

*Unsolicited Proposal for a Public
Private Partnership to Build*

City of Fort Lauderdale

HOLIDAY PARK PARKING GARAGE

July 24, 2025

Presented by



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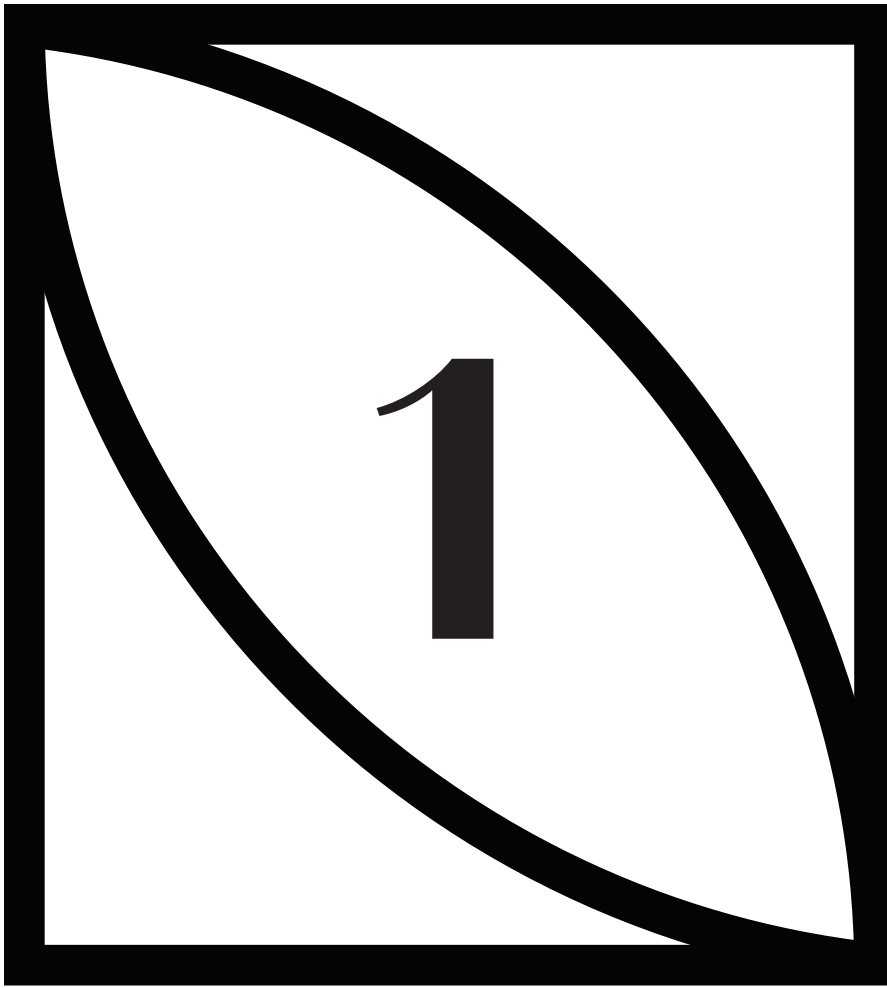
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Executive Summary

June 11th, 2025

Mayor Trantalis and Commissioners City of Fort Lauderdale Commissions Office
1 E. Broward Blvd.,
Suite 444
Fort Lauderdale, FL 33301

**Re: Letter of Interest – Unsolicited Proposal – Public Private Partnership – Holiday Park
Parking Garage**

Dear Mayor Trantalis and Commissioners,

G3 Development and its development team are pleased to submit this unsolicited Public-Private Partnership (P3) proposal to the City of Fort Lauderdale for the development of a transformative, state of the art parking facility at Holiday Park in Fort Lauderdale.

This project represents a unique opportunity to deliver critical public infrastructure that not only meets today's demands for mobility, accessibility, and economic vitality, but also anticipates tomorrow's needs with forward-thinking design and private sector efficiency. Backed by a team of experienced developers, designers, and operators, G3 and its partners are committed to working hand-in-hand with the City to create a project that is financially sound, publicly beneficial, and built to last.

Our proposed development will expand much-needed parking and public amenities, introduce innovative design and sustainability features, and create new revenue opportunities for the City—all with minimal upfront public investment. We believe this project has the potential to become a model for public-private collaboration and a long-term asset for the community.

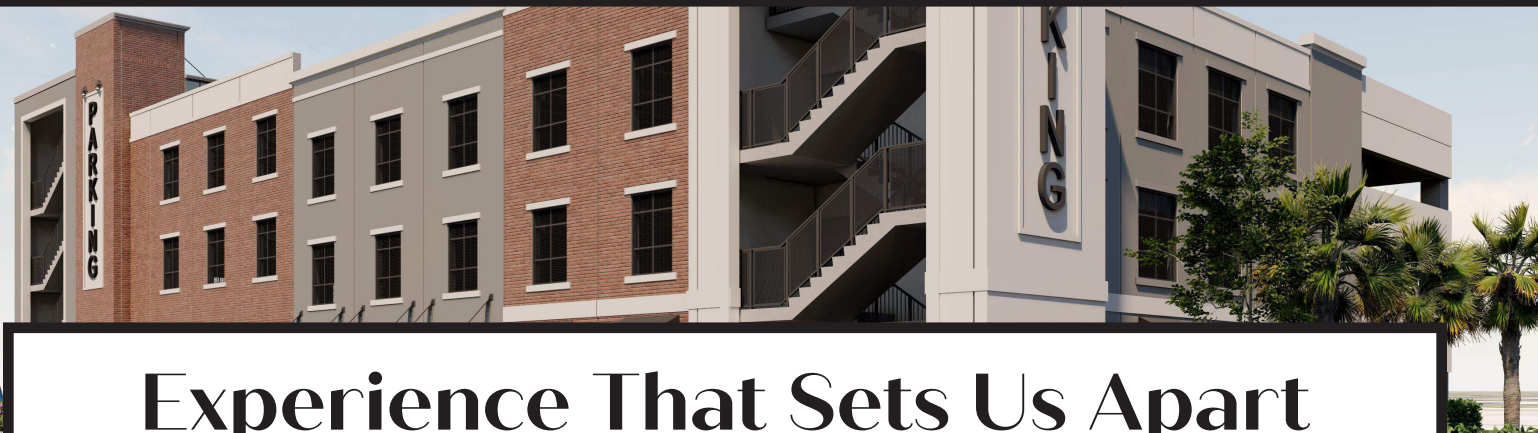
We welcome the opportunity to meet with you and your staff to further discuss this proposal and explore next steps. Please don't hesitate to contact me directly at 352-516-0348 or Gerry.Guenther@G3Development.com.

Thank you for your time and consideration. We look forward to partnering with the City to bring this exciting project to life.



Gerard G. Guenther Jr.
Principal, G3 Development

Statement of Experience



Experience That Sets Us Apart

MUNICIPAL EXPERIENCE

G3 Development has been a real estate developer in the Central Florida market specializing in mixed-use developments for over 20 years. We have experience in all phases of the development process including property level feasibility, due diligence analysis, acquisitions, financing, entitlements, development, and construction management. We have a wide array of experience in preparing governmental proposals in the form of unsolicited proposals, RFQ responses, and RFP responses. We have worked with/are still working with the City of Mount Dora, the City of Eustis, the City of Wildwood, the City of Sanford, the City of Ocoee, and the City of Tavares, which all required the preparation of governmental proposals.

Our partners also have extensive backgrounds in responding to governmental proposals. FINFROCK brings a wealth of experience as the largest parking structure builder in the Southeast United States. They have worked alongside private partners and government partners to execute large projects throughout the life of the company. Keith brings a similar level of experience as one of the leading engineering and planning companies in South Florida. They have worked with municipalities through various forms of governmental proposals, responses, and ongoing planning projects.

OUR TEAM APPROACH

Throughout G3 Development's history in developing over \$250,000,000 of commercial development in the Florida market, they've utilized the team approach. G3 Development constantly relies on and works with other experts in various fields to ensure the best product possible, no matter the project. G3 has vast experience putting together and managing highly skilled, specialized teams to ensure a seamless development process and a quality end-product. G3 and its team of professionals are

committed to providing exceptional customer value by delivering a complete, thoughtful, and creative product.

Past teams led by G3 have focused on commercial development (medical, professional, retail, multifamily, mixed use and adaptive re-use) in markets that exhibit unique demand characteristics and supply constraints. G3 uses their unique approach, combined with their extensive experience to creatively attack the commercial development process and its challenges. They also leverage local knowledge and relationships to ensure their projects meet the needs of the communities in which they are located. Finally, their commitment to quality means their approach results in projects finishing on time and within budget.

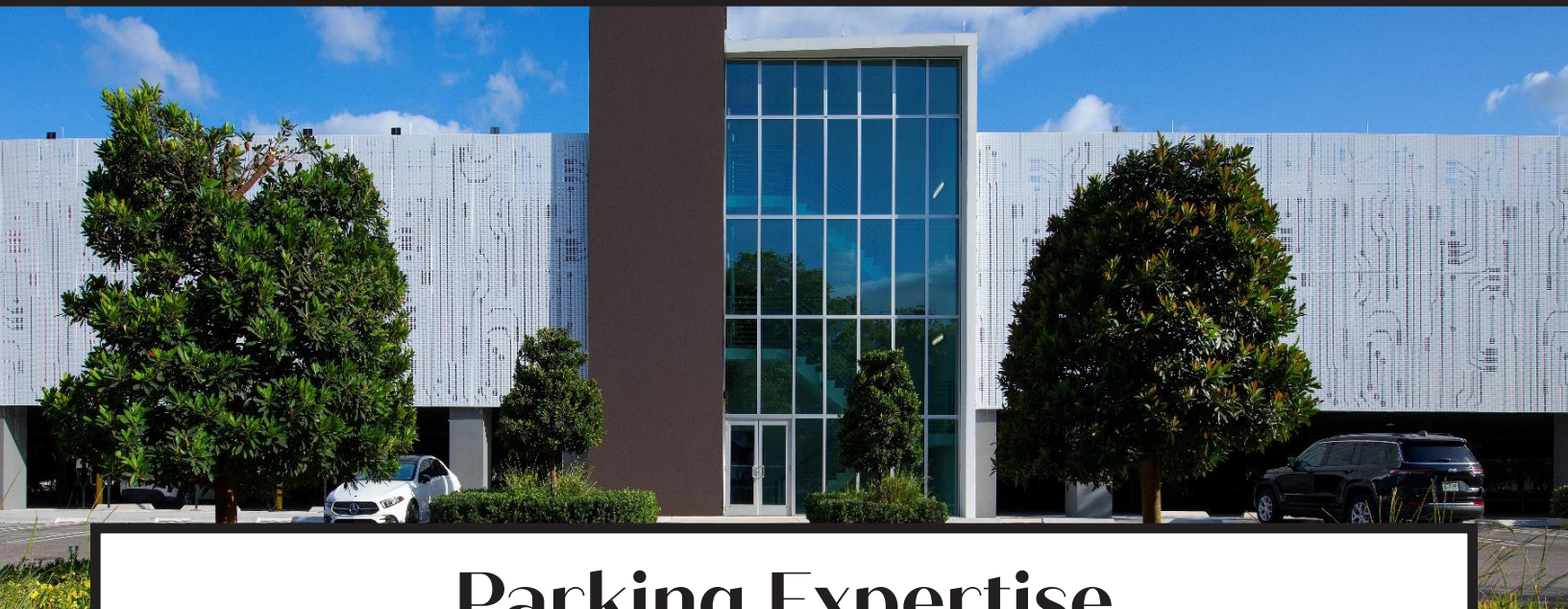
Some managerial and supervisory staff may be changed for a variety of reasons. Replacements will be made with equally qualified professionals and will not compromise qualifications or experience. G3 Development will be the lead on this project.

COMPLIANCE

This proposal is fully consistent with the requirements of Section 255.065, Florida Statutes, which governs public-private partnerships (P3s) for public facilities and infrastructure projects. G3 Development acknowledges the statutory obligations related to project transparency, evaluation criteria, public notification, and procurement processes. Our team is prepared to collaborate closely with the City to ensure all statutory compliance steps are met, including the development of a detailed business case, adherence to public review procedures, and coordination with the City's legal and procurement departments to execute a qualifying agreement.

G3 and its partners have experience navigating Florida's P3 framework and are committed to full compliance with all applicable provisions to ensure a transparent, timely, and legally sound project delivery.

Statement of Experience



Parking Expertise

PARKSMART EXPERIENCE

The contractor and parking consultant on this project will be FINFROCK. They bring a wealth of knowledge and experience to parking garages in particular.

FINFROCK has a deep understanding of sustainable parking design and is proud to have delivered multiple projects that align with the ParkSmart Certification program—the world's only rating system that defines, measures, and recognizes high-performing, sustainable garages. ParkSmart, administered by the Green Business Certification Inc. (GBCI), promotes smarter parking structure design and operation by evaluating performance across key categories such as management, programs, technology and structure design, and innovation.

Our in-house team of architects, engineers, and construction professionals ensures that ParkSmart strategies are embedded into the design from the earliest stages of project development. FINFROCK has successfully implemented features such as energy-efficient lighting and controls, solar-ready infrastructure, EV charging stations, and wayfinding systems that directly contribute to certification goals. Additionally, we support alternative transportation options through amenities like bicycle parking, pedestrian-friendly design, and designated areas for rideshare and drop-off zones to accommodate evolving transportation habits.

We understand how ParkSmart integrates with our clients' broader goals of sustainability, operational efficiency, and user satisfaction. Our ability to deliver projects as a single source of responsibility allows us to streamline decision-making and incorporate ParkSmart-aligned elements without compromising schedule or budget.

ACCESS CONTROL SOLUTIONS

In parallel, FINFROCK brings extensive experience in access control solutions tailored to today's dynamic parking environments. We design and integrate systems that are secure, scalable, and intuitive—from license plate recognition (LPR) and mobile-based entry to gate-free models and integrated payment platforms. These systems are selected and configured to align with the operational goals of the facility and to enhance the user experience through convenience and flexibility. Our solutions are often integrated with building-wide security or facility management platforms, supporting long-term adaptability.

With experience in both ParkSmart and access control technologies, FINFROCK delivers parking structures that are not only sustainable and efficient but also future-ready. Whether part of a healthcare campus, transit-oriented development, or mixed-use project, our parking solutions are thoughtfully designed to meet the highest standards of design, performance, and user experience.

