

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 17, 2022**

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
TUESDAY, MAY 17, 2022 AT 11:00 A.M.
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638**

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Ryan Motko Thomas Spence
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **11:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

May 17, 2022
Board of Supervisors
Two Rivers North Community Development District

Dear Board Members:

The Regular Meeting of the Two Rivers North Community Development District will be held on **May 17, 2022 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

4. BUSINESS ITEMS

- A. Consideration of Resolution 2022-35; Approving Proposed FY 2023 Budget & Setting Public Hearing.....Tab 01
 - i. FY 2023 Proposed Operating Budget.....*Under Separate Cover*
- B. Announcement of Qualified Electors.....Tab 02
- C. Discussion on District Engineering Services.....Tab 03
- D. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Special Organizational Meeting Minutes December 17, 2021.....Tab 04
- B. Consideration of Landowners Election Meeting Minutes January 18, 2022.....Tab 05
- C. Consideration of Public Hearing & Regular Meeting January 18, 2022.....Tab 06
- D. Consideration of Public Hearing & Regular Meeting February 15, 2022.....Tab 07
- E. Consideration of Regular Board of Supervisors Meeting March 15, 2022.....Tab 08
- F. Consideration of Operations and Maintenance Expenditures March 2022.....Tab 09
- G. Review of Financial Statements for Month Ending March 31, 2022.....Tab 10

6. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

7. BOARD MEMBERS COMMENTS

8. PUBLIC COMMENTS

9. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



RESOLUTION 2022-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 16, 2022
HOUR: 11:00 a.m.
LOCATION: Marriott Springhill Suites
16615 Crosspointe Run
Land O’Lakes, Florida 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

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

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

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

PASSED AND ADOPTED ON MAY 17, 2022.

Attest:

**Two Rivers North Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 19, 2022

Brian Lamb, District Manager
Meritus Corp
2005 Pan Am Circle Suite 300
Tampa FL 33607

Received
APR 22 2022

Dear Brian Lamb:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.



- Two Rivers North Community Development District 0
- Two Rivers West Community Development District 0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

May 3, 2022

District Manager
The Two Rivers North Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607



**Re: The Two Rivers North Community Development District –
Professional Engineering Services – continuing contract**

Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest to enter a partnership with The Two Rivers North Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. Eight copies of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) had provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni is the District Manager.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with less financial and management resources.

If you wish to discuss our abilities further, we would welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

**Brad Foran, PE
Lighthouse Engineering, Inc.**

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

The Two Rivers North Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE
May 2, 2022

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Brad Foran, P.E., President

5. NAME OF FIRM
Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER
727.726.7856

7. FAX NUMBER
727.683.9848

8. E-MAIL ADDRESS
bforan@lighthouseenginc.com

C. PROPOSED TEAM

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

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Lighthouse Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

