflicts representing the County in similar matters.
7. 100% Florida Owned. All work will be completed by Florida citizens. **JPI** is a statewide firm that does not subsidize out of state operations.

JPI has the following local contracts:

1) City of Cedar Key. Planning and Zoning Official/ Professional Services for the Building Department.
2) Marion County School Board. Professional Services for the Building Department.
3) City of Tallahassee. Professional Services for the Building Department.
    a. Also worked with Clemons Rutherford on School Projects
4) Town of Otter Creek. Professional Services for the Building Department

JPI has the following similar contracts:

1) City of Anna Maria – City Engineering Services/ Planning & Zoning services
2) Pinellas County – Development Review Services/ Stormwater Engineering Services
3) City of St. Pete Beach – Ordinance Reviews/ Interpretations/ Infrastructure.



On September 27th, 2024, Hurricane Helene struck Cedar Key. The City Clerk and Management contacted **JPI** to immediately begin the damage assessment. **JPI** received the call 10am on September 28th, 2024, to initiate recovery and damage assessment support. **JPI** scheduled staff on September 28th, 2024, which mobilized to the City on Sunday September 29th, 2024 through law enforcement guided re-entry. **JPI** assigned a team of individuals that completed the damage assessment within two weeks, with all information uploaded to the FEMA server by the City Clerk.

F.S. 339 discusses methods by which a contractor can submit an unsolicited proposal for work once FDOT budgets the same within the five year Work Program. Although not a direct application to municipal government, our price proposal considers the spirit of this Statute. **JPI** provides a price proposal to take over certain Zoning functions already within the County Budget, within the County Budget for the last five years, and likely in the County Budget for the next five years.

Please note the following:

- **JPI** is 100% owned by the President, Joe Payne, PE. The company was founded in 2010.
- Please see resumes and our organizational chart for key individuals with resumes
- Our website contains a list of our governmental clients. We have close to fifty clients in Florida including : Brevard County, Charlotte County; Hillsborough County, Indian River County, Lake County, Lee County, Martin County, Pinellas County, Sarasota County, St. Lucie County, Volusia County, Glades County School Board, Okeechobee County School Board, City of Altamonte Springs, City of Anna Maria, City of Cedar

Key, City of Clearwater, City of Clermont, City of Cocoa, City of Fernandina Beach, City of Indian Harbour Beach, City of Kissimmee, City of Lake Mary, City of Largo, Town of Longboat Key, City of Melbourne, City of Mount Dora, City of New Smyrna Beach, City of Palm Bay, City of Palm Coast, City of Pinellas Park, City of Redington Shores, City of Seminole, City of South Pasadena, City of St. Petersburg, City of St. Petersburg Beach, City of Tallahassee, City of Tampa, City of Tarpon Springs, City of Titusville, State of Florida Consumer Services, State of Florida Financial Services, State of Florida Emergency Management

- We have references within this proposal
- We have no sub-consultants at this time
- We offer a summary table of our employee licensure.
- See our organizational chart within this proposal
- We summarize our licenses and certifications within a summary table

Joe Payne, PE will be the binding agent and point of contact for this contract. Mr. Payne is the President of the company and 100% Owner (contact number is 1.800.488.1956). He is a professional engineer with 35 years of experience. **JPI** was founded in 2010 after servicing state contracts as a sole proprietor for several years. **JPI** is a Florida Owned Corporation and a statewide Professional Service firm. The municipal service line is the primary source of business revenue for **JPI**. **JPI is a 100% Florida Owned and operated company. Our revenue and profit do not subsidize out-of-state operations, headquarters, or resources**.

Sincerely,

Joseph Payne

Joe Payne, PE, President
joe@JPIflorida.com

7 REASONS TO SELECT **JPI**

1. EXPERIENCE AND QUALIFICATIONS
2. PRICE PROPOSAL
3. RELIABILITY/ PRESENCE
4. COST SAVINGS/ DISTRICT 4/ ZERO TRAVEL TIME
5. EXPERT WITNESS/ COURT – LEVY COUNTY
6. ZERO PRIVATE CONFLICTS
7. 100% FLORIDA OWNED. FLORIDA CITIZENS

TAB 1 - KNOWLEDGE, EXPERIENCE AND QUALIFICATIONS OF PERSONNEL AND THE FIRM

JPI submits qualifications for key staff members for assignments. We submit their licensure from the DBPR website, along with their resumes.

Also, we submit a full **JPI** staff list with licensure information. We replied to all required documentation on OpenGov.

In Tab 2, we further describe our approach to personnel. Namely, **JPI** will complete the services utilizing a team approach. We will offer the County the opportunity to select a professional to serve as the Zoning Official. We offer Joe Payne, PE, Mark Gillette, PE or David Gilson as the "face" of the Zoning Official role. This is the individual that will meet the scope of work needs regarding office and public meeting time.

In addition, **JPI** proposes Mark Thornbloom, Andrew West, and Phil Charnock in support roles.

The remainder of this Section contains three projects/ work of a similar nature.



1) **City of Cedar Key** – *Brooke Beck-Smith, City Clerk*
P.O. Box 339, 809 6th Street Cedar Key, FL 32625 352-543-5132, cityclerk@cedarkeyfl.us

DISCIPLINES: Planning and Zoning Official/ Building Official

SCOPE: Application Review Services, Senior Engineer Services

DATE OF SERVICE: 2024- current

RESPONSIBILITIES: *Joe Payne, David Gilson, Cory Brockett and Mark Gillette have worked on this contract. 2024 to current status – Approximately $0.5M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

- ☐ **JPI** provides full service to the City for support. We serve as their Planning and Zoning Consultant, Floodplain Manager, and supply engineering services as needed. We complete plan review and inspections and write staff reports for Planning and Zoning.

- ☐ **JPI** routinely completes plan review and inspections for waterfront facilities (seawalls). In addition, we complete Ordinance reviews for Zoning items related to our Building Department reviews. We complete Navigational Control reviews and sign off for the City on the County forms for Waterfront Development.

- ☐ **JPI** is currently preparing the Impact Fee and Application Fee Study and subsequent update for the City's Development Review Fee Schedule. The results of the Study will serve as the first City fee rate change since 2014.

2) **Pinellas County** – *Dayne M. Morris, PE, Engineering Manager Building & Development Review Services, Pinellas County, 440 Court St, Clearwater, FL 33756, dmorris@pinellas.gov, Office (727) 464-3584*

DISCIPLINES: Development Review Services

SCOPE: Application Review Services, Senior Engineer Services

DATE OF SERVICE: 2013- *Current.* ***Four contract renewals. Two renewals as sole source. Additional service contracts with Development Review Services for Engineering reviews.***

STAFF: *Joe Payne, Mark Gillette, Jack McCabe, Jon Thomas, Ryan Ferry, Jon Thomas, Cory Brockett, Andrew Manero, Scott Seigel and Greg Perlin. 2013 to current status – Approximately $9.0M of services. All work is completed within budget and schedule.*

☐ **JPI** mainly services two Departments on our Pinellas County BDRS contract. We service the Development Review Services team and the Building Department. We completed inspections and plan review services. Our services with the Development Review Services team is specific to **RFP_2026_09 - Planning and Zoning Official**

☐ **Mark Gillete of JPI** Mark currently serves as Consultant Permit Plans Reviewer for Development Review Services with Pinellas County. Duties include permit plans review for residential and commercials buildings for Engineering. Mark is very familiar with Pinellas County Ordinances for Drainage and Floodplain requirements per Sections 154 and 158 of the County Municode. Mark utilizes the County's Accela portal in reviewing permit applications, referencing record drawings for related permits, creating issues/comments and reviewing responses along with revised plan submittals for the Engineering Group.

☐ As a consultant for the County, **Mark Gillete for JPI** has access to the County's GIS viewers and thousands of permit records through Accela with the ability to review historic building permits in an effort to maintain consistency and accuracy when reviewing current permit applications.

☐ **Mark Gillete for JPI**'s permit review experience includes applications for Single Family Residences, Residential Renovations and Elevating existing residential homes within FEMA Flood Zones, Residential Additions, Retaining Walls, Seawalls, Accessory Structures, above ground and in-ground Pools, Commercial Business Signs for sight distance and setbacks, and major Commercial Developmental Site Plans. Mark performed Damage Assessments through FEMA for Pinellas County.

3) **City of Anna Maria** – *Mayor Mark Short (941) 708-6130 x124, mayor@cityofannamaria.com*

DISCIPLINES: Building Department/ City Engineer/ Planning & Zoning

SCOPE: Application Review Services, Senior Engineer Services

DATE OF SERVICE: 2017- *Current.* ***Sole source vendor. Four contract renewals. Additional service contracts for Engineering studies and Planning and Zoning.***

STAFF: *Joe Payne, Mark Gillette, Phil Charnock, David Gilson, Jon Pettus, Corrinne Drohan, Jon Thomas, Ryan Ferry, and Scott Seigel, have worked on this contract. Approximately $3.1M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ **JPI** serves as the Floodplain Manager for the City. **JPI** has completed engineering studies and has completed Planning and Zoning reviews as the City Engineer vendor. **Mark Gillete of JPI** supplies this City Engineer role, reviewing work for conformance with the Engineering responsibilities defined within the City Ordinance.

☐ **JPI** completed plan review and inspections for the improvements at the historic pier, a damage assessment during post-storm, and inspections for the new pier. **JPI** completed plan review and inspections for the boat ramp associated with the Ferry at the pier.

☐ **JPI** has served as a Planning Review consultant for the City during times of high volume.

JPI Key Staff

Primary contact/ Principal In Charge

Joe Payne, PE

Professionals

Mark Gillette, PE

Mark Thornbloom, PE

Andrew West, PE

David Gilson, CFM

Phil Charnock, CFM





Joe Payne

Project Manager

JPI staff

ORGANIZATIONAL CHART

Mark Gillette, PE

Development Review Services- Engineering Manager

Mark has a Bachelor's Degree in Civil Engineering from the University of Massachusetts. He is a licensed engineer in Florida with 30 years of experience. He possesses 20 years of experience in design and construction of land development and transportation projects in the private sector and as a consultant for public sector projects. Mark has ten prior years as a design professional for Public Works service contracts in Florida. Mark has worked with permitting software platforms and electronic plan review on similar CAD platforms.

Mark currently serves as City Engineer/ Planning and Zoning, Permit Plans Reviewer, and Inspector for the City of Anna Maria, FL. City Engineer and Planning/ Zoning duties include permit plans review and inspection for residential and commercials projects.

Previous professional experience since 1994 includes roadway design, drainage and traffic experience on FDOT, local government, and private development projects. Mark has served as project manager and project engineer on several projects in FDOT Districts 1, 2, 3, 5 and 7 as well as projects for Hillsborough County, Pinellas County, Manatee County, Sumter County and the City of Tampa. Roadway experience includes complete roadway plans, horizontal and vertical alignments, cross section design, pavement design and reports, utility coordination, and project design documentation. Drainage and permitting experience include design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD, SFWMD, and SJRWMD permits. Mark has designed storm sewer and ditch conveyance systems, floodplain compensation, side drains and cross drains, inlet capacity and spread, curb return profiles and special gutter grades.

Demonstrated Experience

- **South Dale Mabry Highway Improvements, Tampa, FL. FDOT, District 7**
  Served as Project Manager as well as Roadway and Drainage EOR on a project that was being designed to construct new trunk lines which will connect to the existing drainage at the intersections of S. Dale Mabry Hwy with Neptune Street and with Henderson Boulevard. In addition to the drainage improvements, I provided ADA upgrades, milling and resurfacing of flexible pavement. Responsible for storm drain and trunk line design, permitting, preparation of 3R Report and the development of design variations for cross slope, lane widths, and bike lanes.

- **SR 30, Walton County, FL. FDOT, District 3**
  This capacity project primarily consists of widening SR 30 from four to six lanes from CR 457 (Mack Bayou Road) to CR 30A West. At the beginning of the project at CR 457, the existing typical section is an urban typical with four 12-foot lanes separated by a grassed median, variable width paved shoulders, curb and gutter, and sidewalk on each side of the roadway. The typical section transitions to a rural typical section with four 12-foot lanes with variable width shoulders separated by a 64-foot grassed median. The preferred typical section from the PD&E study is a six-lane rural typical, with the two additional lanes added through widening to the inside, creating a 40-foot grassed median. Served as Engineer of Record for Temporary Traffic Control.

- **Jonathan Dickenson State Park Trail, Jupiter, FL, FDEP Tallahassee**
  Where the now-abandoned Old Dixie Highway once ran through Jonathan Dickinson State Park in Florida's Martin County, a new multi-use trail is bringing pedestrians and cyclists closer to the area's natural beauties. Served as Project Manager working with the Florida Department of Environmental Protection to design a 4.5-mile nonvehicular path, 12 feet wide, built of recycled asphalt with a new asphalt overlay, plus a new concrete surface in one section near the Hobe Sound National Wildlife Refuge.