The G3 Advantage

1

ACCELERATED DELIVERY

G3 Development brings a fully integrated, turn-key team with extensive experience delivering high-impact civic and infrastructure projects across Florida. Our deep bench of development, design, and construction professionals allows us to streamline every phase of the process—from entitlement and permitting to final delivery. By leveraging a proven P3 structure, we eliminate the inefficiencies of traditional procurement, enabling the City to accelerate timelines, control costs, and avoid the delays typically associated with fragmented contracting. This approach positions the Holiday Park Parking Garage for completion in a fraction of the time—potentially years faster—than conventional public delivery methods.

2

EXPANDED PARKING INVENTORY

Our proposed parking garage and surface lot directly respond to the growing and unmet demand for structured parking near Holiday Park and the surrounding civic, recreational, and event-driven destinations. The garage is designed with an efficient footprint and capacity for up to 1,000 vehicles while the adjacent surface lot will accommodate 300 stalls. The entire facility will relieve pressure on surrounding neighborhoods, reduce traffic congestion from vehicles circulating for on-street parking, and enhance accessibility for residents, park users, and visitors alike. By supporting more consistent and reliable access to nearby amenities and venues, the garage and lot will serve as critical pieces of infrastructure that reinforce Fort Lauderdale's long-term goals for mobility, quality of life, and economic vitality.

3

PURPOSE-BUILT, LONG-TERM ASSET

The garage will be purpose-built to meet both the immediate and long-term parking needs of Fort Lauderdale. Every aspect of the design will prioritize durability, safety, and functionality—featuring high-quality construction materials, integrated security systems, and seamless ADA accessibility. Modern parking technologies such as license plate recognition, real-time space availability displays, and contactless payment options will ensure a smooth and intuitive user experience for all visitors. The structure will be adaptable for future enhancements and evolving mobility trends, including potential integrations for rideshare staging areas or EV expansion. Thoughtfully designed and professionally maintained, the garage will stand as a dependable, low-maintenance public asset that serves the City for generations.

4

FINANCIAL FLEXIBILITY

Our proposal utilizes a proven public-private structure that leverages private financing options, substantially reducing the total cost of capital compared to traditional private-sector funding models. This approach enables the City to access low-interest, investment-grade debt while avoiding the burden of upfront capital investment or cumbersome reserves. Importantly, the City retains full flexibility in how the garage is operated—whether through direct municipal oversight or by contracting with a professional third-party operator, another service we offer. In either scenario, the City will maintain ownership and control of the asset, along with all net revenues generated from parking operations. This model ensures long-term financial benefit to the City while minimizing risk and preserving future optionality.

The G3 Advantage

5

LOW PUBLIC RISK, HIGH PUBLIC VALUE

Through the P3 structure, G3 Development and its partners assume the full development risk—covering cost overruns, design coordination, construction execution, and schedule adherence. This risk transfer ensures that the City is protected from the financial and operational uncertainties that often accompany complex capital projects. Our fixed-price delivery model, backed by a highly experienced team, guarantees budget discipline and accountability from day one. By shifting these responsibilities to the private sector, the City can secure a high-quality, professionally managed public facility with minimal upfront financial exposure—while maintaining full transparency, oversight, and long-term ownership.

6

SUSTAINABILITY & URBAN INTEGRATION

The facility will be thoughtfully designed to complement its setting within Holiday Park and the surrounding neighborhood, incorporating robust native landscaping, energy-efficient lighting, and low-impact design strategies that minimize environmental impact while enhancing the user experience. Our team will prioritize contextual design that blends seamlessly into the character of the area—respecting viewsheds, pedestrian movement, and adjacent public spaces. From material selection to lighting temperature and landscape buffers, every element will be selected with the goal of delivering a structure that is not only functional and resilient, but also aesthetically appropriate and community-friendly.

7

IMPROVED SAFETY AND CIRCULATION

By consolidating parking into a centralized, well-managed facility, the project will help alleviate traffic congestion, reduce vehicle circulation on residential streets, and eliminate the need for informal or overflow parking in the surrounding neighborhoods. This not only improves the experience for park visitors and event attendees but also enhances livability for nearby residents. The garage will feature thoughtfully designed ingress and egress points, efficient internal circulation, and clearly marked pedestrian pathways that connect seamlessly to Holiday Park and adjacent public amenities. Enhanced lighting, wayfinding signage, and safety features will ensure a secure and intuitive environment for users, creating a more organized and accessible destination for all.

Team Summary & Roles



Gerry Guenther
President
20 Years Experience

REAL ESTATE DEVELOPER/INVESTOR

G3 Development has been a real estate builder/developer in the Central Florida market specializing in mixed use developments for over 20 years. They have experience in property level feasibility, due diligence analysis, acquisitions, financing, entitlements, development and construction management.

LICENSES

Business License
25-00007624



Dan Helmick, JR. PE
Executive VP Project Development
20 Years Experience

DESIGN-BUILDER

FINFROCK is a leading national specialist in the planning, design, and construction of functionally efficient, attractive, and cost-effective parking facilities. With a history of over 300 design-build parking projects, FINFROCK brings more experience in the construction of parking structures than any other firm in the United States.

LICENSES

General Contracting
Minor Jones, CGC062676

Professional Engineering
Angela Kruth, PE85401

Architecture & ID
Zachary Horvath, AR98328

Architecture & ID
Zachary Horvath, AR98328
Jorge Arboleda, AR92120



Paul Weinberg
Principal-in-Charge
25 Years Experience

ENGINEER

KEITH is a 60 + year old, majority woman owned, transdisciplinary firm, based in Florida delivering a broad range of projects internationally. Based in Florida KEITH has office locations in Miami-Dade, Broward, Palm Beach, St. Lucie, and Orange counties. Our team of over 200 professionals is working every day to deliver on our mission to create, expand upon, preserve and enhance our communities.

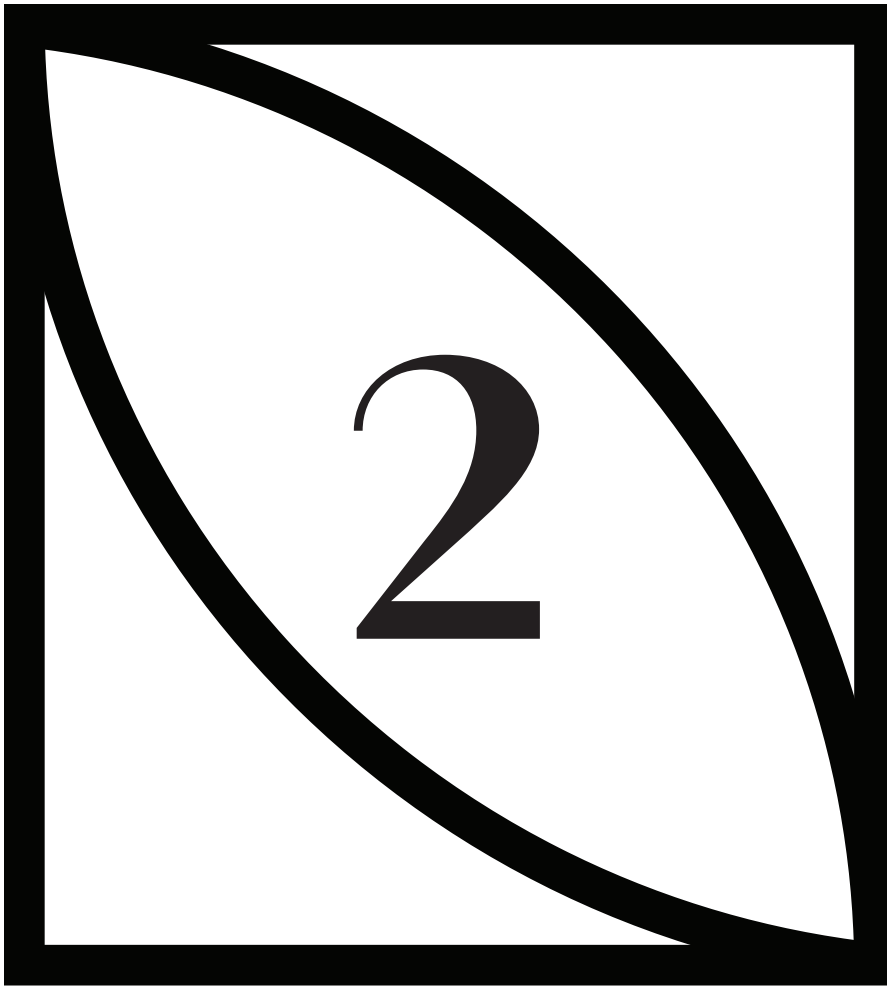
LICENSES

Professional Engineering
Thomas Green, PE67558
Jonathan Weymouth, PE52802
Stephen Williams, PE32090

Surveyor & Mapper
Bryan Merritt, LS6558

ISA Certified Arborist
Sarah Landucci, FL-10034A

Landscape Architecture
Kelli Schueler, LA6667565
Paul Weinberg, LA6666804



Project Details

Project Overview

PARKING GARAGE PROJECT

G3 Development, in partnership with FINFROCK and KEITH, is proud to present two development options for the Holiday Park Parking Garage. Both are designed to address the City's immediate parking challenges while maximizing long-term civic value, development efficiency, and return on public investment. Each option benefits from G3's fully integrated, vertically delivered approach, which combines financing, design, and construction under one streamlined delivery team—resulting in significant time and cost savings for the City.

OPTION 1: STANDALONE STRUCTURED PARKING GARAGE

Option One includes the design and construction of a state-of-the-art parking garage accommodating approximately **1,000 vehicles** within a compact footprint. The structure will feature smart-parking technologies such as license plate recognition, real-time availability signage, and a user-friendly access system. Designed with energy-efficient lighting, native landscaping, and durable, low-maintenance materials, this facility will serve as a vital support infrastructure for Holiday Park, the War Memorial Auditorium, and surrounding civic facilities.

This garage will be delivered with speed and precision through FINFROCK's integrated precast system, eliminating costly and time-consuming interfaces between design, engineering, and construction. The City will benefit from **guaranteed cost certainty** and a delivery schedule that can shave years off traditional procurement timelines. G3's leaseback structure ensures the project is fully financed without any upfront capital from the City, while retaining flexibility in garage operations and long-term control of revenues.

As a standalone project, this option provides the **quickest path to implementation** and immediate relief for existing parking demand. It enhances the park's functionality, supports large-scale public events, and improves circulation and accessibility to surrounding civic uses, all while minimizing disruption to adjacent neighborhoods and park operations.

OPTION 2: PARKING GARAGE WITH INTEGRATED FIRE STATION

Option Two builds on the foundational garage concept by incorporating a 10,000 square foot fire station directly into the structure. This innovative design co-locates two essential civic services—parking and emergency response—within a single, efficient facility. The fire station component can be custom-built to meet the specific operational needs of Fort Lauderdale Fire Rescue, including apparatus bays, dormitories, offices, and support facilities, all seamlessly integrated into the garage's base or street-facing levels.

This dual-purpose structure represents an exceptional value opportunity for the City, reducing land acquisition costs, optimizing site utilization, and consolidating construction into a single timeline. By leveraging shared utilities, structural systems, and site work, the City can avoid the duplicative costs typically associated with standalone facility construction. Our team will work closely with City staff and public safety officials to ensure the final design meets all response time, access, and operational standards.

In addition to addressing parking demand, this option helps fulfill a long-standing public safety infrastructure need, delivered on a faster timeline and with far less budgetary strain than if pursued separately. It represents a forward-thinking, fiscally responsible approach to urban infrastructure that enhances community safety, civic efficiency, and long-term resilience.

SURFACE LOT PROJECT

Our team has the capacity to construct the southern surface parking lot in advance of the structured garage, providing an immediate parking solution to support early activation of the site and nearby uses. This phased approach allows for flexibility in project sequencing and offers near-term functionality while the garage is in design or under construction. The total estimated cost to deliver over 300 surface parking stalls is **\$2.224 million**, inclusive of construction and financing fees.

If this option is selected by the City Commission, it will add an additional **\$15,450 per month to the lease** payment associated with whichever garage option is chosen. Installing the surface lot early helps alleviate short-term parking pressures, improves access for future users, and demonstrates visible progress on the overall redevelopment effort.

Site Plans & Features

Option 2 Site Plan



GARAGE FEATURES

- 4-Level Parking Garage
- +/- 1000 Stalls
- EV Charging Infrastructure
- Hooped Bike Racks
- Native Landscaping
- Real-time Space Availability Signage
- Access Controls
- Electrical Room(s)
- Fire Pump Room(s)
- Data Infrastructure Space
- Convenient access to park amenities
- Integrated 10,000 SF Fire Station

SURFACE LOT FEATURES

- +/- 300 Stalls
- Native Landscaping
- Convenient access to park amenities
- Availability to alleviate congestion during garage construction

Conceptual Design



Conceptual Design



Conceptual Design



Conceptual Design



Conceptual Design

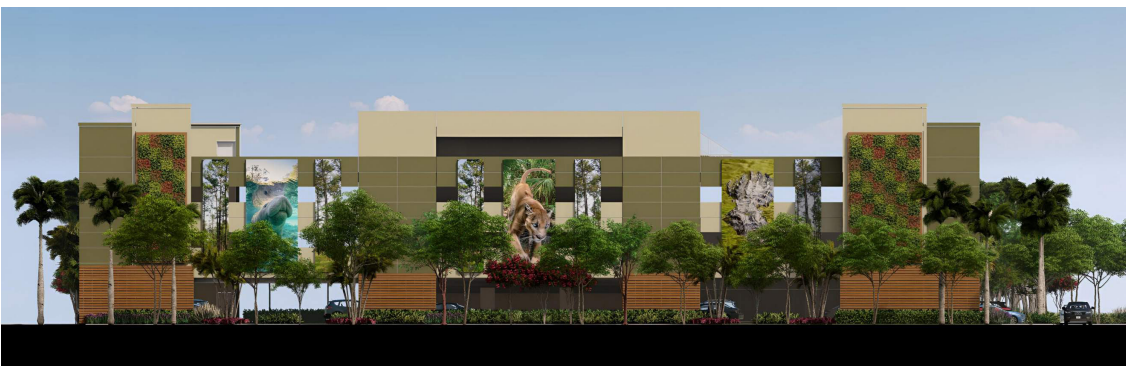
West Elevation



North Elevation



South Elevation



East Elevation



Provision of Services

G3 Development will lead the delivery of the Holiday Park Parking Garage through a streamlined Public-Private Partnership (P3) structure designed to minimize risk, accelerate delivery, and ensure long-term value to the City. Acting as the primary point of contact and overall project manager, G3 will coordinate the full lifecycle of the project—from design and permitting to construction, commissioning, and final turnover. The project team brings decades of combined experience delivering complex civic and infrastructure projects throughout Florida.