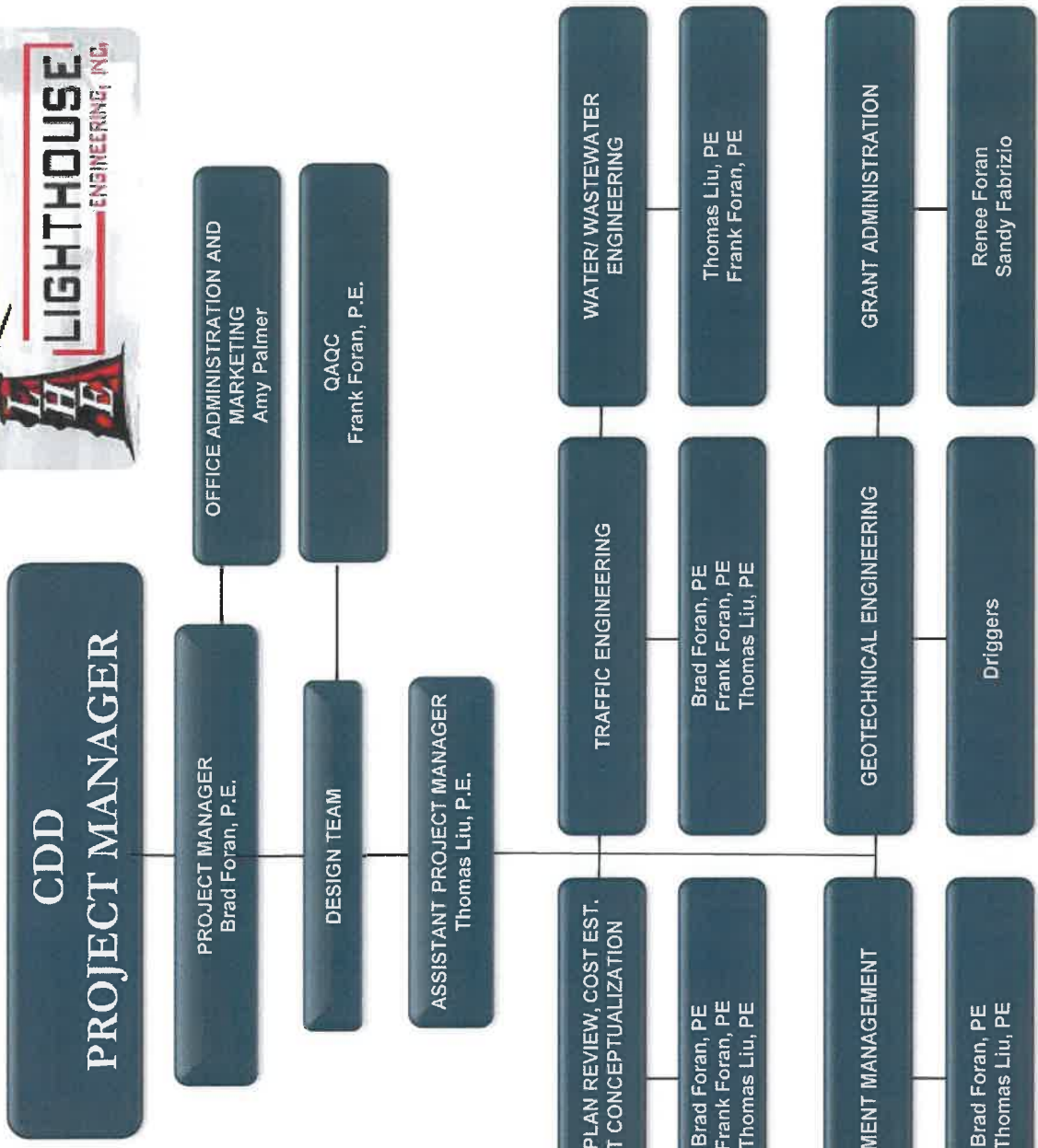
D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] *(Attached)*