- **SR 45 (US 41) from Blackburn Point Rd. to Beneva Rd., Sarasota County, FL.**
  This Contract contains two separate projects. The scope of these projects is to add a buffered bike lane to the entire corridor in addition to 'filling the gaps' of the sidewalk. The project is a total of 3.9 miles in length. The design includes milling, resurfacing, widening, drainage, environmental, signing and pavement marking, lighting, signals, and structures. To provide a continuous path for the pedestrians and bicyclists, four bridge crossings over creeks are needed.

- **Sherry Drive (Atlantic Beach Elementary School), Duval County, FL.**
  This LAP project provides for the design of an 8-foot sidewalk, crosswalks, ramps, and signs and pavement markings along Sherry Drive. This project is approximately 1.5 miles in length and associated with the Safe Routes to School infrastructure improvements for Atlantic Beach Elementary School. Mark was responsible for quality control reviews for Roadway, Drainage, Signing and Marking as well as construction cost estimates.

- **Bailey and Simmons Road from Sports Complex to Fletcher Avenue, Nassau County, FL.**
  Drainage Engineer of Record. This 1.86-mile LAP project provides for the design of a 10-foot-wide asphalt multi-use trail, crosswalks, and signs and pavement markings along Simmons Road from the Ybor Alvarez Sports Complex to Fletcher Avenue (A1A)/Beach Access trail head. Mark was responsible for adding new drainage systems and retrofitting existing systems to convey runoff from the existing roadway and proposed multi-use trail.

- **DW Community Traffic Safety Team Contract, FL. FDOT, District 7**
  Project Engineer responsible for providing signing and pavement marking design for tasks assigned for this 5-year Contract consisting of providing design support to the Department and Local Agencies throughout District Seven for on-system and off-system safety improvement projects.

- **SR-80 from Indian Hills Drive to CR-833, Hendry and Glades Counties, FDOT, District 1**
  As roadway and drainage engineer, Mr. Gillette served as lead for signing and pavement marking and assisted with drainage design. The project was a widening of the exiting two-lane rural roadway to a four-lane divided rural roadway for approximately 6.4 miles. SR-80 is a major east/west arterial providing connection to I-75, Fort Myers, US 27 and the east coast of Florida. The typical section will add two twelve-foot lanes to the north that will serve as the eastbound lanes. The existing lanes will be milled and resurfaced and converted to eastbound lanes. The design also includes a 64-foot grassed median with accommodations for a future five-foot sidewalk, and design speed of 65 MPH. Key project issues are: minimizing right of way at the two horizontal curve locations; drainage, permitting and stormwater pond siting; pavement design/base clearance; and threatened and endangered species. The project is divided into seven major drainage basins which are defined by the major canal/waterway crossings. Dry treatment along with wet detention ponds were provided and stormwater conveyance via open ditches. Project elements include roadway design, structural design, drainage/permitting, pond siting, MOT, surveying and mapping, photogrammetry, geotechnical investigation, utility coordination, SUE, public involvement, PD&E reevaluation, environmental and cultural resources.

- **District Wide (DW) Push Button Contract, FL. FDOT, District 7**
  Project Engineer responsible for providing field reviews and design for 200 miles of Wet Weather and Audible Pavement Markings on two-lane rural roadways within District Seven including Hillsborough, Pinellas, Pasco, Hernando and Citrus Counties.

- **I-75 / SR-93 from North of CR 54 to North of SR 52, Pasco County, FL, FDOT, District 7**
  Deputy Project Manager and Drainage Engineer of Record in charge of coordinating drainage and permitting, and utility coordination. Responsible for storm sewer conveyance along with interstate and coordinated with several sub- consultants in a collaborative effort to gain SWFWMD permitting. Drainage elements included interchange drainage, spread calculations along the interstate and coordination with urban drainage at the interchange. The project was for the widening of six miles of I-75 from four-lanes to six-lanes with an ultimate ten-lane typical section and reconstruction of SR-52 for one mile. Project elements included roadway design, drainage and permitting, pond siting, lighting justification reports, signalization, MOT, surveying and mapping, photogrammetry, geotechnical investigation, utility coordination, SUE, environmental and cultural resources services, and extensive public involvement with the adjacent Tampa Bay Golf & Country Club.

- **I-75 / SR-93 from Lockhart Road to SR-50, Hernando County, FDOT, District 7**
  Project Engineer assisted in the design of three miles of guardrail. Double-faced thrie beam within the median was used to prevent crossover accidents.

- **I-75 / SR-93 from 38th Avenue South to 26th Avenue South, Pinellas County, FDOT, District 7**
  Project manager for one mile of interstate guardrail design. The design provided for double-faced thrie beam within the median to protect against crossover accidents. Guardrail was retrofitted to provide transitions to existing bridges as well as end anchorage per current FDOT standard specifications.

- **Immokalee Road Design-Build from I-75 to Collier Boulevard, Collier County, FL**
  Drainage and permitting engineer responsible for drainage design for the improvements to Immokalee Road which included roadway with separate design for multi-use path.

- **SR-55 / US-19 from Green Acres Street to Jump Court, Citrus County, FDOT, District 7**
  Lead drainage and permitting engineer responsible for pond siting and design for three stormwater management facilities along with storm sewer conveyance. Responsible for several aspects of the roadway design and utility coordination. The project was for approximately two miles of rural resurfacing and urban reconstruction. Two of the three ponds were onsite linear treatment used to reduce right of way acquisition costs. Permitting was achieved through SWFWMD and USACE.

- **SR-776 and Coliseum Boulevard, Murdock Circle and Veterans Boulevard, SR-776 and Oriole Boulevard, Charlotte County, FDOT, District 1**
  Drainage and permitting engineer for a new signal at SR-776 and Coliseum Boulevard, a right turn lane on Murdock Circle at Veterans Boulevard, and the removal of a direction median on SR-776 at Oriole Boulevard.

- **SR-55 / US-19 from Pasco County Line to Sunray Drive, Pasco County, FDOT District 7**
  Drainage and permitting engineer responsible for the design of roadside ditches that were impacted by three miles of sidewalk on both sides of the roadway. He prepared back of sidewalk profiles, drainage structures, cross drain extensions and side drain replacements. Coordination with existing utilities was paramount in providing a sidewalk design that limited requests for information from the contractor during construction.

- **SR-45 / US-41 from Hviedzoslav Street to North of SWFWMD, Hernando County, FDOT District 7**
  Drainage and permitting engineer responsible for drainage calculations including storm tabulations, side drains, cross drain extensions, ditch calculations, inlet capacity and spread, and temporary drainage design during construction. One pond site was designed as a joint-use facility directly across from SWFWMD's Brooksville office.

- **FDOT District Seven DW Miscellaneous Design Contract, FL. FDOT, District 7**
  Project Engineer responsible for providing signing and pavement marking design for tasks assigned for this Contract that involves providing engineering support to District Seven for various program projects; including: resurfacing, railroad crossing reconstruction, sidewalks, drainage, and landscape.

- **SR 54 at River Glen Boulevard, Pasco County, FL.**
  Project Manager on a District Wide Contract to prepare construction plans for a temporary signal located along State Road 54 at New River Elementary School. The temporary diagonal span required a variation within strict time constraints and required close coordination with an existing SR 54 widening project currently in design.

- **Ewell Road at South Lunn Road, Ewell Road at Lunn Road and Ewell Road at Old Highway 37, Polk County, FL.**
  Drainage Engineer of Record for this three-part intersection project. This project involves the realigning and reconstruction of Ewell Rd and Lunn Rd (North and South). The project also includes installing High Friction Surface Treatment at Ewell Road and Old Highway 37. Mark's responsibilities consisted of designing the open and closed drainage systems in converting a rural roadway to urban while adding left turn lanes.

- **SR 580 Busch Blvd. Sidewalk Project, Tampa, FL. FDOT, District 7**
  Roadway Engineer providing roadway and drainage design for 0.5 miles of roadway improvements. The design provided for sidewalks on both sides of the roadway and a modification to an existing SWFWMD permitted pond.

- **Bayshore Boulevard Bike Lane Enhancements, City of Tampa**
  Served as Project Manager and Design Engineer for the Bayshore Boulevard Enhancements project for the City of Tampa. Designed the second phase of a three-phase project to place bike lanes along southbound Bayshore Boulevard. The existing median was reduced in width to provide for the 5' lanes.

- **SR-50 from CR 565 (Villa City Road) to Brown Street, Lakes County, FDOT, District 5**
  Drainage and permitting engineer for a new alignment around downtown Groveland. Prepared the Stormwater Management Facility Report for two offsite pond locations including floodplain impact compensation. Also designed urban drainage systems to convey stormwater to the proposed pond locations. Permitting was done through SJRWMD's Palatka Headquarters.

- **I-295 at Wilson Boulevard interchange improvements, Duval County, FDOT, District 2**
  Drainage and permitting engineer for widening of diamond interchange ramps. Ramps were widened for capacity from one lane to two lanes with onsite treatment and attenuation located within the DOT right-of-way. Permitting was done through SJRWMD's Maitland office.

MARK D. THORNBLOOM, P.E.

3404 Angelica St., Cocoa FL 32926
U.S. tel: 1-321-960-6173 C
Email: markt3404@gmail.com

RELEVANT QUALIFICATIONS

Registered Professional Engineer, #50107, Florida, to 2021
Master of Science, Mechanical Engineering, Colorado State University, Fort Collins, CO
Bachelor of Science, Mechanical Engineering, University of Illinois, Urbana-Champaign, IL
Bachelor of Arts, Physics, (Cum Laude), North Park College (now University), Chicago, IL

RELEVANT EXPERIENCE & EXPERTISE

- Author: 2018 ISEP International Solar Energy Provisions Commentary. A review and update of all ICC and NEC commentary related to solar energy (thermal and PV) including Mechanical, Plumbing, Fire, Residential, Solar Pool, electrical, etc. Client: *ICC Intl Code Council*
- Developer, Trainer: "Training Video for Inspection of Solar Water Heating Systems" online webinar training building officials in the inspection of solar thermal systems to 2003 ICC. Client: *SRCC Solar Rating Certification Corp*, with funding from *U.S. Dept of Energy*.
- Developer, Trainer: classroom training of building officials, inspection of solar systems to 2006 ICC & IAPMO. Client: *IREC Interstate Renewable Energy Council*.
- Designer, Advisor: Assisting homeowner to build an off-grid residence in west Michigan, including design and construction of mechanical, electrical, plumbing, structural and solar to meet or exceed current Michigan Code & NEC requirements. Client: *David Walker*.
- Tech Support, Crew Supervisor: various duties for solar contractor company as needed, including reviewing plans, running permits, supervising and troubleshooting installs, supporting inspections. Client: *Florida Solar East LLC*.
- Project Supervisor: Zulu hydroelectric overhaul & maintenance project. Overhaul of minihydro site. Client: *CEUM Communauté Evangelique en Ubangi-Mongala*.
- Team Member / Advisor: Zulu hydroelectric T&D Review Committee. Review of small mini-grid distribution system & 15kV transmission line. Client: *Paul Carlson Partnership*.
- Solar Lead: feasibility & design of largest non-concentrating solar array in the U.S. at the time. Client: *Solarsa LLC*.
- Serve on various standards promulgation committees, including ASME PTC 53 (Thermal Storage); ICC SRCC Standards; ISO TC180; etc.

WORK EXPERIENCE

2019-2026 *Joe Payne, Inc.*, Engineer

- Building Code Professional for a statewide consulting firm.
- Primarily complete residential and commercial plans examination for multiple agencies
- Floodplain Manager for several municipalities
- Senior Engineer for the Construction of Okeechobee High School

2010-2019 *Kelelo Engineering*, Florida **Principal**

- Principal of small consulting firm providing engineering & project management services; personalized consulting in renewable energies (PV, CSP, SHC), industrial process heat,

commercial and industrial heating and cooling, and appropriate technology; sustainable solutions through micro-enterprise. Hold the most diverse solar cooling portfolio in U.S.

- Complete Building, Plumbing, and Electrical Trade Construction Plans in conformance with Florida and ICC Building Code, as the Engineer of Record.

2008-2010 *Viessmann Mfg. Co. Inc.*, Rhode Island **U.S. Solar Manager**

- Manager/supervisor of U.S. solar branch for manufacturer of heating equipment. Conducted design, siting & sizing, etc. of solar equipment for industrial & commercial applications from two to 4000 panels. Supported installation & commissioning as manufacturer's rep. Worked with code officials on new technology.

2006-2008 *Schuco USA*, Connecticut **Solar Project Manager**

- U.S. solar engineering project manager for manufacturer of solar, windows & building envelope. Conducted siting & sizing etc. of PV and SHC solar systems including BIPV for commercial and residential applications. Supported installation and commissioning as manufacturer's rep.