The delivery model is anchored by FINFROCK, who will serve as the design-builder responsible for architecture, structural engineering, precast concrete manufacturing, and full general contracting services. FINFROCK's vertically integrated approach ensures speed, precision, and cost control by consolidating multiple disciplines under one entity. This single-source accountability significantly reduces design coordination conflicts and ensures an efficient and high-quality buildout.

Organizational Structure

Developer: G3 Development

Lead entity responsible for project oversight, scheduling, municipal coordination, and stakeholder engagement.

Design-Builder: FINFROCK

Responsible for all architectural, structural, and construction work, including precast manufacturing and erection.

Consulting Engineers and Specialists

Supporting subconsultants will provide civil, MEP, geotechnical, and environmental engineering services as needed.

Operations (Post-Completion)

The City may elect to operate the garage directly or through a third-party parking operator. All access and revenue systems will be installed and configured to support either approach.

The development team will be responsible for securing all necessary permits and approvals, managing construction staging to minimize disruption to park operations, and delivering a fully functional parking facility that includes three stairwells, three elevators, ADA-compliant access, fire protection systems, electrical infrastructure, and EV-capable stalls. The facility will also include a complete access and revenue control system with ticket dispensers, gate arms, license plate recognition, and back-end software integration to allow for seamless day-one operations.

Landscaping, lighting, and hardscaping will be installed in accordance with the final site plan, integrating the garage into the surrounding park environment. Construction

will comply with all applicable Florida Building Code standards.

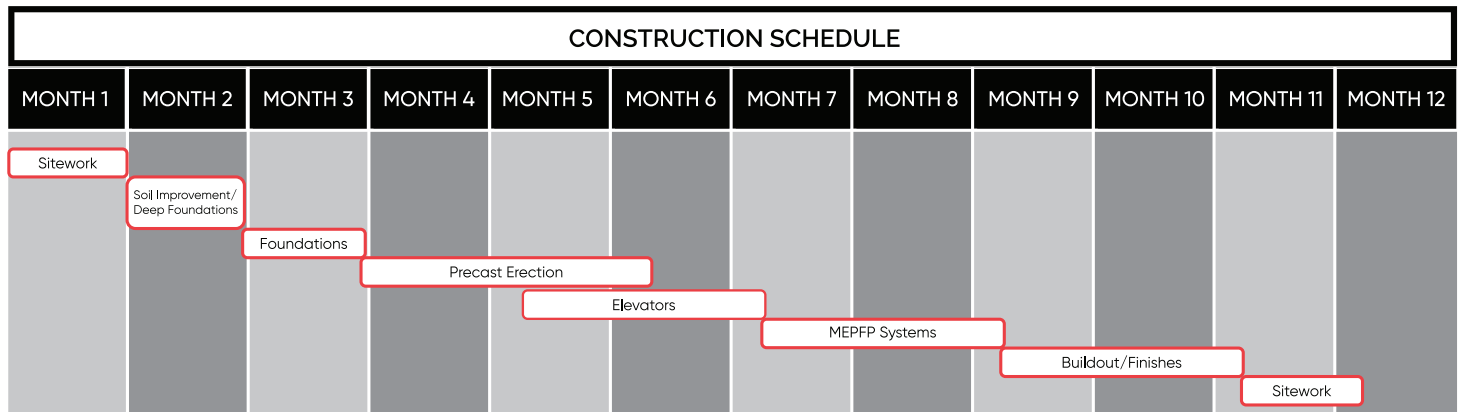
Upon completion, G3 and FINFROCK will coordinate all turnover procedures with the City, including system testing, training, and delivery of warranties, manuals, and maintenance documentation. While the City retains the option to self-operate or engage a third-party vendor, G3 and its partners also have the capacity to manage the ongoing operations and maintenance of the facility if that is the City's preferred approach. The garage is designed for long-term durability with minimal maintenance requirements, ensuring it serves as a high-performing public asset for years to come.

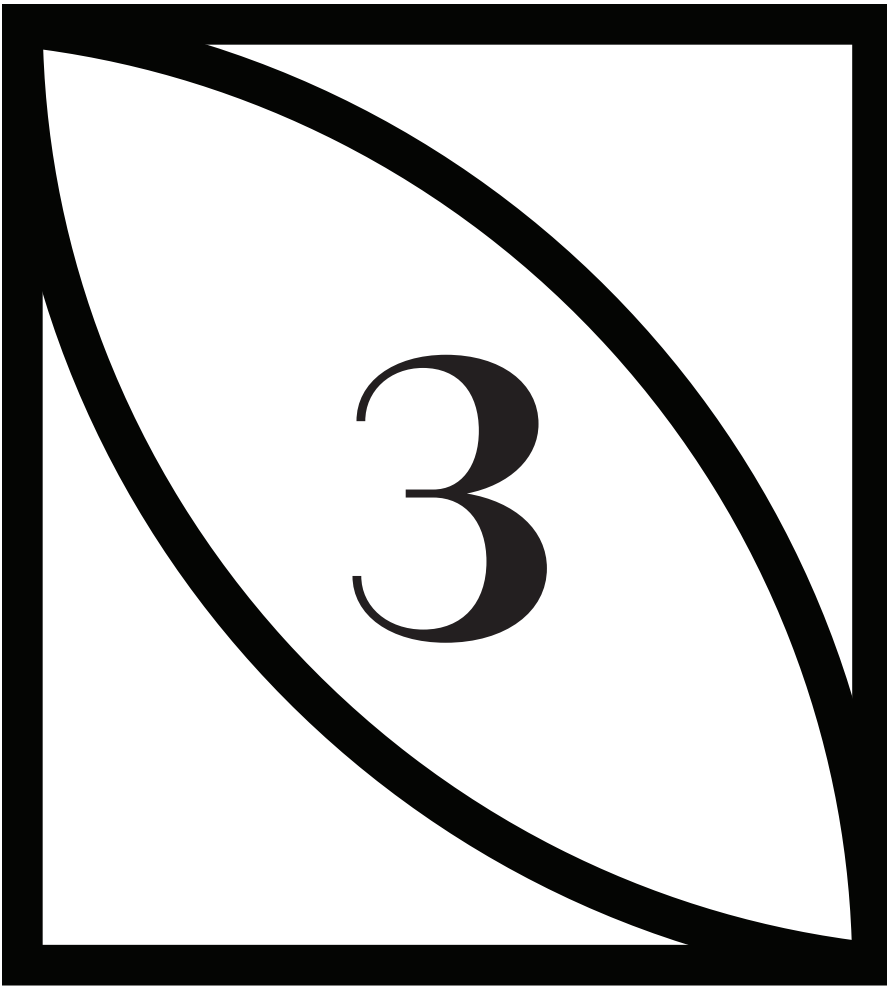
Project Schedule

G3 Development and FINFROCK are prepared to begin project activities immediately upon acceptance of this proposal and execution of an agreement with the City. Our integrated team has the capacity and readiness to advance the project through permitting, final design, manufacturing, and construction in an expedited and efficient manner.

Preliminary scheduling efforts estimate a total project duration of 16 to 18 months, from Notice to Proceed to substantial completion. This includes time for final engineering, entitlement coordination, utility planning, precast production, vertical construction, and commissioning. Due to FINFROCK's vertically integrated model, design and manufacturing can proceed concurrently—compressing the overall delivery timeline and reducing scheduling risk.

A tentative construction schedule is outlined below:





Project Financing

Financing Overview

G3 Development is prepared to structure a flexible and creative financing solution for the Holiday Park Parking Garage that maximizes value to the City while minimizing financial risk. Drawing on our extensive experience and long-standing capital relationships, we will leverage a combination of private financing and potentially tax-exempt bond structures to deliver a best-in-class public facility at the lowest possible cost.

Our approach is not one-size-fits-all. Instead, we tailor each financing structure to the unique needs and preferences of our public partners. For this project, we are prepared to explore multiple delivery models—including ground lease arrangements, leaseback structures, or revenue-sharing agreements—to determine the most advantageous outcome for the City of Fort Lauderdale.

Regardless of the structure ultimately selected, the City will retain ownership of the land and maintain control over key operational elements such as parking rates, operator selection, and long-term use. Our financing strategy is designed to provide the City with maximum flexibility and a high degree of transparency, while ensuring the project can be delivered on an expedited timeline with minimal budgetary impact.

Simply put, G3's team has the experience, relationships, and creativity to structure a financing package that delivers the greatest return on investment for the City—both financially and operationally.



Financing Overview

SOURCES AND USES OF FUNDS

Our proposal includes three distinct parking solutions to meet the needs of the City of Fort Lauderdale: a Standalone Parking Garage, a Garage with Integrated Fire Station, and a Surface Lot Option. Each has been carefully evaluated based on construction costs, financing, and long-term lease payment structures to provide the City with flexible, scalable alternatives.

OPTION 1: NEW STANDALONE PARKING GARAGE

The total development cost for the standalone parking garage is estimated at \$25.94 million, which includes \$24.94 million in direct construction costs and \$1 million in financing fees. Under our proposed leaseback structure, the City would make fixed monthly lease payments of \$180,150 for 30 years, offering a predictable and transparent financing solution with no upfront public capital required.

OPTION 2: PARKING GARAGE WITH INTEGRATED FIRE STATION

This enhanced option incorporates a 10,000-square-foot fire station directly into the garage structure. The all-in development cost is estimated at \$35.8 million, comprising \$34.42 million in construction and buildout costs and \$1.38 million in financing expenses. Monthly lease payments for this option would be \$246,300 over a 30-year term. This dual-purpose facility not only consolidates public infrastructure but also generates long-term operational and cost efficiencies.

OPTION 3: SURFACE LOT (Interim or Supplemental Solution)

As a phased or standalone approach, we are also offering a surface lot alternative to meet immediate parking needs. The total estimated cost is \$2.224 million, including \$1.9 million in construction and \$324,900 in financing. This solution adds an additional monthly lease payment of \$15,450, and could serve as a temporary solution during garage construction or as supplemental capacity thereafter.

Financing Overview

ASSET TRANSFER AGREEMENT

G3 Development recognizes the importance of long-term public ownership and accountability in civic infrastructure projects. As part of our proposed structure, we are prepared to incorporate an Asset Transfer Agreement (ATA) that clearly defines the timeline, terms, and conditions under which the City of Fort Lauderdale will assume ownership of the completed garage improvements.

There are multiple structuring options depending on the City's preference:

1. Immediate Transfer at Completion:

Upon substantial completion of the facility, ownership of the improvements may be transferred to the City, with G3 retaining operational responsibilities (if desired) under a separate operations agreement.

2. Transfer Upon Termination of Lease Term:

If the garage is delivered under a long-term ground lease, the ATA may specify that ownership automatically reverts to the City at the end of the lease term, with the facility conveyed in good working order and free of encumbrances.

3. Buyout Option:

The City may also retain the right to purchase the facility at a pre-negotiated price after a defined stabilization period or upon satisfaction of financing obligations, creating additional long-term flexibility.

In each scenario, the ATA will be fully coordinated with the ground lease or development agreement and will establish the responsibilities of both parties regarding maintenance standards, warranties, capital reserves, and title transfer conditions.

G3 has experience navigating asset transfers in public-private structures and is committed to ensuring the agreement is transparent, enforceable, and aligned with the City's long-term operational and legal framework. Our goal is to deliver not only a well-built garage but also a clear and predictable path for the City to assume full control and benefit from the asset.

Financing Overview

STRUCTURED FINANCE PLAN

G3 Development will structure the financing of the Holiday Park Parking Garage through a dedicated project entity, with a combination of private equity and commercial debt, and the flexibility to layer in tax-exempt bond proceeds or other advantageous capital sources as needed. This structure ensures speed, accountability, and minimal risk to the City.

The project will be delivered under a Public-Private Partnership (P3) model in which G3 finances 100% of the upfront project costs—including design, permitting, and construction—and assumes all development and construction risk. The capital stack may consist of:

1. **Private Equity Contributions** from G3 and its capital partners to fund predevelopment and initial project phases.
2. **Conventional Senior Debt**, secured by project revenue and/or lease structure, provided by a commercial lender.
3. **Tax-Exempt Financing**, where feasible, through a governmental conduit or special purpose entity, to lower the cost of capital and improve project economics.

The specific financing structure will be tailored based on final negotiations with the City and prevailing capital market conditions. At a high level, the following framework applies:

1. **Land Ownership:**
The City retains fee simple ownership of the land throughout the term.
2. **Development Entity:**
G3 will form a single-purpose development entity to enter into the agreement with the City.
3. **Long-Term Agreement:**
A development agreement or ground lease will define the financial terms, operating responsibilities, and future transfer rights.
4. **Revenue Stream:**
Revenue generated by the garage will flow to either the City, the development entity, or be shared, based on the negotiated terms.
5. **Repayment/Return Model:**
If applicable, the City may elect to buy out the garage, share in net operating income, or structure a fixed lease payment.

G3's internal underwriting and relationships with institutional capital partners ensure that this project can be fully financed without delay. Moreover, the financing model is structured to be scalable and replicable, giving the City flexibility in adapting this approach for future infrastructure needs.

Transaction Structure

PROPOSED TRANSACTION STRUCTURE CONSIDERATIONS

G3 Development proposes to enter into a public-private partnership (P3) with the City of Fort Lauderdale through a mutually agreed-upon development agreement or long-term ground lease. The structure will clearly define the responsibilities of each party while preserving flexibility for the City throughout the project's life cycle.

Under the proposed structure:

- **The City will retain fee simple ownership of the land throughout the term.**
- **G3 will enter into a long-term ground lease or development agreement, granting the right to design, finance, and construct the Holiday Park Parking Garage.**
- **G3 will privately finance and assume all development risk, including design, permitting, and construction.**
- **Upon completion, the City may elect to operate the garage, retain a third-party operator, or contract with G3 for operations and maintenance.**
- **A revenue-sharing or leaseback structure may be negotiated to align with the City's fiscal goals.**
- **An Asset Transfer Agreement or similar provision may be included, enabling ownership of the garage improvements to revert to the City at the end of the lease term or upon a negotiated milestone.**

This structure enables the City to acquire a valuable public asset without incurring upfront capital costs or construction risk. The agreement can be tailored to accommodate City preferences on control, operations, and financial participation. G3 is also open to incorporating performance benchmarks, reporting protocols, and other oversight mechanisms to ensure long-term accountability.