ORGANIZATIONAL CHART



X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 1998, #52634	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a. Meadow Pointe II CDD – Wesley Chapel, Florida	2021	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm EOR for the gen. engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all the existing facilities that include the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and upgraded the existing infrastructure and produced monies for future expansion of the community facilities. As the GEC for the CDD, he was responsible to the CDD for all its engineering needs.		
b. City of Clearwater – Bayshore Blvd. multi-use path	2016	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager for the design of a new 10-foot-wide multi use path on the east side of Bayshore Blvd. Beginning at the Ream Wilson Trail Crossing and continuing to Bayshore Blvd's Tee into SR 60. This new trail will be the final link between Pinellas and Hillsborough County. The Bayshore Trail will interconnect the Friendship Trail and the Pinellas Trail that extends throughout Pinellas County. Extensive permits were required with a full Southwest Florida Water Management District (SWFWMD) ERP and US Army Core of Engineering Nationwide #14 permits.		
c. City of Tampa – Hawthorne Road from MacDill to Bayshore Blvd. Improvements	2021	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the design services for the Hawthorne Rd between Bayshore Blvd. and MacDill Ave. improvements. Project included saving the existing Oak trees, eliminating ponding on roadways, reprofiling of Hawthorne Road, removal of portions of the curb, and placement of curb inlets.		
d. City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements	2015	2019
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for intersection redesign to improve the ADA access and operational maneuvering of this three-way intersection. Coordinated with the public and have assisted with the City for the Howard Ave corridor. (\$110,000)		
e. I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	2019-2021	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38 th Ave. N. and 54 th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc., Safety Harbor, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E./1994/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 2000, #58258	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices	[X] Check if project performed with current firm	
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits	[X] Check if project performed with current firm	
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	2013	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	[X] Check if project performed with current firm	
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	[X] Check if project performed with current firm	
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	[X] Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">a. TOTAL 48</td> <td style="width:50%; text-align: center;">b. WITH CURRENT FIRM 16</td> </tr> </table>		a. TOTAL 48	b. WITH CURRENT FIRM 16
a. TOTAL 48	b. WITH CURRENT FIRM 16				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, #11635			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.		
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.		
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	2013	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.		
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.		
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1 THEA Project P-02113
21. TITLE AND LOCATION <i>(City and State)</i> Tampa Hillsborough Expressway Authority, Selmon Greenway Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Tampa Hillsborough Expressway Authority THEA	b. POINT OF CONTACT NAME Bob Frey	c. POINT OF CONTACT TELEPHONE NUMBER 813-276-2466
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope for the Tampa-Hillsborough County Expressway Authority (THEA) was the design/build project entitled "Design/Build - Selmon Greenway Project Phase I" for the design, permitting, construction and performing all other services necessary for a 15' wide (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 19th Street. Project site is in Tampa, Hillsborough County, Florida.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3 Contract # E7R25
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line Citrus County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(if applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations. Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Lighthouse Engineering, Inc.	Safety Harbor, FL	Consultant
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4 21717
21. TITLE AND LOCATION <i>(City and State)</i> US 41 / SR 45/ S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(if applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office. Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Prime Consultant
b. (1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Signing and pavement markings
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> I-275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were graded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – SR 39 from County Line to Bay Ave. Pasco County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa – Himes and Azeele Signal Improvements Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
		CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Vik Bhide	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-3101
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the "bump" both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8 Contract #14-D-560
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Palm Ave Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.
 Project Cost was \$100,000.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

- | | |
|-----------------|----------------|
| 1. Charlesworth | 7. Long leaf |
| 2. Colehaven | 8. Manor Isle |
| 3. Covina Key | 9. Sedgwick |
| 4. Glenham | 10. Vermillion |
| 5. Iverson | 11. Wrencrest |
| 6. Lettingwell | |

The scope included the following requirements:

1. Mobilization
2. Maintenance of traffic
3. Prevent asphalt and/or debris from entering existing inlets during construction
4. Mill existing asphalt pavement
5. Resurface the milled roadway with asphalt
6. Pavement restriping
7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Brad Foran, P.E.	Project Manager	x	x	x	x	x	x	x	x	x	x
Frank Foran, P.E.	QA/QC Manager	x	x	x	x	x	x	x	x	x	x
Thomas Liu, P.E.	Project Engineer, Environmental Permitting	x	x	x	x	x	x	x	x	x	x

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	THEA - Selmon Greenway	6	FDOT District 7 – SR 39
2	City of Clearwater Bayshore Trail	7	City of Tampa – Himes and Azelee Signal Improvements
3	FDOT District 7 – Withlacoochee Trail	8	City of Tampa – Palm Ave Improvements
4	Pinellas County – US 41	9	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements
5	Pinellas County – I-275 Bus on Shoulder	10	Meadow Pointe II Community Development District

H. ADDITIONAL INFORMATION

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

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a **Certified Statewide SBE and Small Local Business Enterprise (SLBE)**.

Over the past 16 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting



This diversity enables our organization to offer a unified "in-house" team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. **The advantage to selecting LHE is that our engineers are diverse and multi-discipline.** As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to The Two Rivers North Community Development District. Logically, The Two Rivers North CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team that the larger corporations need to finish this project.

Even though we have a small staff, we have a combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted, and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff several professionals who have a great deal of experience in roadway design. **Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azele Signal upgrades, Palm Ave Improvements, and Intersection Improvement Project for Fowler Avenue and 50th Street.** In addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD).