1993-2006 *UCF Florida Solar Energy Center*, Florida **Senior Research Engineer**

- Test Manager: solar collector testing and certification program; Standards revision: SRCC OG100, OG300, FSEC Certification, FSEC GP. Principal Investigator: Built and operated full-scale beta unit of dehumidifier; managed project & deliverables. Developed on-line tutorial for Building Code Inspectors of solar water heating systems.



Philip L. Charnock, CBO, CFM, BN, PBP, PMP, PEP, PPP

1105 N Florida Avenue
Wauchula, Florida 33873
352 - 492 - 5748
Philip.charnock@gmail.com

Experience

50 years of experience in Development Services Administration, Permitting, Plans Review and Inspections

State of Florida Certifications

Building Code Administrator BU 382
General Contractor CGC 032807
Inspector BN 1114 – Building, Mechanical, Electrical, Plumbing.
Plans Examiner PBP 1751 – Building
Plan Examiner PMP 567 – Mechanical
Plan Examiner PEP 717 – Electrical
Plan Examiner PPP 549 – Plumbing

National Certification

Flood Plain Manager
ICC Building Official
ICC Building Inspector
ICC Mechanical Inspector
ICC Residential Electrical Inspector
ICC Commercial Electrical Inspector
ICC Plumbing Inspector

Education

Saint Petersburg College; Associates of Arts
Santa Fe College; Building Construction.
University of South Florida; Botany

Work Experience

JPI

5995 S A1A, Melbourne, Fl 32951
Building Official for City of Anna Maria

2025- present

Tew & Taylor

327 11th Avenue North Suite 205, Saint Petersburg Florida
General Manager Tampa Office, providing 3rd Party permitting, Plan Reviews, Inspections and Governmental Support Services.
2024 -2025

Quorum Services

203 Armenia Avenue Suite 102, Tampa Florida
Building Official, and Inspector for 3rd party Plan Review and Inspection services and Governmental Support Services.
2017 - 2024

City of Key West

1300 White Street, Key West Florida Served as a Multi Trades Inspector.
2016 - 2017

ECS Engineering

1500 15th Avenue Washington DC
Served as a Multi Trades Inspector in Washington DC, Virgina, Maryland, Saint Thomas, Virgin Islands. –
2011 – 2017

Computer Science Raytheon

Served as construction inspector for all projects on the United States Air Force Station, Antigua, West Indies
2008 - 2011

Military Experience

United States Army; Honorable discharge

Security Clearence

Secret

Joseph Payne PE, MBA

Curriculum Vitae

Credentials
Professional Engineer
Florida License #55751
Georgia License #33995
Delaware License #15439 (inactive status)

Corporate Office
5995 S A1A
Melbourne, FL 32951

Mailing Address
16057 Tampa Palms Blvd. , #242
Tampa, FL 33647

Phone
Cell: 813.731.1501

Internet
E-mail:joe@jpiflorida.com

Education
Masters of Business Administration
University of South Florida, Tampa, Florida

Bachelor of Science in Civil Engineering
Drexel University, Philadelphia, Pennsylvania

Graduate studies (Geotechnical Engineering- 1998)
New Jersey Institute of Technology, Newark, New Jersey

Continuing Education:
Florida Department of Financial Services (Neutral Evaluation) –2013
Florida Department of Financial Services (Mediation) - 2014
Florida Civil Circuit Court Mediator - (Pending 2014)
1802 Wind Hazard Mitigation Training – April 2011
Advanced MOT Work Zone – 2005
Amtrak Contractor Safety Training - 1999
OSHA 40 Hour Hazwoper – 1997

Professional Associations
Florida Board of Professional Engineers, Case Reviewer
Hillsborough County Plumbing Board of Adjustment, Appeals and Examiners (Engineer)
Hillsborough County Land Use Appeals Board (2009-2010)
Westchase Association Board of Directors (2007-2009)

Areas of Concentration
Municipal Services
Quality Assurance and Control Manager
General Civil/ Site Engineering
Public Sector Market Development
Environmental Resource Permitting
Pond Siting Reports
D.O.T. Drainage Connection Permits
Public Meetings

Professional Experience

Joe Payne Inc., Tampa, FL 2009-current
President
President of a full service civil engineering firm. Owner and Principal-In-Charge of three service lines (Municipal Service Line, Civil/Site Engineering, and State/ Federal). Consultant for thirty-five municipalities in the State of Florida. Provide professional opinions and consultation. Within the Municipal Service Line, common activities include Interim Building Official coverage, Residential and Commercial plan review (office and remote), and Residential and Commercial Inspector (paper based and tablet). Quality Control Officer for JPI.

Consultant for the Florida Board of Engineers. Complete plan reviews and provide professional opinions for complaint cases involving building code, sinkhole, site plans, inspections, and related professional activities. Provide professional opinions.

Consultant for the Florida Department of Financial Services. Engineering and Financial Management consultation.

Completed neutral evaluation for Department of Financial Services for sinkhole loss verifications and remediation methods. Cases in Hillsborough, Hernando, Pasco, Highlands, and other counties throughout Florida.

Louis Berger Group, Inc., Florida Statewide, 2013-2014
Special Consultant – Contract Role
Consultant for Louis Berger Group Florida Statewide marketing and business development pursuits. Project Manager for several Design-Build pursuits with a large international Design-Build contractor in South Florida. Project Manager for pursuits along SR 826 and HEFT. Proposal Manager for the Louis Berger team on the I-4 Ultimate P3 project. Proposal Manager for the Interstate Program Manager pursuit and Emergency Response General Consultant pursuits for FDOT.

Greenhorne & O'Mara, Clearwater, FL 4/08 to 8/09
Project Director
Worked as a Project Manager and Technical Director for a nationally ranked general civil and transportation consulting firm located in Tampa Bay. Project Manager for professional service contracts in the one million to three million dollar range. Won the

Hillsborough County TTF-2a contract at Broadway and Falkenburg which was the first Hillsborough County public works contract at the office. Closed FDOT Design-Build contracts for work in FDOT 2. Brought in construction permitting and dewatering contracts for work in Collier County. Set-up teaming agreements for contracts for FDOT Design-Build projects and shortlisted on D4 work. Project Director for Hillsborough County Public Works contracts. Assists the Office Manager in reaching $2.5 million dollar sales goal for public sector clients, primarily City, County, and alternate bid FDOT projects. Corporate restructuring led me to pursue a new home to continue my career.
References: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

TY Lin, Inc., Tampa, FL 7/05 to 4/08
Associate/ Project Manager
Project Manager and Technical Lead Drainage Engineer for the Tampa Business Unit of an international structural and transportation engineering firm. Won the Hillsborough County General Civil Service contract for the office. Brought in several FDOT 1 DEMO assignments under prior contracts. Shortlisted on several Districtwide Drainage contracts and invited by FDOT 1 to present for them at the 2007 FICE conference. Project Manager for DOT reconstruction and County intersection improvement projects. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities. Responsible for conformance to the FDOT Drainage Design Policy and the State of Florida regulatory standards and statutes. Senior Quality Control and Quality Assurance official for the Tampa Business Unit's Roadway Drainage Design activities. Represent clients at formal and informal Public Meetings.
Reference: John Darling (Frmr. Office Manager) 813.205.4623

American Consulting Engineers of Fla, Inc., Land O' Lakes, FL 4/04 to 7/05
Senior Drainage Engineer/ Project Manager
Statewide Drainage Engineer for a national transportation engineering firm. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for work associated with Water Management Districts. Project Manager for City and County municipal projects with construction costs under one million dollars. Represented clients at formal and informal Public Meetings. Pursued and won several CDD contracts. Considered ownership opportunities until TYLIN approached me with a more affordable stock ownership plan.
Reference: John Kilgore (Office Manager) 813.927.0061

Coastal Engineering, Inc., Brooksville, FL 3/03 to 4/04
Assistant Director
Assistant Director for a privately owned site and civil engineering firm. Won and closed approximately an average of $25-50k of contracts per week with private clients during a very "hot" development market. Directed a 15 member technical staff completing residential and commercial construction plans for private developers. Engineer of Record for engineering work associated with Water Management District permitting, DOT Drainage Connection Permits, DOT Driveway Connection Permits, DOT Utility Permits, DOT R/W Permits, and DOT Access Management Connection Permits. Represented clients at Public Meetings.

Reference: Tom Mountain (Office Manager) 352.796.9423

Florida Department of Transportation, Tampa, 9/01 to 3/03
Assistant District Drainage Engineer
Worked as a Lead Permit Official for D.O.T. Drainage Connection Permit Reviews. Senior Engineer for engineering services completed by the Department for public services. Represented the State at formal and informal Public Meetings. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Dwayne Kile (Frmr. Office Manager), 727.572.7111

Dames & Moore/ URS, Inc., Tampa, 7/00 to 9/01
Senior Drainage Engineer
Received an opportunity for a full time position at Dames & Moore. Engineer of Record for Roadway Drainage Engineering services on public transportation projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

System One - 6/99 to 7/00
Contract position – Drainage Engineer
Designer and Engineer for roadway drainage consultation on public transportation projects. Designer and coordinator for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Kevin Knudsen (Office Manager), Rob Garrigues (Frmr Supervisor) 813.289.5550

Frederic R. Harris, Inc., Philadelphia, PA 8/98 to 6/99
Civil Designer
Relocated back to Philadelphia to work for a major transportation company. Civil and Transportation Designer for a national transportation and public infrastructure engineering firm. Stormwater Management Design on road widening projects.
Reference: Timothy Gunner (Former Department Manager)

McNally Engineering. Oakland, NJ 4/97 to 8/98
Project Manager
Brown Caldwell was in the process of acquiring Eckenfelder. Pursued a management opportunity with McNally Engineering for job stability. Managed the design of small site and civil engineering service contracts. Coordinated environmental permits for these activities.
Reference: Mike McNally, Owner

Eckenfelder/ Brown Caldwell, Inc., Ramsey, NJ 8/95 to 4/97
Project Designer
Civil and Environmental Designer for a waste management division of a national environmental engineering firm. Completed a six month construction quality assurance assignment for a groundwater pump, treat, and reinjection system.
Reference: Mike Monteleone (Former Office Manager)

David R. Gilson

1006B Nature's Walk Dr., Fernandina Beach, FL 32034
Cell Phone: (727) 439-9916 e-mail: davegilson0@gmail.com

CAREER OBJECTIVE

Continue serving a governmental organization allowing me to utilize my extensive and diverse work experience, specialized training and certifications that I've accumulated within the construction industry.

QUALIFICATIONS

Certified Building Official: Have been a certified building official since 2019 and have served in this capacity at 4 coastal municipalities in the State of Florida. **BU2041**

Standard Inspector: I am currently certified as a Florida Building, Plumbing, Mechanical, Electrical, Coastal Construction and 1 & 2 Family Dwelling Inspector and have performed building inspections on all types and uses of buildings from new construction, remodel, pool construction, roofing, and threshold inspections where required by Florida law, with extensive experience within the Florida public school system. **BN5224**

Standard Plans Examiner: I am currently certified as a Florida Standard Plans Examiner under the Building, Plumbing, Mechanical and 1 & 2 Family categories. I have reviewed plans for new and remodel construction projects within the Florida public school system as well as private sector commercial plans examinations. **RPX316 & PX3348**

Qualified Stormwater Management Contractor and Inspector: Received my license in 2000 from the Florida Department of Environmental Protection for sedimentation control and management.

Certified Flood Plain Manager: Received my license in 2019 from the Florida Association of Flood Plain Managers.

Plumbing Contractor: Have been a plumbing contractor since 1993 and have contracted with owners, contractors and engineers on multiple residential, commercial, institutional and medical construction projects. All projects have been completed successfully and on time.

Building Contractor: Have been a building contractor since 1999 and have concentrated on commercial build outs in strip plazas, handicapped upgrades in multiple use buildings and site built residential construction.

Electrical Contractor: Have been an electrical contractor since 2019.

WORK EXPERIENCE

2025-Present ***Building Official, Plans Examiner and Inspector:*** *JPI,Inc*

Perform building official, plans examination and inspection services as needed for JPI, Inc. clients on a remote and in-person capacity. Serves as Planning and Zoning Official for the City of Cedar Key, by Ordinance.

2023-2025 ***Building Official:*** *City of Tarpon Springs, Fl*

Supervise inspectors, plans examiners, permit technicians and other office personnel. Confer with other departments within the city organization as it relates to the building division. Perform duties of building official and building director. Perform building, plumbing, mechanical, electrical and site inspections for all trades in residential and commercial construction projects, and commercial plans examination as needed.