Final terms, including duration of lease, revenue participation (if applicable), operational responsibility, and transfer provisions, will be determined in collaboration with City leadership and legal counsel during the negotiation of definitive agreements.

LEASEBACK STRUCTURE

As part of the proposed transaction, G3 Development will deliver the Holiday Park Parking Garage at no upfront cost to the City. In return, the City will enter into a leaseback agreement with G3, under which it will make fixed monthly payments of **\$180,000 for a period of 25 years**. If the City Commission elects to build the Surface Lot, it will add an additional **\$15,450 per month to the lease** payment associated with whichever garage option is chosen.

These payments will begin upon issuance of a Certificate of Occupancy and full operational readiness of the garage. This structure provides the City with predictable, long-term financing and immediate access to a fully functional public asset, while enabling G3 to recover its capital investment in a manner that aligns with municipal budget planning. All operations, maintenance, and capital replacement responsibilities during the lease term can be assigned based on City preference and negotiated into the final agreement.

Added Value

Beyond solving an immediate infrastructure need, the proposed Holiday Park Parking Garage offers the City of Fort Lauderdale a long-term, revenue-generating public asset that delivers ongoing economic, operational, and community benefits.

1

REVENUE STABILITY THROUGH LEASEBACK PAYMENTS

Under the proposed structure, the City of Fort Lauderdale will gain immediate access to a modern, high-capacity public parking facility without the need for any upfront capital contribution. G3 Development will privately finance, design, and construct the garage, fully absorbing development and construction risk. In return, the City will make fixed monthly leaseback payments of \$180,000 over a 25-year term (totaling \$54 million), providing a predictable and transparent long-term financing solution. This structure ensures cost certainty, avoids the complications of issuing public debt, and eliminates exposure to cost overruns, schedule delays, or operational disruptions during construction. Importantly, it allows the City to preserve general fund resources and redirect public capital toward other essential civic investments—all while acquiring a revenue-generating infrastructure asset that will serve the community for decades.

2

ENHANCED OPERATIONAL AND ECONOMIC PERFORMANCE

The garage will be delivered with integrated access control, license plate recognition, and real-time space availability technology, enabling streamlined revenue collection and user-friendly operations. The City will have full flexibility in choosing how to operate the facility—either in-house, through a third-party operator, or under a contract with G3—and will retain control over rate-setting and revenue management if desired. These options allow the City to align the operation with broader transportation, event management, or neighborhood planning strategies.

3

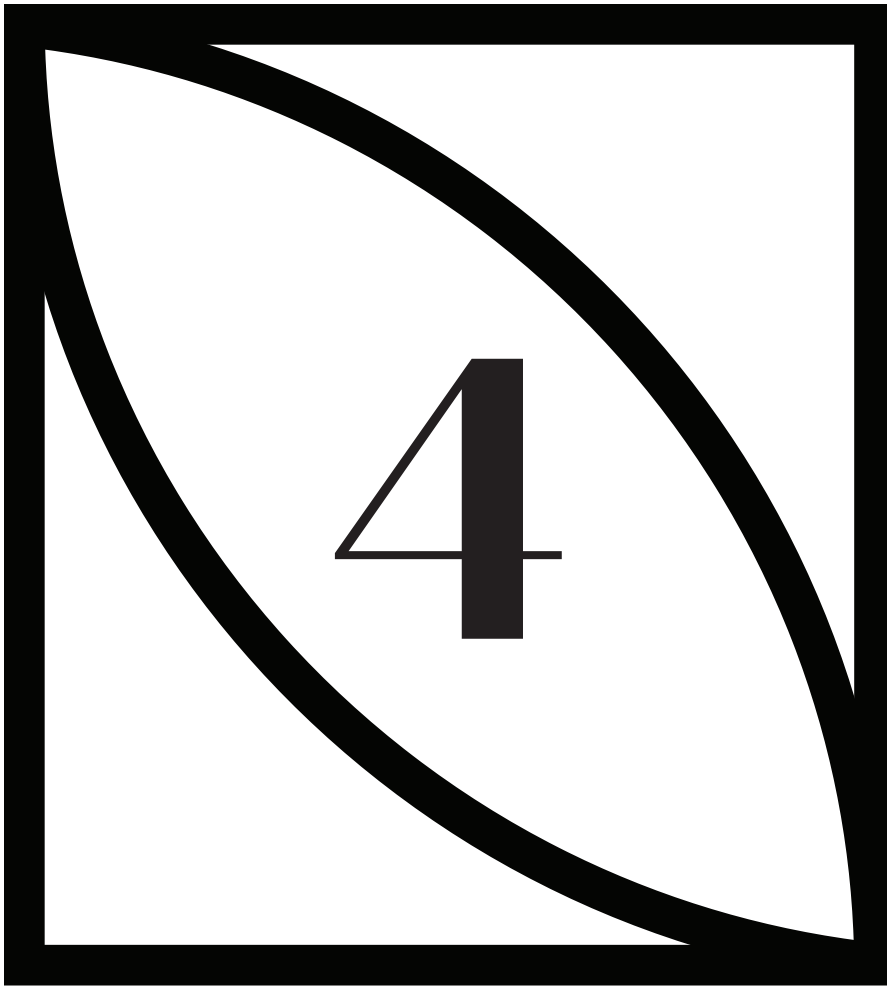
CATALYST FOR LOCAL ECONOMIC ACTIVITY

In addition to serving the needs of Holiday Park, the garage is strategically positioned to support a range of surrounding public and civic uses—including athletic fields, event venues, recreational programming, and municipal facilities. By consolidating parking into a centralized, purpose-built facility, the structure will reduce pressure on surface lots, eliminate the need for informal or overflow parking, and improve traffic circulation throughout the area. These enhancements will significantly improve user experience, promote safer pedestrian access, and streamline event logistics. The resulting increase in accessibility is expected to drive greater attendance at park programs and local events, while also supporting the operational needs of nearby public institutions and contributing to the vibrancy of the broader civic district.

4

DESIGN THAT SUPPORTS LONG-TERM PUBLIC VALUE

The facility will be constructed using high-quality, durable materials that are specifically selected to withstand the demands of a high-use urban environment while minimizing the need for ongoing repairs or intensive maintenance. Precast concrete structural elements, powder-coated architectural features, and resilient coatings will contribute to long-term durability and visual appeal. In addition, the garage will incorporate energy-efficient LED lighting, native and drought-tolerant landscaping, and low-impact site design strategies to reduce utility consumption and environmental impact. These choices not only lower operational costs for the City over the life of the facility, but also reinforce the City's commitment to sustainable, high-performance public infrastructure. Together, these design and material standards will ensure the garage functions reliably, remains visually attractive, and continues to serve as a valuable civic asset for decades to come.



Qualifications & Experience

Real Estate Developer & Investor



COMPANY G3 Development	PRINCIPAL POINT OF CONTACT Jake Guenther
PHONE (352) 397-4869	TITLE Business Development Director
ADDRESS 310 N Baker Street Mount Dora, FL 32757	ADDRESS 310 N Baker Street Mount Dora, FL 32757
PERSONNEL 4 employees on this project	DIRECT PHONE (352) 638-5303
FACILITY Headquarters in Downtown Mount Dora	EMAIL jake.Guenther@G3Development.com

G3 Development has been a local real estate and development leader specializing in mixed-use developments for over 20 years. They have vast experience in property level feasibility, due diligence analysis, acquisitions, financing, entitlements, development, and construction management.

Throughout his 20-plus year career, President Gerry Guenther has been involved in over \$250,000,000 of commercial development and currently owns and manages over \$100,000,000 of commercial real estate in the Central Florida market.

Our past, present and future is centered in Central Florida communities like Fort Lauderdale. We want to bring value to this community. We are a qualified local team with talented partners. Our structure allows us the flexibility to deliver on the City's vision, if given the opportunity.

Our commitment to high-value local development and strategic sustainable development speaks for itself. We are currently in the middle of several development projects in Historic Downtowns focused on revitalization. We were recently selected as Master Developer for the City of Ocoee's downtown revitalization. In Mount Dora,

we are refurbishing the historic building on the corner of 5th and Baker Street, building a new headquarters for Steamroller Technologies on Royellou, and we just finished building The Yardery's new downtown location. We are helping the City of Eustis embark on their Master Plan development and redevelopment of 4.8 acres of downtown properties. "The Railyard" is our project located in Historic Downtown Wildwood. We are converting most of an abandoned block into 8,000 sq feet of new commercial space, including restaurants and retail as well as creating a large open-air pedestrian plaza. The Railyard will also connect to the new parking garage we just completed, which now provides some much-needed parking to Downtown Wildwood. Finally, we are repurposing a large commercial property in Historic Downtown Deland into professional office and retail space.

G3 Development has substantial experience collaborating with cities, municipalities, and other clients to complete complex and desirable redevelopment projects. Their attention to detail and unique approach ensures the cities and their taxpayers always receive the most value for their money.

Gerard G. Guenther, Jr.

President, G3 Development

Real Estate Developer/Investor



CONTACT

352-397-4869

310 N. Baker Street
Mount Dora, FL 32757

Gerry.Guenther@G3Development.com

YEARS OF EXPERIENCE

20+ years

EDUCATION

BSBA in Finance, University of Florida

MBA, Rollins College

Gerry Guenther has been a real estate builder/developer in the Central Florida market for over 20 years. As a real-estate developer-entrepreneur specializing in mixed use developments, he has experience in property level feasibility, due diligence analysis, acquisitions, financing, entitlements, development and construction management.

Mr. Guenther has been involved in the development of over \$250,000,000 in real estate and currently owns a majority interest and is the managing member of over \$100,000,000 of commercial real estate in the Central Florida Market. His focus is on commercial development - medical, professional, retail, mixed-use and adaptive re-use - in markets that exhibit favorable demand characteristics and supply constraints.

He seeks to leverage local knowledge and secure real estate equity assets in prime and in-fill locations at competitive prices. Exit strategies are designed to intensify investment returns through value-add approaches such as: perfection of entitlements, changes in use(s), completion and/or repositioning of construction and/or sales, increased density via assemblages, etc.

Mr. Guenther has served on the local development committees and boards of various non-profits. He has been married for over 29 years and has four children. His two sons, Austin and Jake, joined him at G3 Development in 2016. He and his family live and work in the downtown Mount Dora area and he has consistently demonstrated a personal and professional commitment to the preservation and revitalization of the historic downtown commercial district.

He holds a BSBA in Finance from the University of Florida and an MBA from Rollins College in Winter Park, FL.

Jake Guenther

Project Manager, G3 Development

Real Estate Developer/Investor



CONTACT

(352) 638-5303

310 N. Baker Street
Mount Dora, FL 32757

Jake.Guenther@G3Development.com

YEARS OF EXPERIENCE

7 years

EDUCATION

Bachelor of Arts, Political Science,
St. Olaf College

Jake Guenther has been a real estate professional since 2016, and currently serves as a Project Manager and a Business Development director. After graduating from St. Olaf College in 2016, Jake moved home to work with his father and brother in their Downtown Mount Dora development company. Jake's current role as project manager ensures that every phase of the development process runs smoothly and efficiently. He is responsible for client communications and general project management. Since starting with the company, Jake has assisted in managing over \$50,000,000 in commercial development projects, working with clients such as Orlando Health, Steamroller Studios, and AdventHealth.

PROJECT EXPERIENCE

Orlando Health Standalone Emergency Department and MOB

Jake Guenther served as the project manager for this project and was the key communication point between the development team and Orlando Health. Jake oversaw the design, permitting, and construction of this 40,000 square foot facility, and brought the project in on time and within budget.

301 Baker Building Steamroller Remodel

Jake Guenther served as the project manager for this project and was the key communication point between the development team and Steamroller Studios. Jake oversaw the 15,000 square foot renovation project to bring what was formerly known as the historically vacant "Sunset Building" to what it currently is today, "The 301" and Steamroller Studios' headquarters. This project has secured over 120 new jobs in Downtown Mount Dora.

Orlando Health Ambulatory Surgery Center

Jake Guenther served as the project manager for this project and was the key communication point between the development team and Orlando Health. Jake oversaw the acquisition, entitlement, design, permitting, and construction of this 50,000 square foot ambulatory surgery center. This was the Orlando Health's first ambulatory surgery center; the project came in on time and within budget.

Austin Guenther

Project Manager, G3 Development

Real Estate Developer/Investor



CONTACT

(352) 516-2244

310 North Baker Street
Mount Dora, FL 32757

Austin.Guenther@G3Development.com

YEARS OF EXPERIENCE

7 years

EDUCATION

BA in International Business,
Pepperdine University

Austin Guenther has been a real estate professional since 2017, and currently serves as a Project Manager and a Business Development Director. After graduating from Pepperdine University in 2017, Austin moved home to work with his father and brother in Downtown Mount Dora. Austin's current role as project manager ensures that every phase of the development process runs smoothly and efficiently. He is responsible for client communications and general project management. Since starting with the company, Austin has assisted in managing over \$50,000,000 in commercial development projects, working with clients such as Orlando Health, AdventHealth, DaVita Dialysis and Starbucks.

PROJECT EXPERIENCE

Steamroller Studio Recruitment

Austin Guenther served as primary contact along with his father Gerry Guenther in recruiting Steamroller Studios to their property in Downtown Mount Dora. The company has been instrumental in changing the makeup of the historic downtown contributing over 150 full-time employees in the high-growth tech industry sector.

Lakeview Center Site Selection

Austin currently serves as the lead Realtor for this medical park located across the highway from AdventHealth Waterman Hospital. He has been responsible for the recruitment and development of over 75,000 square feet of medical development. Including a 51,000 square foot medical facility and DaVita Dialysis' Tavares location. This park contributes over \$300,000 annually to the City of Tavares tax base.

Emeline Guenther

Controller and Portfolio Manager, G3 Development

Real Estate Developer/Investor



Emeline Guenther has been a dedicated real estate professional since 2021 and currently serves as the Controller and Portfolio Manager for her family's development company based in Downtown Mount Dora. After earning her degree from the University of Notre Dame, Emeline began her career in Chicago, where she worked as a Senior Accountant for a prominent commercial real estate developer. During her time there, she gained valuable experience in financial reporting, asset management, and real estate accounting that laid a strong foundation for her future in the industry.