In the past 16 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

Accelerated Schedules Resulting from Permitting Expertise

Our project staff knows the pitfalls that delay permitting and how to avoid them from both a design and timing standpoint. **Because of our competence and speed in obtaining permitting from Southwest Florida Water Management District (SWFWMD) and the US Army Corps of Engineers (USACE), and proactive coordination with the various utility companies in the area, we are able to accelerate project plans and production schedules.**

Comprehensive Transportation Expertise Provided by Local Professionals

LHE has assembled a qualified team of professionals with extensive transportation engineering experience. Our combined team of multi-disciplined personnel specifically designated for this project is highly skilled in the areas of roadway and drainage design as well as utility conflict avoidance, coordination, and permitting. Including support staff, the LHE Tampa Bay area office currently has 5 full time employees. Our team has relationships and workflow processes that are established within the group to efficiently complete work and deliver quality products to the City of Tampa.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all of the necessary components of a project and routinely handle larger scale projects with high dollar values. Our Project Manager completed an FDOT project in Pinellas County within the City of Tarpon Springs whereby the City will be reborn with a downtown revitalization of new sidewalk, utilities, lighting and upgraded pedestrian features. **This project was placed on an accelerated schedule and involved more than seven local utilities.** The utility work alone took almost a year to complete and the total cost of this exceeds more than 17 million dollars. We have the business tools, necessary design team, proper computer technology and a seasoned staff who are excited at the opportunity to serve the City and the place we call home.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest in technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The **accompanying resumes in Section E** present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses a work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azeze for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. **Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the City of Tampa. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.**

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the City of Tampa. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

"We have a long-standing relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, be innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse."

**Jeff Nelson, President
Nelson Construction**

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our **Quality Control** program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms. Recent projects include the Largo Medical Office Complex, St. Catherine's Catholic Church in Largo, First Community Bank in St. Petersburg, Blake Medical Center Expansion in Bradenton, Water and Sewer line replacement work in Tarpon Springs, Water and Sewer Line Relocation in Safety Harbor and many other projects in Manatee County, Sarasota County and Lee County.

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

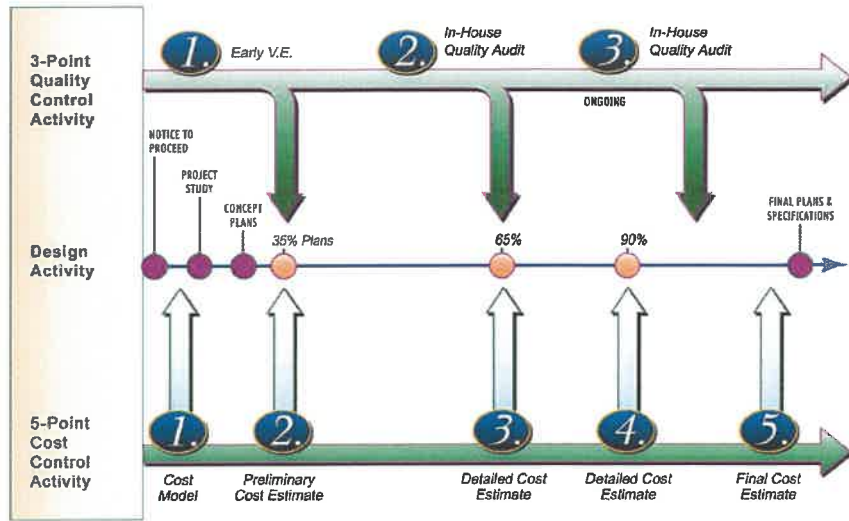
We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the **quality of service provided to a client is directly related to the potential for repeat business.**

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. **Repeat business now constitutes roughly ninety (90) percent of our business.**

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Successful Projects Result from Our Quality Assurance Program

Lighthouse Engineering believes that leadership in our industry can be achieved only through quality. Meeting quality goals at Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every time. Every team member of Lighthouse Engineering is dedicated to continuous improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be Frank Foran. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance, anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Bradley S. Foran

32. DATE

5/3/2022

33. NAME AND TITLE

Bradley S. Foran, P.E., President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)
#15/J007