2022-2023 ***Building Official:*** *City of Anna Maria, Fl*

Supervise inspectors, plans examiners, permit technicians and other office personnel. Confer with other departments within the city organization as it relates to the building division. Perform duties of building official and building director. Perform building, plumbing, mechanical, electrical and site inspections for all trades in residential and commercial construction projects, and commercial plans examination as needed.

2022-2022 ***Building Official:*** *City of New Port Richey, FL*
Perform various duties of a building official, including supervise inspectors, plans examiners, permit technicians and other office personnel. Confer with other departments within each city's organization as it relates to the building division. Perform building, plumbing, mechanical, electrical and site inspections for all trades in residential and commercial construction projects, and commercial plans examination as needed.

2021-2022 ***Building Official:*** *Contract Employee, Anna Maria Island, FL*
Provide building official services on an "as needed" basis. Streamline plans examinations and building inspections for maximum efficiency to best serve the local community.

2021-2022 ***Building Official:*** *Charles Abbott & Associates, State of Florida*
Perform various duties of a building official in a supporting role, including supervise inspectors, plans examiners, permit technicians and other office personnel. Confer with other departments within each city's organization as it relates to the building division. Perform building, plumbing, mechanical, electrical and site inspections for all trades in residential and commercial construction projects, and commercial plans examination as needed.

2014-2021 ***Deputy Building Official:*** *Tarpon Springs, Fl*
Supervise inspectors, plans examiners, permit technicians and other office personnel. Confer with other departments within the city organization as it relates to the building division. Perform duties of building official and building director as needed in his absence. Perform building, plumbing, mechanical, electrical and site inspections for all trades in residential and commercial construction projects, and commercial plans examination as needed.

2012-2014 ***Technical Projects Coordinator:*** *Pinellas County Schools, Largo Fl. (727) 547-7120*
Advertise, select and contract with design professionals and contractors for construction projects from $100,000-$2,250,000 for the district facilities county wide.

2010-2012 ***Construction Inspector:*** *Pinellas County Schools, Largo, FL (727) 547-7120*
Plumbing, building and mechanical inspections.

1993-2010 ***President, Owner:*** *Gilson Plumbing Services, Inc., New Port Richey, FL (727) 439-9916*
I am solely responsible for all day to day operations including but not limited to human resources, accounts payable, accounts receivable, sales and installation, quality control, and customer relations.

2005-2006 **Branch Manager:** *C.A.P.R.I. Engineering, Inc., Tampa, FL*
Responsibilities included employee recruitment and retention, quality control, building inspections, sales, and customer relations.

2005 ***Building and Site Inspector:*** *City of Tampa, Tampa, FL (813)*
Responsibilities included building and site inspections, contractor education, detailed reports and customer relations.

PROFESSIONAL ASSOCIATIONS

Florida Building Commission:
Appointed by Governor Rick Scott and Governor Ron DeSantis to the Florida Building Commission for 2 consecutive 4-year terms

American Society of Plumbing Engineers:
Member in Good Standing

Florida Association of Plumbing Gas and Mechanical Inspectors
Member in Good Standing

B.O.A.F.
Member in Good Standing

EDUCATION

1981-1984 High School Diploma, Lakewood High School, St. Petersburg, FL

PERSONAL INTERESTS

General Aviation and Classic Automobiles

ANDREW C. WEST, P.E., LEED® AP

Mr. West has over 24 years of experience in the field of building plumbing, HVAC and fire protection systems design and energy management. This experience includes projects ranging from one room to $100 million+ buildings. Stadiums, commercial offices, research laboratories, central utility plants, transportation terminals, nursing homes, acute care hospitals, surgery centers, pharmaceutical compounding areas, vivariums, agricultural support buildings, K-12 schools, university classrooms, dormitories, hotel towers, federal law enforcement and zoological amusement park exhibits are among the many types of facilities Mr. West has designed.

EDUCATION
University of Florida, Master of Science in Mechanical Engineering - Thesis: Optimization of Complex Vapor Compression Cycles Using Genetic Algorithms

University of Florida, Bachelor of Science in Mechanical Engineering

REGISTRATION
Professional Engineer (P.E.), Florida, New York
LEED® Accredited Professional

AFFILIATIONS
ASHRAE Member
ASPE Member
NFPA Member

PROJECT EXPERIENCE

Atlanta Braves Spring Training Stadium, North Port, FL
New 7,000 fixed seat baseball stadium scheduled to be open for the 2020 major league baseball spring training season. Outdoor stadium with indoor luxury suites, clubhouses, offices, concession areas and restroom.

Louis Brown Athletic Center, Rutgers University, Piscataway, NJ
Analyzed expanding the building's HVAC system to provide cooling to the 8,000 seat main arena following Rutgers entrance into the Big Ten Conference.

University of Florida, Murphree Hall Renovation, Gainesville, FL
The University of Florida renovated Murphree Hall, a building in a campus historic district listed on the National Register of Historic Places. This residence hall is a 100,000 SF, 4 story, 350 bed college residence facility in Gainesville, FL. The residence hall in continuous use since opening in 1939, did not have air conditioning or up to date electrical, fire alarm or fire protection systems. A 2004-2005 renovation replaced the original heating system with a completely new HVAC system and upgraded the electrical, fire alarm and fire protection systems. Andrew West was the Project Manager and Lead HVAC Engineer for the infrastructure upgrades.

University of Florida, College of Pharmacy Research Wing Renovation, Gainesville, FL
Six year phased renovation of 7 story, 85,000 SF wing of health center complex. Only 1 or 2 floors at a time were under construction at once while the others were occupied. All vertical utilities were upgraded including new laboratory exhaust fans and 100% outside air AHUs. All laboratory spaces were renovated to meet BSL-2 standards. Conducted commissioning inspections of HVAC systems.

University of Florida, NIMET Nanoscale Research Facility, Gainesville, FL
Conducted LEED® analysis and prepared documentation. Conducted building energy modeling.

University of Florida, Orthopaedics and Sports Medicine Institute, Gainesville, FL

- Commissioning agent for 135,000 SF new building
- Performed independent design review
- Conducted detailed inspections of HVAC systems, lighting control systems and domestic hot water heating system
- Prepared full commissioning report to meet requirements for obtaining LEED® certification for building

University of Florida, Weil Hall Renovation, Gainesville, FL
Commissioning agent for 80,000 SF renovation of civil and industrial engineering departments.

- Conducted detailed inspections of HVAC systems
- Prepared commissioning report to assist building staff in energy efficient procedures and preventive maintenance

University of Florida, Communicore Animal Research Facility, Gainesville, FL

- Designed replacement of central system air handling units and exhaust fans for animal research area
- Conducted airside rebalancing of 120,000 SF of vivarium, research labs, classrooms and offices
- Designed renovation of cage washer area
- Designed upgrade of HVAC systems serving BSL-3 Infectious Diseases Isolation area

University of Florida, Frazier Rogers Hall Renovation, Gainesville, FL
Design engineer for 60,000 SF building renovation.

- Conducted commissioning inspections of HVAC systems (building included agricultural engineering laboratories, offices and classrooms)

SUNY at New Paltz, Wooster Building Renovation, New Paltz, NY
A comprehensive renovation of the 3-story, 71,685 sf Wooster Science Building (WSB), built in 1967. The renovated building houses a dining area, science classrooms, conference rooms and administrative spaces for departments such as Geology, Physics, Mathematics and Computer Science.

CUNY-York College, Laboratory Research Building Study, Jamaica, NY
Performed feasibility investigation and survey to determine recommended upgrades to HVAC systems.

CUNY-Hunter College, Educational Buildings Study, New York, NY
Performed feasibility investigation to install central air conditioning in historic Hunter Hall and renovate HVAC systems in adjacent 17 story, 550,000 SF education building.

Columbia University, Emergency Generator Installation, New York, NY
Designed installation of a 2.25 MW diesel emergency generator in existing storage garage to serve new adjacent building.

New York University, New York, NY
Designed renovation of data center HVAC system.

New York University, High Rise Dormitory Infrastructure Upgrade, New York, NY
New York University was renovated Vilcek Hall at 334 East 26th Street in a multi-year ongoing project. This residence hall is a 140,000 SF, 25 story, 430 bed facility located four blocks from the NYU Langone Medical Center in the Kips Bay neighborhood. This residence hall serves post-graduate students in medical and dental school as well as post-doctoral staff, nurses and junior faculty at the colleges of medicine and dentistry. The Phase II renovation in Summer 2008 included a number of architectural and infrastructure upgrades such as new finishes, plumbing fixtures, receptacles, branch circuit wiring, fire alarm devices, sprinklers in many of the residence rooms. The renovation also included a new 40-ton air cooled chiller, air handling units and fan coil units serving common areas and a few residence

rooms on the first two (2) floors. Commissioning of the HVAC work was performed by Mr. West.

New York University, New York, NY, Laboratory Research Building Renovation
Performed independent design review as commissioning agent.

New York University, New York, NY
Conducted MEP/FP existing condition survey with recommendations for upgrades to five buildings in Steinhardt School of Education.

Santa Fe Community College, Central Plant Boiler Replacement, Gainesville, FL

- Designed phased replacement of two fire tube boilers
- Coordinated primary and secondary loop pump replacement to minimize downtime of heating hot water to campus
- Designed and commissioned custom piping and control scheme to provide lower than normal temperature water to campus loop while preventing condensation in boilers

University of Florida, Utility Piping Projects, Gainesville, FL
Designed and managed several projects to replace sections of the campus wide underground chilled water and steam piping.

University of Florida, Health Science Center, Gainesville, FL
Designed and managed several small renovation projects in the Colleges of Medicine, Dentistry, Nursing, Pharmacy and Health Professions. Conversion of office space to laboratory research space.

- Data center HVAC renovations
- Modernization of elevators
- Modernization of dental clinics
- Air handling unit and exhaust fan replacements
- Upgrading of HVAC controls from analog and pneumatic to DDC

Transportation

Gainesville Regional Airport, Gainesville, FL
General aviation terminal renovation. Design engineer and project manager for gut and renovation project of existing terminal building.

Healthcare

SUNY Downstate Medical Center, Brooklyn, NY.
Conducted existing condition survey with recommendations for upgrades to space in former hospital being transformed to offices.

VA New York Harbor Healthcare Center, Manhattan Veterans Administration Medical Center (VAMC), Admitting Area & Emergency Room Modernization, New York, NY
The New York Campus of the VA Harbor Healthcare System provides inpatient and outpatient services in internal medicine, surgery, psychiatry, neurology, rehabilitation medicine, as well as emergency care. The VA Manhattan is a referral center for interventional cardiology, cardiac surgery, neurosurgery, orthopedics, and urology. The facility has been at the forefront of clinical care and research for patients with HIV/AIDS since the beginning of the epidemic. It is the only Veterans' Health Administration facility to house both a designated clinical care unit and research center for AIDS and HIV infection. The campus is the VISN 3 Referral Center for Interventional Cardiology (i.e., angioplasty and stenting), Cardiac Surgery and Neurosurgery.

Kallen & Lemelson was retained by Array Healthcare Facilities Solutions to provide mechanical and electrical engineering services for the Emergency Department (ED) renovation at the Manhattan campus. The project objective was to renovate and expand the existing Emergency Department in order to enhance work flow and efficiency of the unit. The existing 7,000 sf ED was expanded into a 13,000 sf unit to include new ED

Access, Waiting, Triage, Nurse Station, Treatment spaces, Administrative offices, and a Psych-specific ED area.

The scope of work also involved relocating the Eligibility / In-Take area into the Hospital's Atrium Space, renovating Primary Care Triage, and relocating the Medical Fee Unit. The upgrades improved patient throughput, as well as addressed the ED master plan for the future. Construction proceeded in four (4) phases, while keeping the ED in operation.

The project included a new air handling unit (AHU) located on the lower roof near the ED to provide HVAC for the ED. The old existing AHU was in poor condition and did not have adequate capacity to serve the expanded ED. Various options for providing a new AHU were studied, including the replacement of the existing AHU located in the penthouse mechanical equipment room. The new AHU was installed under the first phase of construction and permitted a phased decommissioning of the existing AHU. The new AHU was provided with new direct digital automatic temperature controls, which were integrated to the existing hospital Building Automation System, along with emergency power from the hospital emergency power system.

The renovation and expansion of the ED included a new nurse call system for the entire ED, which was coordinated with a hospital-wide project for replacement and upgrading the nurse call system.

NYC Department of Design and Construction and NYC Department of Health, Prison Health Warehouse Generator, Queens, NY

As part of our term contract with the NYCDDC, Mr. West was the Project Manager and Lead HVAC Engineer responsible for providing MEP/FP engineering design services for the generator within the 2-story warehouse building, which is used to store medical supplies to the city prisons. In the past couple of years, there were several interruptions in the power supply to the warehouse which adversely affected its operation (the building cannot be left without electrical power). The intent of this project was to provide emergency power for all areas of the building in which electrical power is continuously required.