In 2023, Emeline returned to her hometown to join the family business, working alongside her father and brothers to continue building and managing a growing portfolio of properties. In her current role, she oversees both the financial performance and day-to-day operations of the company's real estate holdings. Emeline brings a unique combination of technical expertise and hands-on management, ensuring that each asset is both financially sound and operationally efficient. Her leadership continues to play a key role in driving the success of the company's diverse real estate ventures.

CONTACT

(352) 397-4869

310 North Baker Street
Mount Dora, FL 32757

Emeline.Guenther@G3Development.com

YEARS OF EXPERIENCE

4 years

EDUCATION

BS in Accountancy,
University of Notre Dame

Design-Builder



COMPANY

FINFROCK Construction, LLC., Est. 1945

PHONE

407-293-4000

FAX

407-297-0512

ADDRESS

2400 Apopka Boulevard
Apopka, FL 32703

POINT OF CONTACT

Dan Helmick
407.367.2407
dhelmick@finfrock.com

PERSONNEL

432 Employees
(Combined with other FINFROCK-related entities)

FACILITY

93 Acre Facility
38,000 SF Office and 157,000 SF Indoor Manufacturing

Delivering buildings as a product rather than as a series of services.

FINFROCK, founded in 1945, is an independently owned design-builder with corporate offices in Central Florida. As a fully integrated design-build specialist, FINFROCK has in-house architects, engineers, precast designers, cost estimators, quality control personnel, and construction managers who specialize in design and construction.

FINFROCK's fully integrated project delivery method enables superior cost control throughout the design and construction phases of each project. The firm's track record includes developing innovative solutions for structured parking, office buildings, multi-unit residential complexes, hotels, and mixed-use facilities where parking is an integral part of the project.

For over 77 years, FINFROCK has served clients throughout Florida and nationally. Today, our team of professionals remains committed to sustaining the goal of the firm's leaders, "...to provide exceptional customer value by delivering buildings as a product rather than as a series of services."

FINFROCK HISTORY

The origin of the company dates back to 1945 when FINFROCK Industries, Inc. was established by Robert J. D. FINFROCK, who began manufacturing residential flooring and roofing tiles. The firm quickly expanded its operations

to include concrete spanning products, complete floor systems, wall systems, and brick.

In 1951, FINFROCK introduced prestressed concrete, a new concept in the United States. FINFROCK was the first company in the United States to build prestressed concrete power poles for high voltage electric lines. By the late 1960s, FINFROCK was manufacturing precast/prestressed concrete double tee products for parking garages.

Throughout the 20th century, FINFROCK continued expanding its operations. Rather than just providing precast products as part of a building, the firm developed design methods that uses precast concrete products in the most efficient and economical way possible. Since the beginning of the 21st century, the firm has expanded its markets to include design-build educational, multi-unit residential, commercial, hospitality, and mixed-use facilities.

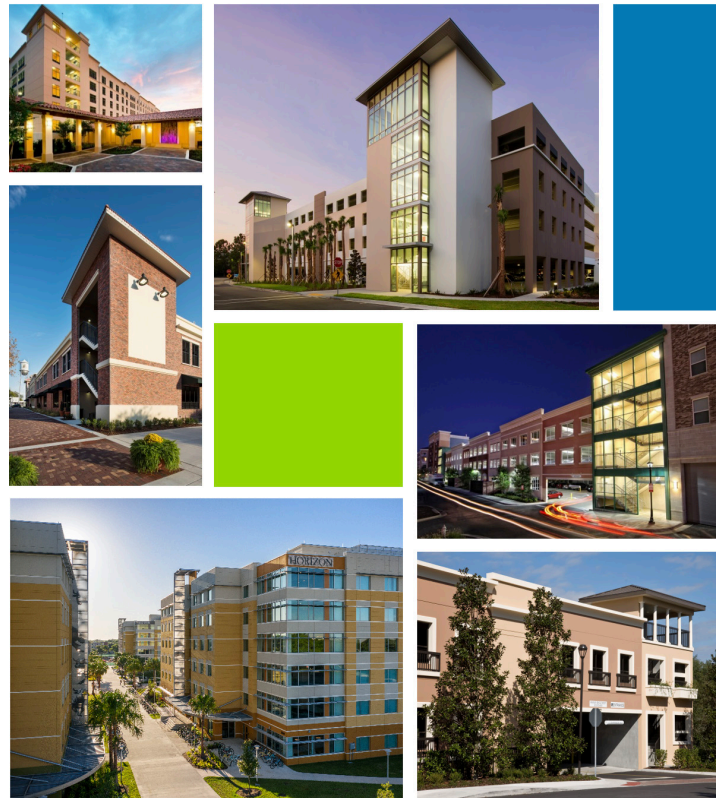
Today, FINFROCK is owned and managed by a second and third generation of FINFROCK descendants who have been responsible for developing innovative three-dimensional modeling and product tracking software as well as a new building system, the DualDeck™, poised to revolutionize the construction industry.

Design-Builder



COMPANY PROFILE

- 80 years in business
- 93 Acre Facility
- 38,000 SF Office
- 157,000 SF Indoor Manufacturing
- New Manufacturing Facility in Belle Glade, FL
- Owner of StructureWorks™ 3D Software
- Over 350 design-build projects



FINFROCK PROCESS

FINFROCK develops precast/prestressed concrete structural systems with the flexibility and versatility to provide Owners the solutions they need to make their creative development projects economically feasible. Our culture of continuous improvement enables us to learn from every project and apply this knowledge to meeting the special needs of your project.

By utilizing our in-house designers and construction team on every project, we leverage having the same team work together and make each project better than the last. Our continual feedback loop, which starts with design and continues through manufacturing, construction, and building maintenance, allows the entire team to analyze which details and processes worked well and which ones need improvement.

As a vertically integrated company, we train our designers in our manufacturing and construction processes, allowing them to design around what we can economically manufacture. In addition, our collaborative environment enables us to provide continual economic feedback as the design progresses, as our folks pricing the project sit next to the folks designing the project. This continual intercommunication avoids lengthy and costly redesign periods as decisions can be made on a value basis as the design progresses so that the overall budget and design stay aligned. Our process eliminates change orders and allows us to internalize any risk, further improving The Owner's experience.

Daniel Helmick, Jr., PE

Executive Vice President, Project Development

Design-Builder



As Executive Vice President of Project Development, Dan Helmick is the owner's key point of contact with FINFROCK. Overseeing both Project Development and Architecture, Dan ensures that project goals and key initiatives are met, from conceptual architectural and engineering design, through manufacturing and construction, to a final certificate of occupancy.

Since joining the firm in 2002, Dan has gained valuable experience working in FINFROCK's precast Manufacturing Plant, Transportation Department, Engineering Design Department and serving as construction site superintendent. Dan's cumulative experience allows for extensive knowledge and understanding of successful project delivery processes that convey an abundance of project owner benefits.

CONTACT

407.367.2407

2400 Apopka Boulevard
Apopka, FL 32703

dhelmick@Finfrock.com

YEARS OF EXPERIENCE

22 years

EDUCATION

Masters, Business Administration,
University of Florida Warrington School of
Business, 2009

Bachelor of Science, Civil Engineering,
University of Florida, 2005

PROFESSIONAL REGISTRATION

Professional Engineer, Florida,
PE #73164

General Contractor, Florida,
CGC #1535390

PROJECT EXPERIENCE

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

"F" Deck Parking Garage - Orlando, FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.



William Finfrock

President

Design-Builder



YEARS OF EXPERIENCE

30 years

EDUCATION

Masters, Business Administration,
Crummer Graduate School of Business,
1997

Bachelor of Science, Structural
Engineering, Vanderbilt University, 1992

PROFESSIONAL REGISTRATION

General Contractor, Florida,
CGC #062745

General Contractor, North Carolina,
CGC #68503

General Contractor, Virginia,
CGC #2705 093424A

Professional Engineer, Florida,
PE #60073

As President, William FINFROCK ensures that project goals and initiatives are met — from conceptual architectural and engineering design, through manufacturing and construction, to final certificate of occupancy. He is a key point of contact for the customer and works with all of FINFROCK's departments to ensure the project is running smoothly, and the customer is satisfied.

Bill is a civil engineering graduate of Vanderbilt University with an MBA. He is a licensed professional engineer and certified general contractor.

PROJECT EXPERIENCE

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida – Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

"F" Deck Parking Garage - Orlando, FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Osceola Regional Medical Center Parking Facility - Kissimmee, FL

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility. FINFROCK guaranteed a price prior to starting permit drawings and saved the client approximately 30% from the original design.

Celebration Health Parking Garage - Celebration, FL

The functional design of this 1033-stall, six elevated level garage incorporates double helix ramps to maximize efficiency and convenience and includes the capability to expand horizontally in two directions.



Chad Lytton

General Superintendent

Design-Builder



YEARS OF EXPERIENCE

10 years

EDUCATION

Bachelor of Arts, Business Management,
University of North Florida, 1997

Mr. Lytton oversees all of FINFROCK's parking garage projects and construction activities. All of the parking garage superintendents directly report to him, providing accountability for the project schedule and individual trades. He is responsible for the creation of job schedules and daily implementation of the schedule to ensure on-time delivery. He is also responsible for the primary upkeep of the job, quality control, and safety performance. Mr. Lytton monitors subcontractor scope adherence, performance, and overall workload company wide.

PROJECT EXPERIENCE

Advent Health Dade Avenue Parking Garage – Orlando, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,600 stall, ground plus 10 level parking garage that serves the New Advent Health Medical office building.

Celebration Pointe P1 Parking Garage – Gainesville, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,240 stall, ground plus 4 level parking garage that is the second parking garage we have constructed for the celebration pointe mixed-use development in Gainesville.

Wildwood PG – Wildwood, FL

FINFROCK is serving as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for a 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project, designed to serve the public and support the developing downtown area, aims to preserve and reflect the historic character of its surroundings.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.



Jacob Lucky

Senior Project Executive

Design-Builder



YEARS OF EXPERIENCE

9 years

EDUCATION

Bachelor of Science, Civil Engineering,
Ohio State University, 2015

As a Sr. Project Executive, Jacob works with the conceptual designers, architects and engineers to incorporate economical efficiencies in the overall design during the design phase of a project. Additionally, Mr. Lucky oversees cost estimates and the pricing of precast materials. During the construction phase of a project, he works closely with the Project Manager and Superintendent to ensure the goals of the Owner are realized.

Mr. Lucky has experience in multiple facets of FINFROCK, including project development, engineering, manufacturing, erection, transportation, and quality control.

PROJECT EXPERIENCE

"F" Deck Parking Garage, Orlando - FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

Adventist Health System Parking Garage at AHS Technology Building - Altamonte Springs, FL

FINFROCK served as the parking consultant, architect and engineer of record, design-build contractor and precast concrete manufacturer for Adventist Health Systems 882 stall, 4 elevated level parking facility.

Great Southern Box Parking Garage - Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

City of Cocoa Beach Garage - Cocoa Beach, FL

Celebration Pointe P2 Parking Garage, Gainesville, Florida - Hoar Construction LLC. FINFROCK served as the design-build contractor for this 967-stall, four elevated level parking garage.

City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.





COMPANY KEITH	PHONE (954) 788-3400
ADDRESS 301 E Atlantic Boulevard Pompano Beach, FL 33060	POINT OF CONTACT Paul Weinberg, PLA, ASLA (954) 593-7848 pweinberg@keithteam.com
EMPLOYEES Keith employs almost 200 individuals.	FACILITY Headquarters in Pompano Beach Other office locations: West Palm Beach, Miami, Orlando, and Port St. Lucie

KEITH is a 60 + year old, majority woman owned, transdisciplinary firm, based in Florida delivering a broad range of projects internationally. Based in Florida KEITH has office locations in Miami-Dade, Broward, Palm Beach, St. Lucie, and Orange counties. Our team of over 200 professionals is working every day to deliver on our mission to create, expand upon, preserve and enhance our communities.

KEITH provides surveying and mapping, subsurface utility engineering, planning, civil engineering, transportation engineering, landscape architecture, and construction management services. KEITH has collaborated with more than 75 local governments throughout Florida. Through our work, we create the stage for everyday moments; expected and unexpected. Our holistic development

solutions carefully blend technical expertise with creative problem-solving; a right-hand left-brained approach, or what we call Engineering Inspired Design.

KEITH engages as an extension of our clients, with an analytical lens and a goal to resolve development issues in a collaborative way; one that goes beyond the disciplines we provide. KEITH takes what might be considered mundane and transforms it by considering it through our unique lens, reshaping each project so that it's more than just functional, it's sustainable.

KEITH, constantly building upon our history, stands today as a trans-disciplinary powerhouse shaping communities across Florida and beyond with state-of-the-art and sustainable solutions to address all of the needs of our clients.

Paul Weinberg, PLA, ASLA

Executive Vice President, Principal-in-Charge

Engineer



Paul Weinberg is a multi-talented designer and team leader who has been based in South Florida since 2000. During this time, Paul has worked with a variety of significant public and private sector projects including urban parks, hotels, campuses, plazas, mixed-use development, entertainment districts, streetscapes, waterfront and residential projects that provide meaning and purpose to the community. He has a unique understanding of how to create immersive, authentic and memorable spaces that create place identity to bring vitality to each district. Paul is committed to a team-based approach that delivers creative, thought-provoking solutions tailored to the distinct character of each project. This collaboration starts with the multidisciplinary approach at KEITH and builds to include other partners, consultants, and co-collaborators.

RELEVANT PROJECT EXPERIENCE

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Principal-in-Charge.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

People's Trust Parking Garage, Deerfield Beach, FL: Principal-in-Charge.

KEITH has been chosen to provide professional services associated with surveying, planning, civil engineering, and landscape architecture services for site plan processing and initial project entitlements for the proposed building addition, parking garage, and related site improvements within the Research Park at FAU property located within the City of Deerfield Beach. KEITH deliverables include boundary and topographic survey including all native tree species over four inches in diameter, as-built survey of offsite roadway improvements (approximately 2300-LF), site plan coordination and processing, one plat note amendment, preliminary engineering plans, tree inventory and disposition plans, and landscape and irrigation plans.

CONTACT

pweinberg@keithteam.com

YEARS OF EXPERIENCE

25 years

EDUCATION

B.S., Landscape Architecture,
Michigan State University

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,
LA6666804, 2005

Council of Landscape Architecture
Registration Boards (CLARB) Certified



Paul Weinberg, PLA, ASLA

Principal-in-Charge

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

Port Everglades Terminal 2 & 4 Parking, Fort Lauderdale, FL: Principal-in-Charge

KEITH performed surveying and mapping services for the Port Everglades Terminal 2 and Terminal 4 Parking Garage Improvements project, as a subconsultant to Stiles. Services included coordination of the construction layout for all proposed above and below ground improvements.