PART II – GENERAL QUALIFICATIONS


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

2a. FIRM (OR BRANCH OFFICE) NAME Lighthouse Engineering, Inc.				3. YEAR ESTABLISHED 2006	4. DUNS NUMBER 01-249-5373
2b. STREET 701 Enterprise Road East, Suite 410				5. OWNERSHIP	
2c. CITY Safety Harbor			2d. STATE FL	2e. ZIP CODE 34695	
6a. POINT OF CONTACT NAME AND TITLE Bradley S. Foran, P.E., President				a. TYPE Corporation	
6b. TELEPHONE NUMBER 727-726-7856			6c. E-MAIL ADDRESS bforan@lighthouseenginc.com		
8a. FORMER FIRM NAME(S) (If any)				8b. YR. ESTABLISHED	8c. DUNS NUMBER
6b. NAME OF FIRM (If block 2a is a branch office)					

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	2		T03	Traffic & Transportation Engineering	1
08	CADD Technician	1		D04	Design-Build - Preparation of Requests for Proposals	1
12	Civil Engineer	3		W03	Water Supply; Treatment and Distribution	1
				S04	Sewage Collection, Treatment and Disposal	1
Total		6	6			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million		
b. Non-Federal Work	3	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million		
c. Total Work	3	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

12. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE 	B. DATE May 3, 2022
c. NAME AND TITLE Bradley S. Foran, P.E., President	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Florida Coastal Insurance Agency 1234 Court Street Ste B Clearwater, FL 33756	CONTACT NAME: Richard Ficca PHONE (A/C, No, Ext): (727) 569-6000 E-MAIL ADDRESS: rficca@gmail.com	FAX (A/C, No): (727) 490-0356
	INSURER(S) AFFORDING COVERAGE	
INSURED Lighthouse Engineering, Inc 701 Enterprise Rd E #410 Safety Harbor FL 34695	INSURER A : First Community Insurance Company	
	INSURER B : First Community Insurance Company	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		09 0004998745 8 07	04/09/2021	04/09/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included in Gen A GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		09 0004998745 8 07	04/09/2021	04/09/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Building (Coverage A) Special \$145,656 LIMIT OF INSURANCE
Business Personal Property (Coverage B) Special \$10,000 LIMIT OF INSURANCE
Business Income and Extra Expense Special \$36,414 LIMIT OF INSURANCE

CERTIFICATE HOLDER For Informational Purposes Only For a company specific certificate please contact Florida Coastal Insurance Agency at 727-569-6000 or Fax 727-490-0356	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ADDITIONAL REMARKS SCHEDULE

AGENCY Florida Coastal Insurance Agency		NAMED INSURED Lighthouse Engineering, Inc	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance**

Hired & Non Owned Auto included in Bankers BOP Policy



From: Pinellas County Economic Development, Small Business Enterprise Program
April 27, 2022
Subject: Pinellas County Small Business Enterprise Program Renewal Application Approved

Dear Bradley Foran, P.E.:

Congratulations! Your [Renewal]application for designation as a Small Business Enterprise in the SBE Program is approved. The approval is contingent upon your firm successfully completing the eligibility listed below. We have designated Lighthouse Engineering, Inc. DBA LHE as eligible to [continue to] participate in the SBE program, and sheltered market program with an effective date of 4/8/2022. This certificate is specific to Pinellas County and covers only the company that is listed in this letter, not any other company with which you may be associated. Your firm will appear on the list of approved registered vendors.

As part of our SBE program, **we do require you to register your business** in our SBDC system as well. This registration will make it easier to sign up for classes and any time you need one-on-one free counseling for questions with procuring contracts with Government (County or Federal). Please visit our website, at <https://www.pced.org/page/Consulting>, to register and learn more or call 727-453-7200 for your consultation. During the registration process it will ask for nature of "counseling requested", select from any of the boxes you wish and then scroll down to the bottom and in the additional area please indicate "*Pinellas County SBE*" in the text box.

No additional eligibility. You are successfully registered. We encourage your firm to view our list of workshops to assist your business with getting the most out of working with Pinellas County. Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more. These workshops are not mandatory, however, recommended.

Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more or call 727-453-7200 for your consultation.