Coler-Goldwater Specialty Hospital & Nursing Facility, Feasibility Study and Automatic Sprinkler System Design, Roosevelt Island, NY

Coler Hospital, approximately 850,000 sf, is a Long Term Care Facility located on Roosevelt Island and operated by the NYC Health and Hospitals Corporation (NYCHHC). Coler was originally constructed without an automatic sprinkler system. On March 13, 2008 the Center for Medicare and Medicaid Services (CMS) published a final rule announcing the amendment of regulations concerning nursing home fire safety requirements. 42CFR 483.70 (a)(8)(i) requires all nursing homes participating in the Medicare or Medicaid programs to be protected throughout by a supervised automatic sprinkler system.

The regulation requires all existing long term care facilities to be equipped with a supervised automatic sprinkler system by August 13, 2013. The sprinkler system must be installed in accordance with the 1999 edition of the National Fire Protection Association (NFPA) "Standard for Installation of Sprinkler Systems (NFPA 13). Also adopted is 42CFR 483.70(a)(8)(ii) pertaining to the inspection, testing and maintenance of sprinkler systems and specified that these activities must be done in accord with the 1998 edition of NFPA 25, "Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems.

As a facility that receives Medicare and Medicaid payments, Coler Hospital must comply with this requirement. Approximately 25% of the existing Coler Hospital facility is currently protected with fire sprinkler systems, which have been incorporated in various renovation projects.

ANDREW C. WEST, P.E., LEED® AP

In May of 2009, Kallen & Lemelson conducted a Feasibility Study for the Coler and Goldwater Hospital Fire Sprinkler Systems. The feasibility study recommended using the existing gravity house tank as the source of water supply and to convert the existing fire standpipe system to a combined fire standpipe sprinkler system. The study also addresses the several options identified for cross main between buildings and a sprinkler booster pump. The existing fire alarm system currently includes fire sprinkler supervisory and water flow monitoring alarms for the existing partial sprinkler system. The fire alarm panels are expandable and the existing alarm system can be modified for 100% facility fire sprinkler coverage.

Goldwater Hospital is also a Long Term Care Facility operated by the NYC Health and Hospitals Corporation and is approximately 839,000 sf. It was anticipated that Goldwater Hospital will also undertake a similar and simultaneous fire sprinkler project for compliance with the CMS Memorandum.

Kallen & Lemelson was then selected by the Dormitory Authority of the State of New York (DASNY) to provide engineering services for the design of a new automatic sprinkler system that will provide protection throughout the existing facilities (Coler and Goldwater) as required by the CMS amendment. Kallen & Lemelson led a team of architectural, asbestos, cost estimating and code subconsultants. Construction phasing was a key issue as the installation of the sprinkler system was conducted while the facilities were fully occupied and was required to be completed by August of 2013. In order to minimize disruption and costs, the design was carefully planned to minimize ceiling replacement and disruption to asbestos containing materials (ACM). ACM was identified in plaster ceilings, wall finishes and on pipe insulation above the ceiling.

Long Island State Veterans Home at Stony Brook University, Building System Upgrades: Boiler, Hot Water & HVAC, Stony Brook, NY

Project Manager and Lead HVAC Engineer responsible for designing MEP system upgrades (boilers, hot water & HVAC) to include Central Plant utility improvements, heating plant, domestic hot water systems and cooling plant upgrades for the Long Island State Veterans Home (LISVH). This 200,000 SF, 350-bed skilled nursing facility is located on the grounds of Stony Brook University in Stony Brook, NY.

Over the past nineteen (19) years, the LISVH has maintained its current boiler and plant operations, with various building additions over the years being added directly to the existing system. The age of the system coupled with rising energy costs brought about the need to furnish a complete plant upgrade. Kallen & Lemelson is currently developing construction documents and will soon provide full construction administration services. The project scope includes:

- Installation of new high efficiency magnetic bearing variable speed centrifugal chillers
- Variable speed cooling towers
- High efficiency condensing boilers
- Condensing domestic hot water heaters and associated pumps, hydronic specialties and controls

The new system will be fully integrated with the existing LISVH energy management system. All work is being phased, to ensure that the facility is continuously (uninterrupted) in use. All work meets NYS Executive Order 111 for compliance in energy efficiency, as well as the U.S. Department of Energy's DOE 2.1E modeling program, The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®), and U.S. Department of Energy Federal Energy Management Program (FEMP) for equipment efficiencies. The design also follows all applicable audit programs, including programs issued by New York State Energy Research and Development Authority (NYSERDA) and National Grid.

This project is being funded through a federal Veterans Administration grant that is part of the American Recovery and Reinvestment Act of 2009 (ARRA). The project meets all ARRA, New York State, and State University of New York (SUNY) requirements. Preparation of a New York State Department of Health Certificate of Need (CON) is also required.

Samuel S. Stratton VA Medical Center, Building 5 Expansion and Renovation, Albany, NY
Project Manager retained by Array Healthcare Facilities Solutions to provide full MEP/FP engineering design services for Building #5 on the campus of the Samuel S. Stratton Veterans' Administration Medical Center (VAMC), located in Albany, NY (VA VISN 2: Upstate New York).

The Samuel S. Stratton VAMC opened in 1951 and serves veterans in 22 counties of upstate New York, western Massachusetts and Vermont and is equipped with 156 authorized beds. The VAMC provides specialized medical services such as: cardiac catheterization, cardiac rehabilitation, nuclear medicine, radiation oncology, stereotactic radiosurgery, hospice/palliative care, adult day health care, post-traumatic stress disorder, compensated work therapy, memory clinic, geriatric assessment, nursing home and respite care. There is also extensive diagnostic laboratory medicine and radiology including computerized tomography, and magnetic resonance imaging.

The design includes a 2-story, T-shaped building addition, approximately doubling the size of the building to 16,000 SF. The HVAC system includes a custom rooftop packaged unit with self-contained water-cooled heat pump, separate gas-fired heating furnace, supply fan and empty space for the addition of a future cooling water coil. The heat pump's water-cooled section is coupled to a ground mounted fluid cooler (closed loop with spray water pump). In the future, if a geothermal well water source is provided, the well water can be connected directly to the water cooling circuit. Plumbing, sprinkler and electrical systems were upgraded in order to support the new addition. Selective portions of the existing building were renovated as well.

Shands at AHG – Fire Alarm System Replacement,
Gainesville, FL
Project Manager responsible for the replacement of the entire fire alarm system for the 70 year old community hospital Shands at AGH in Gainesville, Florida. The hospital is part of the Shands Healthcare network and provides full service health care services, but in a more accessible community setting preferred by some to the cutting edge Shands at UF flagship facility. The previous building fire alarm system experienced major component failures requiring weeks of repairs and fire watches. That event set in motion the design of an entirely new fire alarm system.

The construction was phased to minimize the disturbance to the occupants and tackle each part of the system separately. The design specified an addressable, coded system. Although the front end of the system was replaced under a separate but concurrent sprinkler project, the new sub-panels, initiating devices, notification devices, door holder relays and equipment shutdown relays were replaced under this project.

The design included verification and modification of the life safety zones and new sequences of operation for all devices. Construction phase commissioning was conducted by the design engineers to verify the following: all device addresses were correct and matched label on device, proper operation of all initiating devices, coded signal correlated with life safety zone containing alarm, proper operation of all notification devices, shutdown of equipment and closing of doors correlated with life safety zone containing alarm and continued operation of exhaust fans serving isolation areas.

The design and construction was shepherded through the filing, review and inspection process

as required by the Florida Agency for Health Care Administration.

Shands at AGH Fire Protection Renovations, Gainesville, FL
Andrew West managed a project to fully sprinkler the 70 year old community hospital Shands at AGH in Gainesville, Florida. The hospital is part of the Shands Healthcare network and provides full service health care services, but in a more accessible community setting preferred by some to the cutting edge Shands at UF flagship facility. The building previously had no water based fire protection system as required by current codes.

The design included three distinct phases of construction: fire pump, standpipes and sprinklers. Although all three phases were designed, the third phase was not totally constructed due to funding constraints. The front end of the fire alarm system was replaced and interfaced with all the existing fire alarm panels during the fire pump installation.

Due to the lack of existing drawings, the design included creating a reflected ceiling plan for the entire facility. The design and construction was shepherded through the filing, review and inspection process as required by the Florida Agency for Health Care Administration.

Schnurmacher Center for Rehabilitation and Nursing, Energy Study, White Plains, NY
The Schnurmacher Center for Rehabilitation and Nursing is an approximately 100,000 GSF, six-story building located in White Plains, NY. Construction for the building was completed circa 1972. The building operates 24 hours/day, 7 days/week and contains primarily resident rooms, but also has physical and occupational therapy, full kitchen, dining rooms, classrooms and administrative offices. The basement is a partial basement and contains a boiler room, chiller room, AHU MER, storage, small laundry and maintenance locker room. The building uses natural gas for heating, domestic hot water heating.

The existing HVAC system includes a 2-pipe fan coil unit system serving most of the building perimeter. There are three (3) air handling units located in the basement MER, one serving the 1st floor, one for the corridors on the 2nd through 6th floors and a third heating and ventilating unit for the basement. A 160-ton electric centrifugal chiller provides air conditioning for the building. Two (2) hot water fire tube, № 2 oil-fired boilers, each with an 8,000,000 BTU/hour capacity, provide heating and domestic hot water heating for the building. Exhaust fans are located on the roof, as is the cooling tower for the chiller plant. All equipment, with the exception of rooftop exhaust fans and the cooling tower, is original and is 37 years old.

Lighting fixtures are generally fluorescent fixtures, largely 2x4. Lighting controls are basically manual through switches and circuit breakers. The entrance lobby was recently renovated and new light fixtures are provided in the renovated area. The building does not have a BAS and air handling units are manually controlled.

Kallen & Lemelson provided an energy study for the facility under the American Recovery and Reinvestment Act. Specific energy conservation opportunities investigated included:

- Window replacement energy save analysis
- Replace chiller with high efficiency chiller and consider use of variable speed drives
- Building Automation System and enhanced HVAC system controls
- Replace FCU with control valves and provide pump VFD's
- Boiler replacement
- Separate domestic hot water heater
- High efficiency lighting and controls
- Cooling tower variable speed fans and/or pumping
- Demand limiting with emergency generator

The facility was modeled using the TRACE hourly computer energy modeling program. Analysis included the identification of annual energy cost savings and implementation costs for each energy conservation measure (ECM.) In addition to studying each ECM individually, measures were grouped to analyze the interactive effort of measure.

At the conclusion of our study, we prepared a report of our analysis, findings and recommendations, along with costs (both energy and implementation costs). The report described the process, our analysis, our findings and our recommendations, and included supporting calculations.

Greater Harlem Nursing Home & Rehabilitation Center, New York, NY
Greater Harlem Nursing Home & Rehabilitation Center, established since 1976, is a vital 200 bed non-profit facility located at 30 West 138th Street between Lenox and 5th Avenues. It provides extended-stay nursing care to seniors with varying levels of disabilities in New York, NY.

Kallen & Lemelson was hired to provide mechanical and electrical engineering services for the design and preparation of drawings and specifications for bidding of the various renovations and additions for the Greater Harlem Nursing Home. Our scope of services included the following:

Renovation of the existing 6-story plus basement building plus the addition of a 23,500 SF, 6-story annex on the east side of the existing building. The ground floor of the annex would be an open parking area. Renovation of the existing building would include a full assessment and upgrade of the mechanical, electrical and fire protection infrastructure.

Amsterdam House Nursing Home, Addition and Renovation, New York, NY
Since 1872, Amsterdam Nursing Home has been at the forefront of the idea that all elderly and disabled citizens deserve a dignified and nurturing place to reside. The location on Amsterdam Avenue between 112th street and 113th street in the Upper West Side has been occupied by Amsterdam Nursing Home facilities for the last 110 years. The current facility, with over 400 beds, is comprised of a building constructed in 1977 and an addition (designed by Kallen & Lemelson) built in 1999.

A single story, 2,500 SF addition was added to expand the dining, occupational therapy and physical therapy spaces for the residents. Work also included mechanical and electrical infrastructure upgrades to the 1977 building. Kallen & Lemelson provided engineering services for the design and preparation of drawings and specifications for bidding of the following upgrades:

- Replacement of split system chillers with new, state-of-the-art, high efficiency air cooled chillers
- Replacement of two (2) air handling units, one to serve the west wing cellar and one to serve the west wing resident floor corridors
- Interconnection of the boiler and chiller plants in the west and north wings
- New, state-of-the-art building automation system to efficiently control the HVAC systems in the west wing
- Replacement of rooftop exhaust fans
- Replacement of DX condensing units in the courtyard filled in by the addition with chilled water coils
- Replacement of several chilled water, condenser water and heating hot water pumps
- Replacement of domestic hot water heat exchanger
- New fire protection sprinkler system throughout west wing
- Addition of emergency power receptacles in all resident rooms
- Upgrade of emergency power to the passenger elevators allowing all to run simultaneously

- Upgrade of the emergency power distribution system and replacement of the emergency generator with a new larger one
- New code compliant fire alarm system including carbon monoxide detectors

Mount Sinai Medical Center, Surgical Procedures Room Renovation, New York, NY
Design replaced air terminal equipment to increase air flow to room.