Isle Casino Parking Garage, Pompano Beach, FL: Civil Engineer.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/ landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/ planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

Project O2, Oakland Park, FL: Principal-in-Charge.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement

dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

Oasis Pointe Waterfront Garage, Dania Beach, FL: Principal-in-Charge.

KEITH assisted the Client in developing a KEITH Life project including design and construction observation for the mixed-use development. The project includes approximately 301 multi-family units and ancillary amenities, common areas, balconies, and parking garage. KEITH provided visioning and detailed design for the entire site and landscape, including a courtyard with pool deck, outdoor kitchen area, Zen Garden with water features, a boardwalk along waterfront access to boat slips and plenty of lush landscaping and walking paths throughout the site. KEITH provided services to the Client including survey, landscape architecture, and construction program administration. The KEITH Team assisted the Client in topographic survey, sketch and legal description, landscape audit of existing plans prepared by others, preliminary landscape, hardscape, and water feature design plans, final landscape and irrigation construction documents, and construction observation. The completed project offers much-needed multi-family housing opportunities in the community.

Police Headquarters, Fort Lauderdale, FL: Principal-in-Charge.

KEITH, as subconsultant to Moss Construction, is assisting in the development of a KEITH Facility project that includes a 20,000-SF building on a 17-acre campus with a 400-vehicle parking garage. KEITH is providing detailed survey/SUE services to the Client with this work authorization. The KEITH Team is assisting the Client with horizontal and vertical controls, demolition mark-ups, building layouts, foundation as-builts, building grid lines and footers, final as-built survey, and site-work survey including drainages and as-built drainage systems, water and sanitary sewer systems, staking for subgrade, blue tops, curbs, walkways, light poles, security fencing/walls, and retaining areas, and finished paving, grading and drainage as-built surveys, and utility mapping for this high-profile project in downtown Fort Lauderdale.

Steve Williams, PE

Civil Engineer

Engineer



Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida since 1970. He has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway, and land development projects—spanning governmental, residential, mixed-use, and commercial sectors. His portfolio includes work on Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports, and various projects for local municipalities, school districts, and universities. Steve's expertise covers roadway and site engineering design and analysis—including paving, grading, drainage, water, and sanitary sewer systems—for both public and private clients. Throughout his career, Steve has served as a general municipal civil engineering consultant to cities such as Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Pompano Beach, and Tamarac.

CONTACT

swilliams@keithteam.com

YEARS OF EXPERIENCE

48 years

EDUCATION

B.S., Civil Engineering,
University of Florida

PROFESSIONAL REGISTRATIONS

Professional Engineer, 32090, FL, 1982

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering
(ASCE), Member

Florida Engineering Society (FES),
Member

National Society of Professional
Engineers (NSPE), Member

RELEVANT PROJECT EXPERIENCE

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Principal-in-Charge.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

USA Deerfield Parking Garage, Deerfield Beach, FL: Principal-in-Charge.

KEITH assisted the Client in developing a KEITH Facility project that included mitigation of flooding issues surrounding a multi-level parking garage structure. KEITH provided civil engineering services to the Client. The KEITH Team assisted the Client in paving, grading, and drainage design plans.



Steve Williams, PE

Civil Engineer

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

Isle Casino Parking Garage, Pompano Beach, FL: Civil Engineer.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/ landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/ planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

People's Trust Parking Garage, Deerfield Beach, FL: Civil Engineer.

KEITH has been chosen to provide professional services associated with surveying, planning, civil engineering, and landscape architecture services for site plan processing and initial project entitlements for the proposed building addition, parking garage, and related site improvements within the Research Park at FAU property located within the City of Deerfield Beach. KEITH deliverables include boundary and topographic survey including all native tree species over four inches in diameter, as-built survey of offsite roadway improvements (approximately 2300-LF), site plan coordination and processing, one plat note amendment, preliminary engineering plans, tree inventory and disposition plans, and landscape and irrigation plans.

Project O2, Oakland Park, FL: Civil Engineer.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/ NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site

visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

LMC Facilities SW Retention Area, Fort Lauderdale, FL: Civil Engineer.

The Lauderdale Marine Center (LMC) trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project was to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH served as the consultant managing a trans-disciplinary team providing planning, survey, civil engineering, and landscape architecture services. In-house services included planning, landscape architecture, civil engineering, survey, and transportation engineering.

FLL - Phase 1 Roadway & Garage Signage, Fort Lauderdale, FL: Civil Engineer.

KEITH, as subconsultant, assisted the Client in the development of a KEITH Access project that includes evaluation, design, and positioning of critical signage at a Class I airport meeting County and State (FDOT) guidelines. KEITH assisted the Client with full services including civil engineering, survey/SUE, landscape architecture, and CEI. Associated plans were developed including positioning of signage and requirements in pavement marking plans. Any relocation of signage was included in the drawings. Positioning of wayfinding signage and other related design considerations relating to efficiency of airport operations and traffic movements were the priority of the Prime. The KEITH Team assisted the Client in advancing this integral project in the ongoing redevelopment of a vital transportation hub.

FLL BSO/BCAD Parking Improvements, Fort Lauderdale, FL: Civil Engineer.

A study noted there was a need for freeing up curbside drop-off space fronting the terminals. BSO typically staged their vehicles curbside and BCAD Security staff also utilized curbside space as they needed to. To alleviate the need for curbside space it was decided to provide 16 new restricted parking spaces adjacent to the garage side of Terminal Drive for BSO and BCAD staff parking. Following the conceptual lay-out design of these spaces the project was delayed when BSO expressed reluctance to utilizing these spaces. When the project was resumed, it was decided to include new walkways connecting the parking spaces to the terminal crosswalks. Replacement trench drainpipe included additional drainage catch basin structures at the request of BCAD Maintenance staff to provide better clean-out access of that drainage system. Additional irrigation and sodding was also added to this project along the North and portion of the West side of the Palm Garage.

Michael J. Vonder Meulen, AICP

Vice President of Planning

Engineer



CONTACT

mvondermeulen@keithteam.com

YEARS OF EXPERIENCE

38 years

EDUCATION

B.S., Urban Planning
University of Cincinnati

PROFESSIONAL REGISTRATIONS

55937, American Institute of Certified Planners, Florida

Achievement of Professional Practice Certificate

Michael Vonder Meulen brings 38 years of experience in urban planning, zoning, and project management across the U.S., Caribbean, and Brazil. He has led public and private sector projects involving land use, site planning, permitting, and construction management. He has authored zoning amendments for numerous South Florida cities and contributed to comprehensive plans, updates, and evaluation reports. His grant writing has secured over \$9 million in funding from programs such as FRDAP, LWCF, and ISTEA.

RELEVANT PROJECT EXPERIENCE

FLL BSO/BCAD Parking Improvements, Fort Lauderdale, FL: Planner.

A study noted there was a need for freeing up curbside drop-off space fronting the terminals. BSO typically staged their vehicles curbside and BCAD Security staff also utilized curbside space as they needed to. To alleviate the need for curbside space it was decided to provide 16 new restricted parking spaces adjacent to the garage side of Terminal Drive for BSO and BCAD staff parking. Following the conceptual lay-out design of these spaces the project was delayed when BSO expressed reluctance to utilizing these spaces. When the project was resumed, it was decided to include new walkways connecting the parking spaces to the terminal crosswalks. Replacement trench drainpipe included additional drainage catch basin structures at the request of BCAD Maintenance staff to provide better clean-out access of that drainage system. Additional irrigation and sodding was also added to this project along the North and portion of the West side of the Palm Garage.

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Planner.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.



Michael J. Vonder Meulen, AICP

Planner

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

Isle Casino Parking Garage, Pompano Beach, FL: Planner.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

Project O2, Oakland Park, FL: Planner.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

JKV Parking Study, Pompano Beach, FL: Planner.

For the first phase of the study, KEITH produced documentation of the existing on-site parking, existing land uses, and code required parking spaces. Based on the proposed renovations to areas within the community, a phase II was required documenting the removal of spaces and an analysis based on demand to align with required code.

15 SE 15th Temp Parking, Fort Lauderdale, FL: Planner.

KEITH assisted the Client in the development of a KEITH Campus project including a temporary parking lot at 15 SE 15th Street. KEITH provided services to the Client including civil engineering, planning, survey, and construction program management. Coordination, submittals and permitting were required through Broward County Resilient Environmental Department and the City of Fort Lauderdale.

LMC Facilities SW Retention Area, Fort Lauderdale, FL: Planner.

KEITH assisted the Client in developing a KEITH Play project that included an outdoor open-air event pavilion incorporating sensitive architecture honoring the historic Sample-McDougald House located on the property. KEITH provided full services to the Client including survey/SUE, civil, landscape architecture, planning, and construction management. KEITH incorporated the redevelopment of walkways and garden areas adjacent to the new pavilion while working closely with stakeholders to ensure the new spaces and pavilion suited the event needs of guests and staff.

Bryan Merritt, PSM, PLS

Vice President of Geospatial

Engineer



CONTACT

bmeritt@keithteam.com

YEARS OF EXPERIENCE

42 years

EDUCATION

A.A. Civil Engineering,
Monroe Community College

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS6558, FL,
2006

Professional Land Surveyor, 050050,
NY, 1993

FAA Remote Pilot Small Unmanned
Aircraft System, 4225999, 2019

Bryan Merritt is Vice President of Geospatial at KEITH. He is responsible for overseeing all geospatial operations, including survey and subsurface utility engineering (SUE) for the company. This role involves strategic planning, project management, ensuring data accuracy and quality, leading KEITH's team of surveying, mapping, and utility specialists, managing budgets, and collaborating across disciplines to support company goals. Bryan also manages the evaluation of equipment and technology resources, supports team training and mentorship, and leads business development strategies for new and existing markets.

RELEVANT PROJECT EXPERIENCE

BHS Existing Parking Garage South Line Bal Harbour, FL: Surveyor.

KEITH provided a total of 17 locates to delineate the south corners of up to 8 pile caps. Test Holes were performed at the exact locations required by the client. Test Hole locations within the limits were surveyed. An AutoCAD file along with a Test Hole Summary Report were provided as a deliverable.

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Surveyor.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

Port Everglades Terminal 2 & 4 Parking, Fort Lauderdale, FL: Surveyor.

KEITH performed surveying and mapping services for the Port Everglades Terminal 2 and Terminal 4 Parking Garage Improvements project, as a subconsultant to Stiles. Services included coordination of the construction layout for all proposed above and below ground improvements.

Bryan Merritt, PSM, PLS

Vice President of Geospatial

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

FAU Parking, Fort Lauderdale, FL: Surveyor.

KEITH was selected, as subconsultant to Walter Parking Consultants, to prepare a boundary and topographic survey within a portion of Florida Atlantic University campus. Services included the calculation of the boundary based on existing street and sidewalk lines around the survey area. The certified boundary and topographic survey map was delivered in CADD format depicting the features located in the field.

Bal Harbour Shops Garage Breezeway, Bal Harbour, FL: Surveyor.

KEITH provided Ground Penetrating Radar and utility locates in order to delineate eight (8) areas within the garage breezeway. Test holes are being performed at locations where existing anomalies are found at the surface. GPR is being utilized to delineate the pile cap area from the face of Building "B" West for approximately 10 feet. Test Hole locations within these limits will be then be surveyed by the KEITH Team.

Police Headquarters, Fort Lauderdale, FL: Surveyor.

KEITH, as subconsultant to Moss Construction, is assisting in the development of a KEITH Facility project that includes a 20,000-SF building on a 17-acre campus with a 400-vehicle parking garage. KEITH is providing detailed survey/SUE services to the Client with this work authorization. The KEITH Team is assisting the Client with horizontal and vertical controls, demolition mark-ups, building layouts, foundation as-builts, building grid lines

and footers, final as-built survey, and site-work survey including drainages and as-built drainage systems, water and sanitary sewer systems, staking for subgrade, blue tops, curbs, walkways, light poles, security fencing/walls, and retaining areas, and finished paving, grading and drainage as-built surveys, and utility mapping for this high-profile project in downtown Fort Lauderdale.

DC Alexander Park - Construction Survey, Fort Lauderdale, FL: Surveyor.

Shiff Construction & Development, Inc. requested KEITH to provide surveying and mapping services for the construction of DC Alexander Park. DC Alexander Park is an oceanfront park located on Fort Lauderdale Beach, across from the Fort Lauderdale Aquatic Center and the International Swimming Hall of Fame. The scope of services includes preparing a site geometric plan, as-built surveys, and sketch descriptions.

Aviara East Pompano - Construction Surveying, Pompano Beach, FL: Surveyor.

Aviara East Pompano will consist of 3 buildings including a 6-floor Mixed-Use building composed of 8,962 SF of commercial space and 60 apartments (studio, 1BR, and 2BR). Adjacent is an 8-story residential tower with 168 1BR and 2BR apartments for a total of 228 apartments. The leasing and recreation center includes a fitness room, lounge, game room, and a sundeck with pool and cabanas. Completion is expected in 2022. KEITH is providing geospatial engineering including geospatial engineering and construction surveying.

Jonathan Weymouth, PE

Director of Construction Services

Engineer



Jonathan has more than three decades of experience in the planning, design, permitting, and construction of heavy transportation, utility, and civil and environmental engineering projects. His work involves the supervision of engineering and technical personnel engaged in the design and construction of public and private sector improvements. Past projects include major transportation infrastructure projects such as airports, bridges, highways, and roadways. This is in addition to civil land development, recreational facilities, and environmental mitigation projects. Additionally, he has extensive knowledge and effective experience coordinating with FEC, as well as with permitting and federal agencies such as FDOT and FAA. He is very familiar with and fully qualified to implement and control the guidelines and requirements established by these agencies.

RELEVANT PROJECT EXPERIENCE

MHP Parking Lot Resurfacing, Pembroke Pines, FL: Construction Management.

KEITH, under a continuing services contract with Memorial Healthcare System, is assisting the Client in developing a KEITH Facility project including design and resurfacing of a 300-space parking lot. KEITH provides services to the Client including civil engineering, survey, and construction program management. The KEITH Team is assisting the Client in boundary and topographic survey, engineering documents including paving and grading plans, pavement marking and signing plans, temporary traffic control plan analysis, bidding assistance, construction observations, shop drawing reviews, as-built review, final inspection, and certification.