Form Name: Pinellas County Small Business Enterprise Program Renewal Application
Business: Lighthouse Engineering, Inc. DBA LHE
Contact: Bradley Foran, P.E.
Submission Date: 4/8/2022
Review Date: 4/12/2022
Expiration Date: 4/11/2025

Your approved Pinellas County Small Business Enterprise Program Renewal Application will expire 4/11/2025. If there are changes to your business, please contact staff to ensure the most accurate representation of your business. This includes changes to your company contacts, products, or services.

Thank you for your continued interest in participating with Pinellas County and the SBE Program. If you have any additional questions please email us at Businesshelp@pinellascounty.org or call 727-453-7200.

**PINELLAS COUNTY
SMALL BUSINESS ENTERPRISE
PROGRAM**

THIS CERTIFICATE IS AWARDED TO

**Lighthouse Engineering, Inc. DBA
LHE**

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Construction
Professional, Scientific, and Technical Services
Certification Expires:
4/11/2025

Approved:

4/12/2022



SIGNED, *Corey McCaster*





Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from January 15, 2021 to January 15, 2023

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/22

Valid from March 2, 2022 - March 2, 2024

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in blue ink, appearing to read "Theresa Kempa".

Theresa Kempa
Minority and Disadvantaged Business Manager
Economic Development Department



PORT TAMPA BAY™

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

**Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services**

Valid from 04/25/2022 to 04/24/2023

Danna L. Casey

SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2023



The City of St. Petersburg Small Business Enterprise Certification

This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE

SBE Certification Number: 124586

This certificate is applicable in

Engineering - Civil, Construction-Related Services, The City of St. Petersburg

Certified: April 4, 2022

Expires: March 2, 2024

Stephanie Swinson, Esq.
Contracts Compliance Manager
727-893-4109
Stephanie.Swinson@stpete.org

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-C, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

December 17, 2021 Minutes of Special Organizational Meeting

Minutes of the Special Organizational Meeting

The Special Organizational Meeting of the Board of Supervisors for the Two Rivers North Community Development District was held on **Friday, December 17, 2021 at 2:00 p.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638.

1. CALL TO ORDER

Brian Lamb called the Special Organizational Meeting of the Board of Supervisors of the Two Rivers North Community Development District to order on **Friday, December 17, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Supervisor
Steve Luce	Supervisor
Ryan Motko	Supervisor
Thomas Spence	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Jennifer Taylor	Bond Counsel, Gray Robinson	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb stated for the record that he had the signed and notarized Oaths of Office from Nick Dister, Steve Luce, Ryan Motko, and Thomas Spence.

4. SEAT NEW BOARD MEMBERS

A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities

Mr. Lamb went over that the Board members are well-versed in Sunshine Laws, the Code of Ethics, and supervisor responsibilities. If they have any questions, they will contact Counsel.

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5. APPOINTMENT OF OFFICERS – Resolution 2021-01

- A. Chairman**
- B. Vice Chairman**
- C. Secretary**
- D. Treasurer**
- E. Assistant Secretaries**

The Board discussed the officer positions. Supervisor Dister will be the Chair, and Supervisor Motko will be the Vice-Chair. Brian Lamb with Meritus will be the Secretary, and Eric Davidson with Meritus will be the Treasurer. The rest of the Board will be Assistant Secretaries, and Brian Howell with Meritus will be an additional Assistant Secretary.

MOTION TO:	Approve Resolution 2021-01 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. APPOINTMENT OF CONSULTANTS

A. Consider Appointment of District Manager/Assessment Consultant– Resolution 2021-02

Meritus will be the District Manager/Assessment Consultant.

B. Designation of Registered Agent/Office – Resolution 2021-03

Brian Lamb/Meritus will be the Registered Agent/Office.

C. Consider Appointment of District General Counsel – Resolution 2021-04

Straley Robin Vericker will be District Counsel.

D. Consider Appointment of Interim District Engineer – By Motion
i. Authorize RFQ for District Engineer

Stantec will be the Interim Engineer. The Board authorized an RFQ for District Engineer.

E. Consider Appointment of Bond Counsel – Gray Robinson

Gray Robinson will be Bond Counsel.