Long Island Jewish Medical Center, Patient Room Wing Renovation, New Hyde Park, NY
Prepared LEED® documentation for a 10,000 SF renovation of patient rooms and nurses' stations.

Sound Shore Hospital, New Rochelle, NY
Boiler replacement study. Investigated existing conditions and recommended cost effective phased option for replacing steam boilers.

Shands at AGH, Gainesville, FL
Infant Abduction Prevention System. Assisted facilities staff in coordinating vendor installation of infant tag security perimeter with elevator controls and existing controlled access system.

Shands at AGH, Gainesville, FL
Angioplasty suite renovation. Design coordinated new angioplasty equipment with existing building utilities.

Shands at Starke, Starke, FL
AHU replacement. Design engineer and project manager for replacement of four air handling units serving operating rooms, patient rooms and office space.

Shands at Starke, Starke, FL
Emergency room renovation. Design engineer and project manager for renovation to emergency room waiting area and patient treatment rooms.

Municipal

MTA – Triborough Bridge and Tunnel Authority, Long Island City, NY
New operations building at Queens side of Queens Midtown Tunnel

- Conducted LEED® analysis and prepared documentation
- Conducted building energy modeling

City of New York, Flushing, NY
Coordinated investigation of pipe fouling problems in geothermal system.

City of Gainesville, Gainesville, FL
Ironwood golf course clubhouse. Design project engineer for building with offices, locker room, dining area and commercial kitchen.

Duval County, Jacksonville, FL
Heath department building elevator renovation/upgrade.

Federal

Veterans Affairs, Albany, NY
Designed 7,000 SF addition to occupational therapy building.

New York City Federal Bureau of Investigation, Consolidated Program Development Study, New York, NY
Gruzen Samton Architects was retained by the General Service Administration (GSA) to implement the feasibility study for the consolidation of the Federal Bureau of Investigation (FBI) in New York City into the next phase. This task included performing a Program Development Study (PDS) for the selected option from the feasibility study conducted by Kallen & Lemelson in a separate project. The PDS serves as the technical foundation for the project's authorization/funding request and also functions as the Scope of Work for the design Architect-Engineer (A-E). It provides input to the project's Project Management Plan and further serves as an

information gathering/documentation effort, facilitating the design A-E's early mobilization. For this project, the PDS option from the feasibility study was to consolidate the FBI New York City office into the Jacob K. Javits Federal Office Building (26 Federal Plaza), located in lower Manhattan, NY.

The FBI occupied seven (7) floors, totaling 362,000 sf. The consolidation required that the FBI occupy fourteen (14) floors totaling 723,000 sf. The consolidation was to include a full renovation of the existing floors occupied by the FBI as well as the expansion to other floors. The renovation was to include a full upgrade of the mechanical and electrical systems to the latest FBI requirements, which included fully redundant mechanical systems, standby emergency power and independent mechanical and electrical systems to the extent possible.

The purpose of the PDS phase is to prepare a scope of work which can be given to the design Architect/Engineer and a budget for the scope of work to obtain funding.

NYC Federal Bureau of Investigation and Court of International Trade, Consolidated Program Development Study, New York, NY
Project Manager retained to perform a Program Development Study (PDS) for the selected option from the feasibility study conducted by a separate engineering firm. The PDS serves as the technical foundation for the project's authorization/funding request and also functions as the Scope of Work for the design Architect-Engineer (A-E). It provides input to the project's Project Management Plan and further serves as an information gathering/documentation effort, facilitating the design A-E's early mobilization.

Initially, the FBI occupied seven (7) floors, totaling 362,000 sf and the consolidation required that the FBI occupy fourteen (14) floors totaling 723,000 sf. For this project, the PDS option from the feasibility study was for the remaining twenty-seven (27) floors of the Jacob K. Javits Federal Office Building (26 Federal Plaza), plus basement and penthouses and also the eight (8) floors of the James L. Watson U.S. Court of International Trade, totaling 2,060,000 GSF for both buildings.

The purpose of the PDS phase is to prepare a scope of work which can be given to the design Architect/Engineer and a budget for the scope of work to obtain funding. The format for the presentation of the scope of work was to prepare a series of Design Directives.

Commercial

Time Warner, Inc., Time Warner Center, New York, NY
Prepared Energy Star Benchmarking Documentation for 1,000,000 SF area of building owned by Time Warner, Inc.

AOL, New York, NY
Prepared LEED® documentation and performed commissioning for 3 floor tenant infill project at 770 Broadway. Space includes offices and television studio.

Pall Corporation, Port Washington, NY
Design project engineer for corporate headquarters renovation.

Bank of New York, New York, NY
Conducted retro-commissioning of some HVAC systems in high rise building.

Industrial

Ben Venue Laboratories, Bedford, OH
Wrote controls sequence of operation for pharmaceutical plant expansion.

Cultural

New York Aquarium, Ocean Wonders Shark Exhibit, Coney Island, Brooklyn, NY
Kallen & Lemelson was retained by the Portico

ANDREW C. WEST, P.E., LEED® AP

Group to provide mechanical and electrical engineering services for the design of this new free-standing 50,000 GSF Shark Exhibit at the New York Aquarium. The new building features an Exhibit space, including a 351,000 gallon shark tank, a 54,000 gallon coral reef tank and 800 gallon interactive tank, allowing visitors to touch various sea life. Animal management / research spaces and classrooms are also included in the building.

Kallen & Lemelson was responsible for HVAC, plumbing, electrical and fire protection systems for the building, mechanical and electrical support for the exhibit life support systems (LSS) and plumbing and electrical design for the site utility connections.

The ground floor contains the exhibit space, LSS equipment space and additional utility spaces. Portions of the exhibit space are two (2) stories high and contain the two-story high shark exhibit tank. The second story includes the access to the top of the main shark exhibit tank, diver support areas, medical room, food prep, office and mechanical spaces.

The mechanical systems were designed to allow for humidity control, to minimize deleterious effects to the building construction from corrosion and condensation. This was done using packaged dehumidification air handling units, which provide the highest degree of energy conservation. Heat rejection for the packaged units is used for reheat of the air supplied and heating the tank water and then if not needed, it's rejected through a roof mounted dry cooler.

Cooling for the LSS equipment and air handling unit serving common spaces were provided with a modular chiller system. Heating for the building was provided with high efficiency modular gas fired condensing boilers. Normal power was obtained from the existing 4.16KV radial distribution system feeder originating from the 208 V/4100 V step-up transformer which is owned by the NY Aquarium. Emergency power for the life safety and LSS system was provided from a new emergency power generator that also serves the existing sea cliff building. .

Lighting is centrally controlled and the control system utilizes occupancy sensors, photocell, dimming and local time override switches to maximize energy conservation efforts. The information technology system is comprised of an elaborate wiring network utilizing category 6E cables, server racks, routers and local hubs; all connected to the site LAN system.

Plumbing systems included a storm drainage, sanitary drainage, domestic water supply system and a natural gas system to service the boilers. A complete automatic wet fire sprinkler system was provided throughout. The Ocean Wonders Shark exhibit is a sustainable Green Building design and is seeking LEED® Silver Certification.

K-12

- PK Yonge Developmental Research School, Gainesville, FL – HVAC project
- Monsignour McClancy School, Queens, NY - Study

Cory Brockett, P.E.
2939 NW 39th Place; Gainesville, Florida 32605
Mobile: 352.359.1982

OBJECTIVE

To obtain an engineering position in civil engineering, where I can use my strong analytical and interpersonal skills along with my exceptional reasoning to improve services and products, reduce costs, and satisfy customers. I enjoy engaging in new challenges and learning experiences.

SUMMARY OF QUALIFICATIONS

I have engineering experience that includes managing, leading, mentoring, and problem solving. Specifically, my engineering experience includes extensive hydrology/water resource, road construction, site development, and sinkhole subsidence knowledge. One of my greatest strengths is analyzing and solving complex problems. I am a self motivated professional, capable of working independently or as part of a team.

PROFESSIONAL EXPERIENCE

Brockett Engineering, Inc. – Res and Comm Design Engineer - Apr 2016 to Present – Northern, Florida

- Provide over 500 Residential and Commercial Construction Plans for Builders within Northern Florida

Joe Payne, Inc. – Building Inspector - Apr 2016 to Present – Northern and Central Florida

- Provide over 31,000 individual Building, Electric, Plumbing, and Mechanical Inspections.

GSE Engineering, Inc. - Project Manager - Feb 2009 to August 2012 - Gainesville, Florida

- Facilitate, coordinate, and manage approximately 350 sinkhole investigations, incl over 3.5 million net billing.

Brown & Cullen, Inc. - Staff Engineer - Oct 2003 to Nov 2008 - Gainesville, Florida

Projects including University of Florida Vet Med Extension and Tioga Mixed Use Development

- Facilitate the development of construction drawings for residential, commercial, and industrial developments, while managing the resources and drafting technicians.
- Extensive hydrology and water resource modeling using computer and technical modeling of ICPR, Ponds, TR-55, WaterCAD, StormCAD, and Modified Rational.
- Facilitate the permitting necessary for Water Management District, Municipality, FDEP, HRS, FDOT, and other Utility Permitting.

Black Diamond Construction - Construction Manager - Jan 2003 to Oct 2003 - Gainesville Florida

- Manage the resources for projects including underground utility and site development of Orlando International Airport improvements, University of Florida site developments, and other commercial developments within northern Florida.
- Obtain, create, and complete daily request for information.
- Manage the pay requests, change orders, and excel billing spreadsheets for multiple jobs.
- Produce the weekly payroll using current tax tables and software.

Banks Eng, Inc. - Surveyor, A-Cad Tech, and Project Manager - Aug 1999 to Jan 2003 – Ft. Myers, Florida

- Survey experience includes wetland locations, construction staking, and design survey for highways, while working at the positions of rod man, instrument man, and junior party chief.
- Drafting experience including the lead drafter on several commercial and residential developments.
- Facilitate the development of construction drawings for residential, commercial, and industrial developments while managing the resources and drafting technicians available.

EDUCATION

University of Florida - 2008 - Bachelor of Science Civil Engineering - Gainesville, Florida

JASON P. STEELE, P.E.

2915 57th Dr E
Bradenton, Florida 34203
(727) 851-1099
jsteele7@gmail.com

EXPERIENCE

BUILDING INSPECTOR October 2015 - Present
Joe Payne Inc., Melbourne (office), Florida

- Perform building inspections for City of St. Petersburg, Pinellas County, Hillsborough County, and Town of Longboat Key.
- Ensure construction complies to Florida Building Code in execution, quality, and safety.
- Inspection disciplines include Building, Electrical, Mechanical, and Plumbing.

ENGINEERING MANAGER/SENIOR CIVIL ENGINEER May 2013 – September 2014
All State Engineering & Testing Consultants, Inc., Hialeah Gardens, Florida

- Supervised staff engineers and technicians, provided expertise and guidance.
- Communicated with customers, created project proposals, scheduled all drilling work, provided testing summaries, executed reports.
- Provided design recommendations for both shallow and deep foundations.
- Performed engineering field inspections.
- Oversaw Standard Penetration Test (SPT) borings and percolation tests.
- Reviewed, signed, and sealed concrete sampling, soil compaction, and environmental reports.

SENIOR QUALITY ASSURANCE ENGINEER August 2011 - October 2012
CCI Solutions, LLC, Canal Point, Florida

- Performed Quality Assurance field inspection for the $1 billion Herbert Hoover Dike Reinforcement Project on Lake Okeechobee under the direction of the U.S. Army Corps of Engineers. (Fully vetted military contractor.)
- Oversaw and ensured wall testing activities in the field met quality standards for all specifications of the borehole drilling, logging, and testing processes.
- Kept accurate engineering documentation and daily logs and entered them into the Resident Management System (RMS).
- Ensured safety through field inspections and holding safety meetings.
- Upheld environmental compliancy.