Main Beach Parking Lot Concrete Seating Project, Deerfield Beach, FL: Construction Management.

As a task work order under KEITH's long-term continuing services contract, KEITH provided professional engineering services including the modification of an existing retaining wall along the east side of the main beach parking lot, constructing a 3-seat high concrete seating step area. The areas intended use is for viewing the beach and ocean, as well as seating during special events at the stage across the street. The project also included minor modifications to the existing curb on S. Ocean Way to facilitate stage delivery inclusive of anti-sleeping and anti-skateboarding design. KEITH's services included specific purpose survey, paving and grading, demolition and erosion control, pavement markings and signage, construction observation and construction certification for the .25-acre space. KEITH was responsible for reviewing payment applications to track construction progress and included the reuse of existing pavers. The project was permitted through the Florida Department of Environmental Protection.

CONTACT

jweymouth@keithteam.com

YEARS OF EXPERIENCE

35 years

EDUCATION

B.S. in Architectural Engineering,
University of Miami

PROFESSIONAL REGISTRATIONS

52802, Professional Engineer, Florida

Qualified Florida Construction
Stormwater Inspector

CTQP Quality Control Manager
W53043564

SFRTA Contractor Safety Training

Temporary Traffic Control Certification,
Intermediate

Workzone Traffic Control,
Advanced Level



Jonathan Weymouth, PE

Director of Construction Services

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Construction Management.

The Pompano Beach Pier Parking Garage is located at the SE corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/ fire/ sanitary sewer service and stormwater management design/ grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

15 SE 15th Temp Parking, Fort Lauderdale, FL: Construction Management.

KEITH assisted the Client in the development of a KEITH Campus project including a temporary parking lot at 15 SE 15th Street. KEITH provided services to the Client including civil engineering, planning, survey, and construction program management. Coordination, submittals and permitting were required through Broward County Resilient Environmental Department and the City of Fort Lauderdale.

LMC Parking Facilities SW Retention Area, Fort Lauderdale, FL: Construction Management.

The Lauderdale Marine Center (LMC) trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project was to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH served as the consultant managing a trans-disciplinary team providing planning, survey, civil engineering, and landscape architecture services. In-house services included planning, landscape architecture, civil engineering, survey, and transportation engineering.

Project O2, Oakland Park, FL: Construction Management.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

Isle Casino Parking Garage, Pompano Beach, FL: Construction Management.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

Kelli Schueler, PLA, LEED AP

Director of Landscape Architecture

Engineer



An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design, and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies, and sustainable best practices is combined with a creative, detail-oriented approach that ensures efficient and accurate implementation. While her experience spans a broad range of project types, she is most inspired by opportunities to create special moments within the urban environment—where hardscape and architectural elements are thoughtfully integrated with green space to form impactful places of respite and connection.

RELEVANT PROJECT EXPERIENCE

Pompano Beach Pier Parking Garage, Pompano Beach, FL:
Landscape Architect.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

Isle Casino Parking Garage, Pompano Beach, FL: Landscape Architect.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/ landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/ planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

CONTACT

kschueler@keithteam.com

YEARS OF EXPERIENCE

21 years

EDUCATION

B.S. in Landscape Architecture,
Oklahoma State University

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,
LA6667565, FL, 2021

Professional Landscape Architect, 2959,
TX, 2014

LEED AP



Kelli Schueler, PLA, LEED AP

Director of Landscape Architecture

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

72nd Street Community Complex, Miami Beach, FL: Landscape Architect.

KEITH, as subconsultant to Wannemacher Jensen Architects, is assisting the Client in developing a KEITH Campus project that includes the creation of a multi-level mixed- 10,000-SF Miami-Dade County Library, 5,000-SF retail space, 7,500-SF fitness center, 5,000-SF community center, and 60,000-SF of active green space, and a jogging path on the 4-acre site. KEITH provides services to the Client including civil engineering, survey, SUE, and utility coordination. The KEITH Team assists the Client in preparation of design of off-site roadway improvements, permitting with Miami-Dade County Engineering and Traffic divisions, traffic impact study, project management, plat waiver processing, site plan processing, preliminary through final engineering plans including paving, grading, and drainage plans, utility easement sketches and descriptions, stormwater pollution prevention plan, public safety and security plan, location services, utility mapping, bidding assistance, construction observation, final inspection and certification.

Charlotte Burrie Civic Center, Fort Lauderdale, FL: Landscape Architect.

KEITH, under its continuing services contract with the city, and as subconsultant to Synalovski Romanik Saye, assisted the Client in developing a KEITH Life/KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, reception, administrative offices, conference rooms, assembly hall accommodating 250, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building. The KEITH Team provided LEED templates, permitting, engineering plans including water and sewer, paving grading and drainage, signing and pavement marking, stormwater pollution prevention, bidding assistance, and construction observation. Landscape architecture services included tree inventory and appraisal, a tree disposition plan, landscape and irrigation plans, and landscape construction observation. The project gives residents and guests a beautiful gathering place for an array of community events.

Police Headquarters, Fort Lauderdale, FL: Principal-in-Charge.

KEITH, as subconsultant to Moss Construction, is assisting in the development of a KEITH Facility project that includes a 20,000-SF building on a 17-acre campus with a 400-vehicle parking

garage. KEITH is providing detailed survey/SUE services to the Client with this work authorization. The KEITH Team is assisting the Client with horizontal and vertical controls, demolition mark-ups, building layouts, foundation as-builts, building grid lines and footers, final as-built survey, and site-work survey including drainages and as-built drainage systems, water and sanitary sewer systems, staking for subgrade, blue tops, curbs, walkways, light poles, security fencing/walls, and retaining areas, and finished paving, grading and drainage as-built surveys, and utility mapping for this high-profile project in downtown Fort Lauderdale.

DC Alexander Park, Pompano Beach, FL: Landscape Architect.

KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park on a 1+ acre spot in Fort Lauderdale. KEITH provided survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted with public engagement, sea turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context—historic and present, its users, and the needs of the community—balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Landscape Architect.

KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/ risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

Mark Mitchell

Director of Subsurface Utility Engineering

Engineer



As Director of Subsurface Utility Engineering (SUE) for KEITH's Utilities Division, Mark Mitchell oversees day-to-day operations of all SUE projects, including utility records research, conflict analysis, and determining the need for additional investigations. Mark manages projects from inception through final delivery—handling proposals, client coordination, field crew setup, data processing, quality control, and client communication. His technical expertise includes creating DTMs, topos, TIN models, PNCs, and test hole summary spreadsheets. Mark also serves as a liaison between design teams, utility agencies, and owners to ensure effective utility coordination and documentation.

RELEVANT PROJECT EXPERIENCE

FLL BSO/BCAD Parking Improvements, Fort Lauderdale, FL: Subsurface Utility Engineering.

KEITH is assisting the Client in developing a KEITH Play project including replacement of the traditional playground with a new nature-based playground design and ADA improvements at the approximately 4,000-SF park. The ADA improvements include pathway design, site furniture, and interior updates to the recreation center building. KEITH provides services to the Client including survey/SUE, civil engineering, landscape architecture, construction program management, and subconsultant management relating to interior design and geotechnical requirements. The KEITH Team is assisting the Client in boundary and topographic survey, horizontal designation, civil schematic design, final engineering construction documentation, preliminary landscape, schematic design, landscape site plan, final landscape construction documentation, permitting, bidding assistance, construction program administration, and final inspections and certifications. The KEITH Team is working collaboratively with the design team and the owners to understand the context and influences on the project to create a safe, fun, and inspirational nature-based playground for the community.

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Subsurface Utility Engineering.

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/ fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

CONTACT

mmitchell@keithteam.com

YEARS OF EXPERIENCE

26 years

EDUCATION

A.A. in Arts, St. Petersburg College

PROFESSIONAL REGISTRATIONS

OHS Construction Induction Training Certificate

OSHA Confined Space Entry

Rail Industry Safety Induction (RISI)

CSX Certified Safety Facilitator

OSHA 40-Hour Safety Training



Mark Mitchell

Director of Subsurface Utility Engineering

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

BHS Existing Parking Garage South Line, Bal Harbour, FL: Subsurface Utility Engineering.

KEITH provided a total of 17 locates to delineate the south corners of up to 8 pile caps. Test Holes were performed at the exact locations required by the client. Test Hole locations within the limits were surveyed. An AutoCAD file along with a Test Hole Summary Report were provided as a deliverable.

Project O2, Oakland Park, FL: Subsurface Utility Engineering.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

Isle Casino Parking Garage, Pompano Beach, FL: Subsurface Utility Engineering.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/ landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and

South Florida on the map for residents and visitors alike.

Bal Harbour Shops Garage Breezeway, Bal Harbour, FL: Subsurface Utility Engineering.

KEITH provided Ground Penetrating Radar and utility locates in order to delineate eight (8) areas within the garage breezeway. Test holes are being performed at locations where existing anomalies are found at the surface. GPR is being utilized to delineate the pile cap area from the face of Building "B" West for approximately 10 feet. Test Hole locations within these limits will be then be surveyed by the KEITH Team.

FLL - Phase 1 Roadway & Garage Signage, Fort Lauderdale, FL: Subsurface Utility Engineering.

KEITH, as subconsultant, assisted the Client in the development of a KEITH Access project that includes evaluation, design, and positioning of critical signage at a Class I airport meeting County and State (FDOT) guidelines. KEITH assisted the Client with full services including civil engineering, survey/SUE, landscape architecture, and CEI. Associated plans were developed including positioning of signage and requirements in pavement marking plans. Any relocation of signage was included in the drawings. Positioning of wayfinding signage and other related design considerations relating to efficiency of airport operations and traffic movements were the priority of the Prime. The KEITH Team assisted the Client in advancing this integral project in the ongoing redevelopment of a vital transportation hub.

Charlotte Burrie Civic Center, Fort Lauderdale, FL: Subsurface Utility Engineering.

KEITH, under its continuing services contract with the city, and as subconsultant to Synalovski Romanik Saye, assisted the Client in developing a KEITH Life/KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, reception, administrative offices, conference rooms, assembly hall accommodating 250, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building. The KEITH Team provided LEED templates, permitting, engineering plans including water and sewer, paving grading and drainage, signing and pavement marking, stormwater pollution prevention, bidding assistance, and construction observation. Landscape architecture services included tree inventory and appraisal, a tree disposition plan, landscape and irrigation plans, and landscape construction observation. The project gives residents and guests a beautiful gathering place for an array of community events.

Tom Green, PE

Director of Municipal Services

Engineer



Thomas Green, PE, brings 21 years of experience as a civil engineer, senior project manager, and capital improvement program manager. He has served both public and private clients as a trusted consultant and advisor. As Project Manager, Lead Engineer, and team leader, Tom has successfully delivered multi-million-dollar projects across South Florida and the Caribbean. His expertise spans municipal coordination and the technical execution of complex developments, ensuring projects stay on scope, schedule, and budget. Tom is proficient in technologies such as AutoCAD, Land Desktop, ICPR, Microsoft Project, and ProLog construction management software.

RELEVANT PROJECT EXPERIENCE

Project O2, Oakland Park, FL: Technical Advisor.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

Isle Casino Parking Garage, Pompano Beach, FL: Technical Advisor.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/ landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/ planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

CONTACT

tgreen@keithteam.com

YEARS OF EXPERIENCE

22 years

EDUCATION

B.S. in Civil Engineering,
University of Florida

PROFESSIONAL REGISTRATIONS

Professional Engineer, 67558, FL, 2008



Tom Green, PE

Director of Municipal Services

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

15 SE 15th Temp Parking, Fort Lauderdale, FL: QA/QC & Technical Advisor.

KEITH assisted the Client in the development of a KEITH Campus project including a temporary parking lot at 15 SE 15th Street. KEITH provided services to the Client including civil engineering, planning, survey, and construction program management. Coordination, submittals and permitting were required through Broward County Resilient Environmental Department and the City of Fort Lauderdale.

1418 & 1424 S Andrews Avenue – Phase 5, Fort Lauderdale, FL: Task Manager.

KEITH assisted the Client with a KEITH Campus project that included the clearing of the two existing lots and the development of a temporary gravel parking lot. KEITH provided services to the Client including civil engineering, survey, and construction administration. The KEITH Team assisted the Client with boundary and topographic survey, paving, grading, and drainage plans, pavement marking and signing, erosion control plans, demolition plans, engineering permitting, construction observation, as-builts review, and final inspections and certifications. The finished project delivered safe, functional, and sustainable space for multiple uses by the hospital and its employees.

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Task Manager.

KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection

services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/ engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

DC Alexander Park, Fort Lauderdale, FL: Technical Advisor.

KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Sarah Landucci, LIAF, ISA

Arborist

Engineer



Sarah Landucci, born and raised in South Florida, understands the flora and fauna, challenges, and nuances of the regional landscape. Sarah has a wide range of experience with landscape design, from working in botanical gardens to public parks and private sector projects. She has worked as a Landscape Designer and Project Manager at KEITH for more than ten years and been involved with projects from start to finish—from conceptual planning to design development and following through to construction. She has a passion for connecting people to the natural environment

RELEVANT PROJECT EXPERIENCE

15 SE 15th Temp Parking Fort Lauderdale, FL: Arborist.

KEITH assisted the Client in the development of a KEITH Campus project including a temporary parking lot at 15 SE 15th Street. KEITH provided services to the Client including civil engineering, planning, survey, and construction program management. Coordination, submittals and permitting were required through Broward County Resilient Environmental Department and the City of Fort Lauderdale.

FLL BSO/BCAD Parking Improvements, Fort Lauderdale, FL: Arborist.

A study noted there was a need for freeing up curbside drop-off space fronting the terminals. BSO typically staged their vehicles curbside and BCAD Security staff also utilized curbside space as they needed to. To alleviate the need for curbside space it was decided to provide 16 new restricted parking spaces adjacent to the garage side of Terminal Drive for BSO and BCAD staff parking. Following the conceptual lay-out design of these spaces the project was delayed when BSO expressed reluctance to utilizing these spaces. When the project was resumed, it was decided to include new walkways connecting the parking spaces to the terminal crosswalks. Replacement trench drainpipe included additional drainage catch basin structures at the request of BCAD Maintenance staff to provide better clean-out access of that drainage system. Additional irrigation and sodding was also added to this project along the North and portion of the West side of the Palm Garage.

Pompano Beach Pier Parking Garage, Pompano Beach, FL: Arborist.