94 **F. Consider Appointment of Investment Banker – FMS Bonds**

95
96 FMS Bonds will be the Investment Banker.

97
98 **G. Consider Appointment of Trustee – US Bank**

99
100 US Bank will be the Trustee.

102	MOTION TO:	Approve Items 6A-G.
103	MADE BY:	Supervisor Motko
104	SECONDED BY:	Supervisor Dister
105	DISCUSSION:	None further
106	RESULT:	Called to Vote: Motion PASSED
107		4/0 - Motion Passed Unanimously

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110 **7. BUSINESS MATTERS**

- 111 **A. Consider Authorizing Notice of Establishment – Resolution 2021-05**
112 **B. Consider Policy of Compensation for Board Members – Resolution 2021-06**
113 **C. Consider Policy of Reimbursement of District Travel Expenses – Resolution**
114 **2021-07**
115 **D. Consider Designation of Primary Administrative Officer and Local Records**
116 **Office – Resolution 2021-08**
117 **E. Consider District Records Retention Schedule – Resolution 2021-09**
118 **F. Consider Fiscal Year 2022 Regular Meeting Schedule and Location – Resolution**
119 **2021-10**
120 **G. Consider Landowners’ Meeting Date, Time, and Location – Resolution 2021-11**
121 **H. Consider Proposed FY 2022 Annual Budget & Set Public Hearing – Resolution**
122 **2021-12**
123 **I. Set Public Hearing for Uniform Method of Collections – Resolution 2021-13**
124 **J. Consider Rules of Procedure & Setting Public Hearing – Resolution 2021-14**
125 **K. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution**
126 **2021-15**
127 **L. Authorization to Obtain General Liability and Public Officers Insurance – By**
128 **Motion**
129 **M. Consider Designation of a Qualified Public Depository – Resolution 2021-16**
130 **N. Authorization of Signatories – Resolution 2021-17**
131 **O. Authorization to Disburse Funds for Expenses – Resolution 2021-18**
132 **P. Consideration Adoption of Investment Policy – Resolution 2021-29**
133 **Q. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution**
134 **2021-20**
135 **R. Consider Provisions for Public Comments – Resolution 2021-21**
136 **S. Appointment of Audit Committee – By Motion**
137 **T. Consideration of ADA Website Compliance Agreement**
138

139 Mr. Lamb went over all of the Business Items with the Board. The Landowners Election will be
140 held on January 18, 2021 at 11:00 a.m. The public hearings for the budget, uniform method of
141 collections, and rules of procedure will be on February 15, 2021 at 11:00 a.m. The Board
142 appointed the Board as the Audit Committee. Supervisor Dister, Supervisor Motko, Supervisor
143 Luce, and Supervisor Spence accepted the supervisor compensation. The Board authorized
144 obtaining general liability and public officers insurance.
145

MOTION TO:	Approve Business Matters 7A-T as stated.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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154 **8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS**
155 **A. Consideration of Master Report of Engineer**
156

157 Mr. Lamb went over the Master Report of the Engineer with the Board.
158

MOTION TO:	Approve the Master Report of the Engineer in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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169 **B. Consideration of BAN Report of Engineer – Bond Anticipation Note**
170

169 Mr. Lamb went over the Bond Anticipation Note Report of the Engineer with the Board.
170

MOTION TO:	Approve the Bond Anticipation Note Report of the Engineer in substantial form.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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179 **C. Consideration of Master Assessment Methodology Report**
180

181 Mr. Lamb went over the Master Assessment Methodology with the Board. He noted that there is
182 a revision to include that there is a second owner, and the notice of assessments has been
183 reflected to update this change as well.
184

185	MOTION TO:	Approve the Master Assessment Methodology Report
186		in substantial form, subject to changes from Bond
187		Counsel or other members of the finance team.
188	MADE BY:	Supervisor Motko
189	SECONDED BY:	Supervisor Luce
190	DISCUSSION:	None further
191	RESULT:	Called to Vote: Motion PASSED
192		4/0 - Motion Passed Unanimously

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194 **D. Consideration of Bond Anticipation Note Supplemental Assessment**
195 **Methodology Report**
196