CIVIL ENGINEER March 2008 - September 2010

Gannett Fleming, Inc., Largo, Florida

- Performed field inspections and testing on infrastructure projects, including bridges, roadways, utilities, and buildings. FDOT projects included the following:
    - Tampa International Airport Interchange Project, Tampa, FL. (concrete and compaction testing and inspection)
    - I-275 Ramp Work at Roosevelt Blvd, St. Petersburg, FL. (pile driving inspection)
    - SR-80 Widening Project, LaBelle, FL. (pile driving inspection)
    - Belleair Causeway Bridge, Belleair, FL. (concrete and compaction testing and inspection)
- Executed Quality Control for the Herbert Hoover Dike Reinforcement Project. Performed borehole logging, soil classification, inclinometer and permeability tests, down-hole-camera video of borings, and completed technical reports of all testing activities.
- Sampled and logged Standard Penetration Test (SPT) borings in the field.
- Cored and logged asphalt and did pavement failure analysis.
- Performed surveying.
- Monitored earthwork operations, executed percolation and compaction tests.
- Ran field safety meetings.
- Created computerized geotechnical boring logs with soil parameter analysis.
- Wrote project proposals (with budgeting) and final reports.
- Updated and corrected the Florida Department of Transportation's entire series of training manuals used by all the state's new employees.

CONSTRUCTION ENGINEERING INSPECTOR February 2005 - March 2008

Nodarse & Associates, Inc., Tampa, Florida

- Executed field inspection duties for a variety of bridge, roadway, and building projects.
- Performed inspection on several notable deep foundation projects using drilled shafts:
    - $170 million Signature Place (36 story condominiums in St. Petersburg, FL).
    - $60 million Tampa International Airport Parking Garage Addition.
    - $330 million Tampa Electric Company's (TECO) Power Plant Air Pollution Control Project using micropiles in Apollo Beach, FL.
- Performed density tests, earthwork monitoring, geotechnical investigations.
- Carried out concrete sampling, lab strength tests, asphalt coring, floor flatness analysis.

MECHANICAL ENGINEER March 1995 - July 1997 and July 1997 - December 2000
Sandvik Sorting Systems, Inc. and *Ziniz, Inc.*, Louisville, Kentucky

- Responsible for engineering conveyor components and systems, primarily for UPS's $2 billion "Hub 2000" project which greatly expanded UPS's nationwide hub in Louisville, KY, as well as engineering projects for other companies like FedEx, DHL, and the U.S. Postal Service.
- Performed project management.
- Supervised design teams.
- Designed systems and equipment using computer drafting (AutoCAD), checked and corrected drawings, made as-built drawings.
- Assisted in field installations, performed site surveys, interacted with vendors to acquire tools and equipment for an array of projects around the country.

MECHANICAL ENGINEER January 1994 - February 1995
Norel Systems, Inc., Little Ferry, New Jersey

- Engineered conveyor systems for small warehouses.
- Helped install and test conveyors, laser scanners, pneumatic systems, and photo-eyes.
- Field support for various projects, ordered materials from an assortment of vendors.
- Designed systems using computer drafting (AutoCAD).

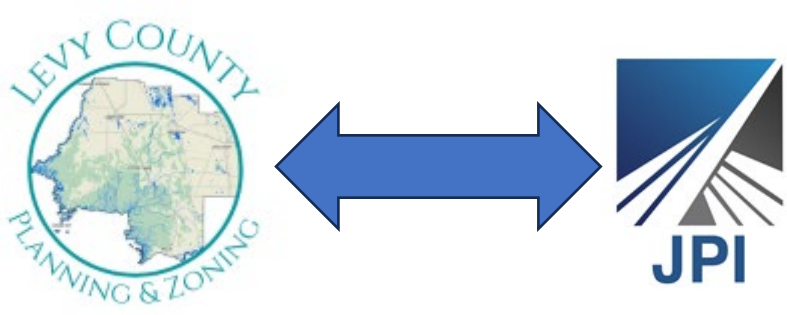
CERTIFICATIONS

- Professional Engineering License, Civil Engineering
- Construction Quality Management for Contractors issued by the U.S. Army Corps of Engineers. (Certified Quality Assurance Engineer)
- FDOT Auger Cast Pile Inspector, MSE Wall Installation Inspector, Critical Structures Construction Issues courses passed
- Certified Inspector for Drilled Shaft, Piling Driving, Earthwork Construction I & II, and FDOT Concrete
- Troxler Laboratories Certified Nuclear Density Gauge Technician

EDUCATION

Bachelor of Science in Mechanical Engineering, University of Delaware, Newark, DE (1993)

TAB 2 - APPROACH TO SERVICES



JPI WINNING PROJECT APPROACH

1. UNDERSTANDING OF SCOPE
2. WORKLOAD PROJECTION
3. ABILITY TO MEET SERVICE NEEDS
4. STATEMENT OF SERVICES
5. LOCAL PROJECT KNOWLEDGE
6. SCHEDULING METHODOLOGY
7. INNOVATION/ VALUE ADDED
8. STATUTORY CONSIDERATIONS

PROJECT APPROACH - UNDERSTANDING OF SCOPE

JPI is well-versed in the Florida statutory AND Ordinance nuances. Our typical staff member possesses over 30 years of technical experience dealing with Land Use. There is a growing demand for Professional Governmental Services in which the Consultant serves as extension of the agency staff. We focus on assisting our clients in improving their service to the community while simultaneously reducing their business costs. Our qualified, capable staff consists of multi-certified professionals valued for their experience, professional knowledge, and desire to surpass clients' expectations. We have become a dependable, customer service-driven resource. For this contract, JPI will serve as the Acting Zoning Official. **Please review our price proposal for varying levels of services.**

Working Knowledge of the Scope

JPI recognizes that we are to supply personnel ("Assigned Employee/ Zoning Official") who shall provide a variety of Planning and Zoning expert consulting services to the County. **JPI** understands that all Assigned Employees are employees of our firm and are not, and will not be considered, employees of the County. We will select employees that meet the County's requirements noted herein and provide them for the County's based on their qualifications, certifications, licenses, and experience as an Assigned Employee. We will notify Assigned Employees of the same. We are obligated to be cost conscious in our attempts to ensure we meet the County's needs. We respond to those needs without compromising the integrity of our work. We have developed an effective process of partnering with our clients such as the City of Cedar Key, City of Anna Maria, and City of St. Pete Beach.

JPI's mission is to communicate with our clients before and during the work to come to mutually agreeable terms. We intend to provide the County with comfort in knowing that JPI views cost management as a critical concern. We maintain full management control over the scheduling and quality of our work. Should a problem arise, we urge your representative to contact our Senior Management and/or Mr. Payne, the President for immediate resolution. **JPI** staff members are professional in every way. We strive to blend seamlessly, representing the County with professional, courteous service, and to become an asset to the County's Development Services Department. All staff will accept direction and instructions while performing their duties independently and professionally, with minimal supervision required. **JPI** provides exceptional service and we take pride in delivering outstanding services to our customers.

PROJECT APPROACH - WORKLOAD PROJECTION

We have determined that **JPI** has the available assets (personnel and equipment) to successfully perform the work under this contract. We do not anticipate our workload will affect our team's ability to achieve the County's contract goals. We further assert that personnel assigned to this project will come from existing resources and that only experienced and well-qualified personnel will perform our services. The assigned staff will be available to begin the specified projects and continue the work as needed.

As shown in our Cedar Key services, our key personnel will remain easily accessible at all times, and project representatives will be well informed of ongoing progress. Senior and staff professionals will visit the site regularly (during field activities) to verify the continuity of the work plan.

PROJECT APPROACH - ABILITY TO MEET SERVICE NEEDS

Our staff has the necessary training, education, tools, and equipment to perform the services under this contract, including (but not limited to) professional uniforms logoed as desired by the County. **JPI** professionals consist of state-licensed engineers, building officials, certified floodplain managers, and other specialties. Our personnel can quickly become an extension of your team by seamlessly integrating themselves into your workflow. The County may rely on them to increase Zoning work flow manageability and to handle the complexities of Ordinance Interpretation.

PROJECT APPROACH - STATEMENT OF SERVICES/ TASKS TO BE PERFORMED

JPI will utilize a team approach to filling the Acting Zoning Official role responsibilities. The Official for public meetings/ workshops will either be Mr. Payne, Mr. Gilson, or Mr. Gillette depending on who the County feels most comfortable with from a personality perspective, which is a very important dynamic for the role.

4. SCOPE OF WORK

4.1. Scope of Services

JPI is pleased to present our Approach. We respond directly to the following Scope of Services listed within the RFP.

Text Amendments to the Comprehensive Plan and/or Land Development Code.
Recent amendments considered within the Ordinance include Large Retail, parking, and lot vacation. **JPI** has experience with parking Ordinance issues from our work in Cedar Key. The newer commercially zoned areas along SR24 struggle to meet parking concurrency and utilize alternate methods. We would bring this project knowledge to the County.

Land Use Amendment – analysis/staff report
JPI has experience writing Land Use amendments. For example, recently, we are coordinating heavily with the Florida Department of Emergency Management to update Ordinances for Flood Mitigation.

Change of Zoning – analysis/staff report
JPI has written narrative for staff reports on our Cedar Key and Anna Maria contracts. We reference the Ordinance by bullet point typically and describe the project features, variances, etc.

Subdivisions/Plats - joint effort with the Plat Review Committee (Engineer, Road Department, and sometimes Building Official and County Attorney).

JPI is uniquely qualified for this work through the Engineers on staff. Mr. Payne has prior experience with plats for Hernando County Government. **JPI** experience includes that of an Engineer, Road Department, and Building Official with our proposed staffing. Our staffing has experience in all three areas to work with Mr. Strom, Mr. Clifton, and Mr. Cox for Ordinance Chapter 50, Article XI, Division 2.



Recent Special Exception - Levy County

Special exceptions – analysis/staff reports
JPI has experience with Special Use Permits and Zoning which will become helpful for this task. As a consultant, we acquired Special Use permits for special events and pre-construction activities which typically involve special use.

Variances – analysis/staff report
JPI has experience with variances, mainly setbacks and building envelopes. We have made testimony at public hearings regarding these items. Also, as a consultant, we have written variances showing references to adjacent Ordinances, State regulations, and Federal regulations.

Conditional Use
JPI has approved conditional use for reasons such as landscaping screening, operating hours for businesses, parking, and noise limits.

Lot splits – review and approval/denial
JPI has completed Site Plans as a consultant for subdivision and has completed reviews through Planning and Zoning. In addition, Mr. Payne has written metes and bound descriptions for Licensed Surveyors and will conduct reviews of similar matter.

Development Review Committee
Mr. Gillette served as a Development Review Services Manager in a recent assignment. He is very familiar with the interactions of the Committee.
another joint effort with Engineer, Road Department, and sometimes Building Official to reviews all commercial projects

Zoning approval for Alcohol Beverage Licenses
JPI will sign these forms for conforming businesses

Other routine matters, such as, Zoning Compliance Forms, applicant meetings and property owner inquiries. Work/train Development staff with basic zoning Compliance Forms.

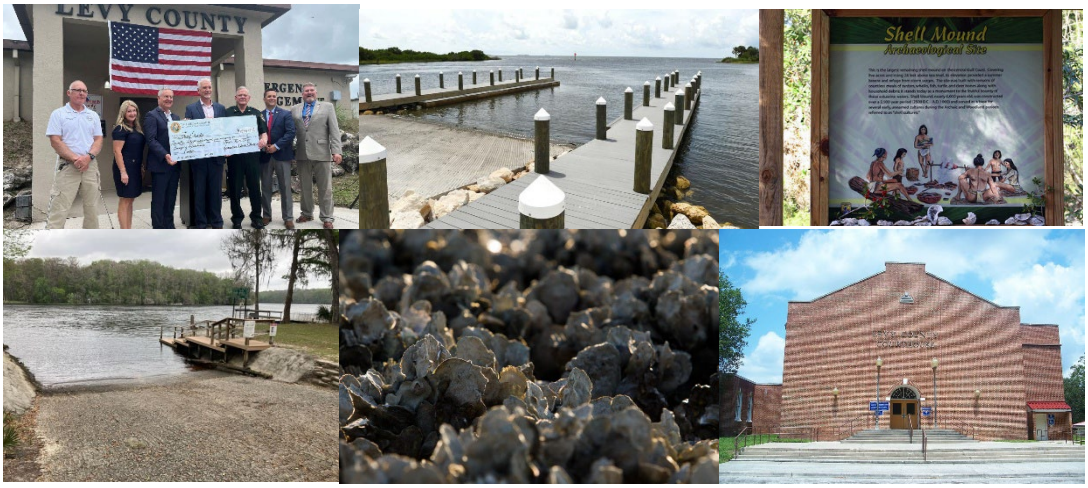
JPI routinely works with the public, attends workshops, and public meetings. From a quality control perspective, we utilize checklist and internal compliance forms so welcome the documentation needs. **JPI** professionals participate and encourage continuing education.



JPI commits to in-person office hours at a minimum of two days a week. Hours to be during normal working hours of 8:30AM to 4:30PM. Mondays will be a required in office day.

We will attend meetings and hearings in person at the Levy County Government Center, when requested by the County. **JPI** has expert witness experience in the Levy County Court System. **JPI** works regularly in Cedar Key (District 4) so we consider ourselves a local provider to Bronson. We have staff throughout the area including Citrus County, Suwanee County, Marion County, and Alachua County.