The Pompano Beach Pier Parking Garage is located at the SE corner of North Ocean Blvd. (SR-A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community. As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for planning, survey, utility coordination/ investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

CONTACT

slanducci@keithteam.com

YEARS OF EXPERIENCE

10 years

EDUCATION

B.S. in Environmental Studies, University of Central Florida

PROFESSIONAL REGISTRATIONS

ISA Certified Arborist FL-10034A



Sarah Landucci, LIAF, ISA

Arborist

Engineer

RELEVANT PROJECT EXPERIENCE CONTINUED

Project O2, Oakland Park, FL: Arborist.

KEITH is assisting the Client in developing a KEITH Life mixed-use project including a 10-story residential building including 165 units with a floor above for amenity space, a 5-story parking garage, and more than 32,000-SF of retail space. KEITH provides services to the Client including civil engineering, planning, survey/SUE, utility coordination, and construction program management. The KEITH Team is assisting the Client in boundary and topographic, ALTA/NSPS, elevation certificates, and legal descriptions for easements and utility improvements, horizontal designation and utility mapping, revised site plan preparation, processing, and utility and bus shelter easement dedications, FDOT pre-application meetings and construction documentation including paving, grading, and drainage plans, pavement marking and signing plans, water distribution and sanitary sewer plans, and erosion control plans, construction observation including shop drawings, periodic site visits, as-built reviews, and inspections through final certification. The completed project will provide additional accommodation for both business and residential needs within the community.

Isle Casino Parking Garage, Pompano Beach, FL: Arborist.

KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site

character/landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.

LMC Parking Facilities SW Retention Area, Fort Lauderdale, FL: Arborist.

The Lauderdale Marine Center (LMC) trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project was to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH served as the consultant managing a trans-disciplinary team providing planning, survey, civil engineering, and landscape architecture services. In-house services included planning, landscape architecture, civil engineering, survey, and transportation engineering.

FLL - Phase 1 Roadway & Garage Signage, Fort Lauderdale, FL: Arborist.

KEITH, as subconsultant, assisted the Client in the development of a KEITH Access project that includes evaluation, design, and positioning of critical signage at a Class I airport meeting County and State (FDOT) guidelines. KEITH assisted the Client with full services including civil engineering, survey/SUE, landscape architecture, and CEI. Associated plans were developed including positioning of signage and requirements in pavement marking plans. Any relocation of signage was included in the drawings. Positioning of wayfinding signage and other related design considerations relating to efficiency of airport operations and traffic movements were the priority of the Prime. The KEITH Team assisted the Client in advancing this integral project in the ongoing redevelopment of a vital transportation hub.



Similar Project Experience



PROJECT PROFILE

CLIENT NAME

City of Wildwood, FL

CLIENT CONTACT

Jason McHugh, City Manager

100 N. Main Street,
Wildwood, FL 34785

P: (352) 330-1332
F: (352) 330-1339

jmchugh@wildwood-fl.gov

PERFORMANCE PERIOD

November 2022 - Ongoing
Garage Completed
September 2024

TOTAL AMOUNT OF THE CONTRACT

\$9,200,000

CITY OF WILDWOOD

The Railyard & Parking Garage

G3 Development is working with the City of Wildwood as their development partner in revitalizing their Downtown. G3 purchased a city block from the City of Wildwood and is in the process of transforming it into an 8,000 square foot mixed-use commercial space along Main Street across from City Hall dubbed "The Railyard," in nod to the town's railroad history. In conjunction with the commercial development, in partnership with FINFROCK, we completed a 126 space parking garage (2024) to help accommodate this new development.

The vision for The Railyard is to create a new, vibrant, walkable commercial district in the heart of downtown Wildwood that includes retail and parking in a two-phase project. Capitalizing on the proximity to historic shops, City Hall, and high-traffic areas, we plan to maximize the visibility of this catalytic development as proof of what is to come in the heart of Wildwood.

ROLE OF FIRM

G3 Development: Developer
FINFROCK: Design-BUILDER

PROJECT OWNER

G3 Development

ORLANDO HEALTH®



G3 DEVELOPMENT

PROJECT PROFILE

OWNER

G3 Development

PARTICIPATING PARTNER

South Lake Hospital
1900 Don Wickham Dr.
Clermont, FL 34711
(352) 394-4071

COMPLETED

October 2018

TOTAL AMOUNT OF THE CONTRACT

\$16,030,339

ORLANDO HEALTH SOUTH LAKE HOSPITAL EMERGENCY ROOM - BLUE CEDAR

South Leesburg

Orlando Health was trying to solve a problem in the South Lake area; they wanted to provide high-quality care in the area without the very high investment of building an entire hospital. G3 Development was able to help them identify and complete a solution with the development of a Standalone Emergency Department.

G3 acted as a high-value partner, allowing the CEO, CFO, and COO to focus on continuing to operate the hospital while we handled the entire development/financing process. In addition, we provided innovative financing solutions and a transferral of risk from partner to developer by allowing these assets to be classified off of the hospital balance sheet.

PROJECT DETAILS

A full-service 24-hour emergency room staffed by board certified physicians. The emergency department contains outpatient imaging services such as CT, X-ray, Ultrasound and MRI Outpatient laboratory services Outpatient physical rehabilitation services. The facility houses physician offices primary care physicians Cardiologists, performs Neurosurgery. The facility is equipped with a Helipad for quick transfers as needed.



PROJECT PROFILE

CLIENT NAME

City of Ocoee

Development Services Department
150 N Lakeshore Drive
Ocoee, FL 34761

PERFORMANCE PERIOD

Started February 2024
Ongoing

MASTER DEVELOPER

City of Ocoee

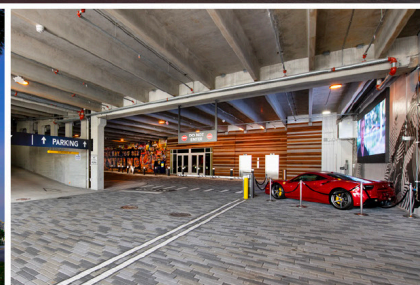
G3 Development was selected as the Master Developer for the City of Ocoee in February 2024. We have been working closely with city officials ever since to establish a plan to transform Downtown Ocoee focusing on sustainable growth, pedestrian-friendly environments, and the enhancement of Ocoee's unique character. We are using a holistic approach to integrate the principles outlined in the Downtown Master Plan, Silver Star Complete Street Study, and Plant Street Character Area Design Plan into our design and development strategies. We are working to create a seamless Downtown experience for residents and visitors, prioritizing connected spaces in all major areas with a focus on the Lakefront.

ROLE OF FIRM

Master Developer

PROJECT OWNER

G3 Development



FINFROCK®

PROJECT PROFILE

OWNER

iPic Entertainment

LOCATION

Delray Beach, FL

COMPLETED

2018

CAPACITY

326 Stalls

4 Floors

4TH & 5TH DELRAY

Parking Garage

Completed in 2018 as a complement to the dynamic and growing town of Delray Beach, 4th & 5th Delray is a recently developed 4-story mixed-use center including world-class iPic Theaters complex, 46,233 square feet of Class A office space, 9,000 square feet of vibrant retail and a 326-space parking garage. Retail and office tenants enjoy modern, accessible space in a community renowned for its nightlife, entertainment and upscale shopping.

The coastal city's once quaint downtown has transformed into a major attraction for shoppers and diners, starting on Atlantic Avenue and now branching onto side streets and nearby areas like Pineapple Grove and South of Atlantic. On this project, FINFROCK was the architect of record, engineer of record, design-build contractor, precast concrete manufacturer and parking consultant.



FINFROCK®

PROJECT PROFILE

OWNER

Caesar's Entertainment

LOCATION

Pompano Beach, FL

COMPLETED

2022

CAPACITY

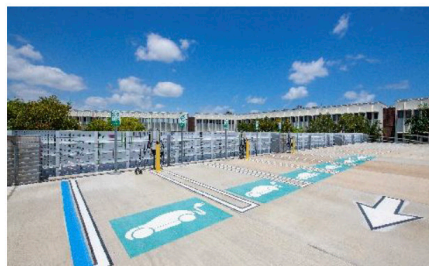
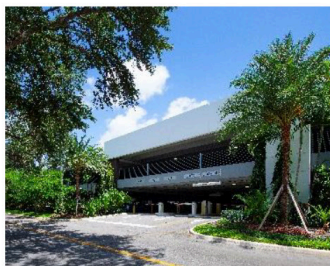
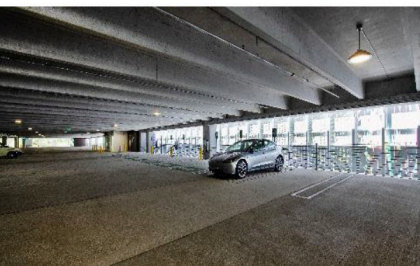
1,539 Stalls

4 Floors

HARRAH'S POMPANO BEACH Parking Garage

Supporting a newly redeveloped casino property for an internationally recognized developer, this all-precast concrete ground +plus 4-level, 1539-stall parking garage provided the complimentary solution the owner was looking for during the first phase of construction for the expansion of this 232-acre site.

For a busy casino, minimizing construction time reduces disruptions, lowers labor costs, and accelerates revenue generation. Collaborating with the client's vision for a precast solution, our teams designed an elevation scheme that complemented the rebranded property and future luxury district. To meet shading requirements, a 20,000-square-foot solar array was proposed, offering a payback period of under two years while adding long-term value. This project showcases how our precast design expertise maximizes efficiency and lifecycle benefits beyond construction. FINFROCK delivered complete design-build services by functioning as the architect and engineer of record, general contractor, and precast concrete manufacturer.



PROJECT PROFILE

OWNER

Boca Raton Innovation
Campus

LOCATION

Boca Raton, FL

COMPLETED

2023

CAPACITY

1,108 Stalls

3 Floors

BOCA RATON INNOVATION CAMPUS Parking Garage

FINFROCK successfully completed this 1,108-stall, ground-plus-two parking garage for the Boca Raton Innovation Campus. Designed to seamlessly integrate with the campus, the garage features a facade that reflects the campus's modern and innovative vibe, enhancing both functionality and aesthetics. As the design-build partner, FINFROCK served as the architect and engineer of record, general contractor, and precast concrete manufacturer, ensuring a streamlined and efficient construction process. This garage not only improves accessibility but also supports the innovation hub's growth with a durable, high-quality parking solution that blends effortlessly into the campus environment.



PROJECT PROFILE

OWNER

City of Pompano Beach

LOCATION

Pompano Beach, FL

PROJECT DURATION

2011 - 2023

REFERENCE

Fernand Thony, Bond Director

(954) 786-4683

Fernand.Thony@copbfl.com

POMPANO BEACH PIER

Parking Garage

The Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community.

As part of the design-build team led by Kaufman Lynn Construction, KEITH was responsible for a comprehensive range of services, including planning, surveying, utility coordination and investigation, civil engineering, landscape design, permitting, and construction inspection.

Our professional services encompassed extensive community and municipal outreach, complete topographic and boundary surveying, and thorough investigation of all public and private utilities within and adjacent to the project limits. We provided full civil design to ensure adequate water, fire protection, and sanitary sewer service, along with stormwater management and site grading that complied with recently updated federal, state, and local regulations.

Additionally, KEITH delivered complete landscape and irrigation design, secured permits through all relevant jurisdictional agencies, and provided construction inspection and certification services to support successful project delivery.

CAM #26-0072

Exhibit 1

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PROJECT PROFILE

OWNER

Stiles Construction Company

LOCATION

Fort Lauderdale, FL

PROJECT DURATION

2019 - 2021

REFERENCE

Ian Schwartz, VP of
Operations

(954) 627-9229

ian.schwartz@stiles.com

PORT EVERGLADES TERMINAL 2 & 4 Parking

KEITH provided surveying and mapping services for the Port Everglades Terminal 2 and Terminal 4 Parking Garage Improvements project, serving as a subconsultant to Stiles. This project supported critical infrastructure upgrades at one of the busiest cruise ports in the country.

KEITH's responsibilities included the coordination and execution of construction layout for all proposed above-ground and below-ground improvements. These services ensured accurate placement and integration of structural and utility components throughout the site.

By delivering precise geospatial data and layout support, KEITH contributed to the successful delivery of enhanced parking facilities that improve access, efficiency, and the overall experience for cruise passengers and port operations.



PROJECT PROFILE

OWNER

Brickbox Property
Development

LOCATION

Oakland Park, FL

PROJECT DURATION

2022 - Ongoing

REFERENCE

Shrief Mandour, Director of
Construction & Development

(954) 852-9664

shrief@newrockre.com

PROJECT 02

Oakland Park, FL

KEITH is assisting the Client in the development of a KEITH Life mixed-use project, which includes a 10-story residential building with 165 units, an amenity floor, a 5-story parking garage, and over 32,000 square feet of retail space.

KEITH is providing a full suite of services, including civil engineering, planning, surveying and subsurface utility engineering (SUE), utility coordination, and construction program management. The KEITH Team is supporting the Client with boundary and topographic surveys, ALTA/NSPS surveys, elevation certificates, and legal descriptions for easements and utility improvements.

Additional services include horizontal utility designation and mapping, revised site plan preparation and processing, and dedication of utility and bus shelter easements. KEITH is also facilitating FDOT pre-application meetings and preparing construction documentation, including paving, grading, and drainage plans; pavement marking and signage plans; water distribution and sanitary sewer plans; and erosion control plans.

Throughout construction, KEITH provides observation services, including shop drawing reviews, periodic site visits, as-built reviews, and inspections through final certification.

Once completed, this project will enhance the community by offering new residential and commercial opportunities that support both business and lifestyle needs.



PROJECT PROFILE

OWNER

The Cordish Companies

LOCATION

Pompano Beach, FL

PROJECT DURATION

2019- 2022

REFERENCE

Corey Long, Project Exec.

(410) 752-5444

clong@cordish.com

THE POMP Parking Garage

KEITH is assisting the Client in the development of a KEITH Life mixed-use project, which includes a 10-story residential building with 165 units, an amenity floor, a 5-story parking garage, and over 32,000 square feet of retail space.

KEITH is providing a full suite of services, including civil engineering, planning, surveying and subsurface utility engineering (SUE), utility coordination, and construction program management. The KEITH Team is supporting the Client with boundary and topographic surveys, ALTA/NSPS surveys, elevation certificates, and legal descriptions for easements and utility improvements.

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310 N. Baker Street
Mount Dora, FL 32757

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