PROJECT APPROACH - LOCAL PROJECT KNOWLEDGE



EOC, Boat Ramps, Shell Mound, Oyster Restoration. Court House

The following is our knowledge of activities and challenges faced by the Board of County Commissioners which may affect this contract. This represents twenty-five possible assignments for this contract:

1) One-year data-center moratorium Ordinance 2026-05
2) Emergency Operations Center/911 construction
3) Comp Plan Update
4) County's Local Mitigation Strategy
5) Boat-ramp and campground grant projects
6) RESTORE Act
7) Shell Mound campground improvements
8) Shell Mound Boat Ramp
9) Fowler's Bluff Boat Ramp
10) Coastal recreation projects
11) Recommendations from the EDAB
    a. Industrial development/ re-development
    b. Infrastructure/ Sewer
    c. Sewer/ Lift Station Improvements
    d. Vacation Plat/ Roads
        i. NE/SE 110th Terrace
12) Sheriff's Office
13) Housing Assistance/ Affordable Housing/ SHIP
14) Development Fee Study
15) Coordination with KutakRock
16) Joint County/ City workshops- Cedar Key/ District 4

a. hurricane recovery, bridges, boat ramps, parking, restoration projects, infrastructure coordination, coastal resilience

17) Habitat for Humanity
18) Williston Park and Cannon Homesites
19) Roof Replacements
20) CCTV Courthouse
21) University of Florida partnership
22) Land Development Code amendments
23) Parking Study §50-382
24) Landfill/ Solid Waste Management long term plan/ new landfill cell
25) Large Retail Zoning

The Acting Zoning Official would need to be aware of local projects and how they affect the community. Based on our research, this is an example of local projects affecting the community:

1. Suwannee Sound / Cedar Key Oyster Restoration — Project 12-2
The goal is ecological restoration of oyster resources in the Suwannee Sound/Cedar Key area. By June 2025 it had moved from a project that had reportedly sat stagnant for about 12 years to a contractor award to SWCA.

2. Coastal Septic-to-Sewer Conversion — Project 12-3
This may ultimately be particularly important to coastal property owners.
The RESTORE project list identifies a:
Coastal Septic-to-Sewer Conversion Program as Project 12-3.

3. Conservation Land Acquisition — Project 12-1
RESTORE funding also identifies a Conservation Land Acquisition project.
Potential conservation acquisitions can matter to long-term County land-use planning because they can:
- permanently protect environmentally sensitive land;
- reduce development pressure;
- protect water resources;
- create habitat;
- complement the Comprehensive Plans' conservation policies.

4. Cedar Key projects
- Inner Marina dredging
- Dock Street access
- dock additions
- oyster restoration.

Based on our research, **JPI** identified the following Levy County recent and current FDOT projects.



Lebanon Station Intersection Improvement:

This project is located at the intersection of U.S. 19 and State Road 121 in Levy County. Project start date, Fall 2025 and expected completion Fall 2028 with a cost of $59.5 million. Project #: 449286-7-52-0. Cities involved are Inglis and Lebanon station. Project contact: Emily Harrington 904-519-6990 x 218

Improvements include:

- Reconstruction of U.S. 19 over CR 336 with one independent bridge
- Reconstruction of entrance and exit ramps between U.S. 19 and SR 121/CR 336
- Increase overall traffic safety along U.S. 19 and SR 121/CR 336 intersection
- Provide free-flow traffic conditions on U.S. 19
- Construction of storm water ponds

State Road 121 from U.S. 19 to U.S. 41/SW 7th Street resurfacing:

The project includes: milling and resurfacing, shoulder work, highway signing, and other incidental construction.

Anderson Columbia Co., Inc. was chosen to complete this $10.7 million project. Traffic will be maintained in accordance with Florida Department of Transportation design standards throughout the project. Drivers can expect daytime and nighttime lane closures, and no lane closures will be allowed between the hours of 6:30 a.m. to 8:30 a.m. Monday through Friday.

The project start date is Summer 2026 expected completion Spring 2027 with a cost of $10.7 million. Project number 210288-4-52-01. Project road State Road 121 in Williston. Project contact: Tegan Copeland 904-360-5582.

State Road 500 Median Modification at County Road 335A and U.S. 129 at Northeast 30th Avenue Resurfacing

Construction began the week of August 24, 2026, on improvements to State Road 500 (U.S. Alt. 27) at County Road 335A and State Road 49 (U.S. 129) at Northeast 30th Avenue.

V.E. Whitehurst was selected to complete the $2.2 million project, which includes median modifications, milling and resurfacing, widening, base work, shoulder

treatment, and other incidental construction. Project #: 445569-2.
Traffic will be maintained in accordance with FDOT design standards throughout construction. Motorists should expect daytime lane closures in the project areas. No lane closures will be permitted from 6 a.m. to 8:30 a.m. Monday through Friday. Cities involved are Chiefland and Williston. Project contact: Kaleb Sadler 386-961-7830

U.S. 19 (State Road 55) from NW Main Street to Otter Creek Improvements

The Florida Department of Transportation is making improvements to State Road 55 (U.S. 19) from Northwest Main Street to Otter Creek. The project includes milling and resurfacing, shoulder improvements, drainage upgrades, curb and gutter work, bridge improvements, sidewalks and bicycle paths, and other incidental construction.
Anderson Columbia Co. Inc. was awarded the $15.7 million construction contract. The start date Fall 2026 with expected completion Fall 2027. Project #: 210428-5 and 452789-5.
Traffic will be maintained in accordance with FDOT design standards throughout construction. Work is expected to occur from 7 a.m. to 5 p.m. Monday through Friday.
To minimize impacts during peak morning travel, lane closures will be restricted from 6 to 8:30 a.m. Monday through Friday due to school and commuter traffic. City involved Chiefland. Project contact: Emily Harrington: 904-519-6990 x 218.

U.S. 27 (State Road 45) from State Road 500 to the Alachua County line resurfacing

This project consists of milling and resurfacing of the existing travel lanes and shoulders on State Road 45 (U.S. 27) from State Road 500 to the Alachua County line.
Additional improvements include guardrail upgrades, drainage improvements, ADA upgrades, and signing and pavement marking updates.
Anderson Columbia Co, Inc. was awarded the $5.6 million project. The start date March 2026 with an expected completion of Spring 2027. Project #: 210432-5.
Traffic will be maintained in accordance with Florida Department of Transportation design standards throughout the project. Drivers can expect lane closures and flagging operations between 8:30 AM and 5:30 p.m., Monday through Friday. City involved Williston. Project contact: Emily Harrington: 904-519-6990 x 218.

U.S. 27 (State Road 500) from 10th Street in Williston to the Marion County line resurfacing

Milling and resurfacing on State Road 500 from 10th Street in Williston to the Marion County line began May 4, 2026 with an expected completion Spring 2027. The project includes milling and resurfacing, base work, drainage improvements, shoulder widening, curb and gutter, sidewalks, signalization, signing and pavement markings, and other incidental construction.

V.E. Whitehurst & Sons, Inc. was awarded the $3.9 million project. Project #: 210463-5
Traffic will be maintained in accordance with Florida Department of Transportation design standards throughout the project. Drivers can expect lane closures and flagging operations from 6:30 a.m. to 8:30 a.m., with all other construction activities occurring from 8:30 a.m. to 7 p.m., Monday through Friday. City involved Williston. Project contact: Emily Harrington: 904-519-6990 x 218.

PROJECT APPROACH - SCHEDULING METHODOLOGY

We will develop reasonable schedules using standard scheduling techniques, including a project network with critical path layouts and milestone planning during project schedules. During the project's performance, we will make real-time comparisons against the planned project schedule to monitor the project's progress. **JPI** will monitor variances between the planned and actual schedule and investigate to determine if any issues are present. If problems are encountered, we will initiate corrective actions. When these project cost and schedule issues are identified, the JPI President, Mr. Payne, will characterize the extent of the problem and devise contingency plans as appropriate, such as:

a. Directing allocation of additional resources as necessary to accomplish work in a timely, cost-effective manner.

b. Analyzing the schedule logic for a change in the sequence of work elements to maintain milestone dates (i.e., expedite upcoming task schedules)

c. Establishing new dates for task completions/ milestones after consultation with and approval by the County

These corrective actions will enable us to meet established performance goals. Our statewide staffing resource and local presence allows for rapid mobilization to project locations, minimizing travel time. In fact, **JPI** will have zero travel time for work in District 4. All management and field personnel have smartphones allowing for frequent updates during critical work phases. Immediate access to laptop PCs also provides for implementing last-minute work scope changes as necessary. As thorough as this process is, we never forget that many of our clients require expedited services due to tight schedules, whether it is speed-to-market demands or site viability, **JPI** will waste no time in providing the professional services necessary for you to make decisions based on our result.

PROJECT APPROACH - INNOVATION/ VALUE ADDED

JPI applies Value Added approaches to improve monetary aspects and other critical factors such as productivity, quality, time, energy, environmental impact, and durability. This approach can be applied to virtually all areas to manage costs effectively. We communicate potential areas for improvement with the client. This approach enables us to respond to workload increases without adding full-time staff, resulting in savings for our clients.

As a small business, **JPI** continually utilizes Technology for mass production and we are proud of technological capability. Every employee is equipped with a smart phone, laptop, tablet, and a mobile hot spot for continuous connectivity and the resulting communications.

At the top level, our company utilizes Microsoft Windows 10 on all PCs in with Office 365, WebRoot Cyber Security, Firewalls, Ransomware, a secured VPN, Teams, a Corporate Geek Squad service for IT and field services, an UberOne courier service, AAA roadside service, an Enterprise Corporate account for roadside vehicle substitution, and TMobile unlimited data and hotspot plans.

The **JPI** software, hardware, and device policy is that when the equipment shows the first sign of a slow response, we replace it within one hour to twelve hours by shipping a replacement via express shipping or express courier (UberOne courier service). The employee then ships back the slow device to **JPI** corporate. The failing device is transmitted to the software, hardware, or device service provider for refurbishment and analysis for re-use, or discardment.

PROJECT APPROACH - ZONING ORDINANCE

The Ordinance contains Division I through VI for Land Use Guidance. JPI's Understanding of the Land Use principles in each Division are as follows (overview):

Division 1 – Key Principles

1. Read zoning terminology broadly and consistently.
2. Development must follow Levy County's Comprehensive Plan and zoning regulations.
3. You cannot build or use property contrary to the rules of its zoning district.
4. County zoning requirements are minimum standards and can apply in addition to private restrictions.
5. Zoning laws and individual zoning classifications can be changed only through the County's formal amendment/rezoning process.

Division 2 - Zoning Districts Established; Zoning Map

Division 3 - Zoning District Regulations

Subdivision I — Zoning District Lot, Yard, Height and Other Supplemental Development Regulations

Subdivision II — Zoning District Use Table

Subdivision III — Accessory Uses

Subdivision IV — Temporary Uses

Subdivision V — Conditional Uses

Subdivision VI — Uses by Special Exception

DIVISION 4 — PERMITS AND NONCONFORMITIES

Subdivision I — Permits and Certificates
Subdivision II — Nonconformities

DIVISION 5 — STANDARDS AND REQUIREMENTS FOR VARIANCES AND APPEALS

Subdivision I — Variances
Subdivision II — Appeals

DIVISION 6 — PLANNED UNIT DEVELOPMENT

1. 20 acres is the normal minimum PUD size
2. A PUD can combine residential, commercial, recreational, community and accessory uses when they form a coherent development.
3. The County expects the PUD to provide genuine planning benefits rather than merely avoiding conventional zoning restrictions.
4. Once approved, the PUD remains governed by its approved plan, and later changes may require additional County approval. Infrastructure must be installed or financially secured before building permits are issued.

PROJECT APPROACH - STATUTORY CONSIDERATIONS

JPI understands the current statutory environment and how this affects Zoning. Recent house bills focus on development and affordable housing. Here are three examples:

1) Florida House Bill 399
    a. The Bill narrows local government discretion over development review, fees, and compatibility determinations, while expanding developers' statutory rights.

b. Comprehensive plans and land development regulations must now include objective compatibility factor.

2) Florida House Bill 1389
   a. An overall goal of increasing supply of Affordable Housing.
   b. Setbacks and stepbacks can not limit height on defined projects in the Bill
   c. Multifamily project includes horizontal multifamily for tax exemption
3) FS 125.01055
   a. Continues to provide counties with broad authority to adopt and enforce measures to increase affordable housing.
4) HB 803
   a. Agencies may not intensify Zoning Ordinance to limit development.

THE WINNING TEAM

Most importantly, we cannot win without your support. If we are so fortunate to receive this contract, we will always consider the winning team to be the **LEVY COUNTY- JPI TEAM** for the life of this contract with you. Thank you again.