197 Mr. Lamb went over the Bond Anticipation Note Supplemental Assessment Methodology Report
198 with the Board.
199

200	MOTION TO:	Approve the Bond Anticipation Note Supplemental
201		Assessment Methodology Report.
202	MADE BY:	Supervisor Spence
203	SECONDED BY:	Supervisor Luce
204	DISCUSSION:	None further
205	RESULT:	Called to Vote: Motion PASSED
206		4/0 - Motion Passed Unanimously

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208 **E. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution**
209 **2021-22**

210 **i. Master Trust Indenture**
211

212 Mr. Lamb went over the resolution with the Board. Ms. Taylor noted that it also authorizes and
213 directs District Counsel to proceed with the validation of the bond issuance.
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MOTION TO:	Approve Resolution 2021-22.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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F. Consider Declaring Special Assessments – Resolution 2021-23

Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2021-23.
MADE BY:	Supervisor Spence
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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G. Consideration of Delegated BAN Award – Resolution 2022-25

Ms. Taylor went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Spence
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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H. Consider Setting Public Hearing for Special Assessments – Resolution 2022-24

Mr. Lamb went over the resolution with the Board. The public hearing will be set for January 18, 2021 at 11:00 a.m. at the same location.

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MOTION TO:	Approve Resolution 2021-24.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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I. Consider Authorization of Chairman to Accept or Execute Certain Documents – Resolution 2021-26

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Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2021-26.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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J. Consider Form of Interlocal Agreement between Two Rivers North and Two Rivers West for the Funding and Construction of Certain Offsite Improvements

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Mr. Lamb went over the Interlocal Agreement with the Board.

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MOTION TO:	Approve the Interlocal Agreement in substantial form subject to final review and authorization.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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K. Other Matters Related to Financing

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9. ADMINISTRATIVE MATTERS

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A. Request for Working Capital – By Motion

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Mr. Lamb briefly discussed requesting working capital.

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10. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no further reports from staff at this time.

11. BOARD MEMBERS' COMMENTS

There were no comments from the Board.

12. PUBLIC COMMENTS

There were no public comments.

13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

320 *Please note the entire meeting is available on disc.

321

322 *These minutes were done in summary format.

323

324 *Each person who decides to appeal any decision made by the Board with respect to any matter
325 considered at the meeting is advised that person may need to ensure that a verbatim record of
326 the proceedings is made, including the testimony and evidence upon which such appeal is to be
327 based.

328

329 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
330 **noticed meeting held on _____.**

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334 _____
Signature

_____ **Signature**

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336 _____

337 **Printed Name**

Printed Name

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339 **Title:**

Title:

340 **Secretary**

Chairman

341 **Assistant Secretary**

Vice Chairman

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Recorded by Records Administrator

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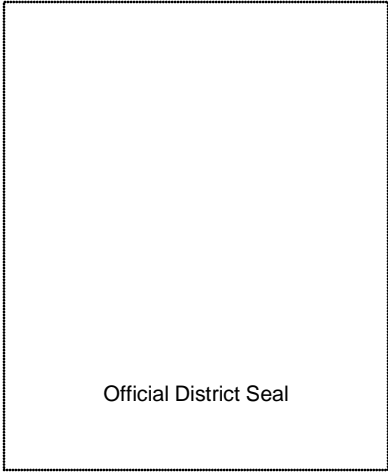
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

January 18, 2022 Minutes of the Landowner's Election

Minutes of the Landowner's Election

The Landowner's Election of the Board of Supervisors for the Two Rivers North Community Development District was held on Tuesday, January 18, 2022 at 11:00 a.m. at Spring Hill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Two Rivers North Community Development District to order on Tuesday, January 18, 2022 at 11:00 a.m.

Staff Members Present:

Brian Lamb	District Manager, Inframark
Dana Crosby-Collier	District Counsel, Straley Robin Vericker
Lynn Butler	Paralegal, Straley Robin Vericker
Nick Dister	
Jeff Hills	
Steve Luce	
Ryan Motko	
Thomas Spence	

There were no other audience members present.

2. APPOINTMENT OF MEETING CHAIRMAN

Mr. Lamb stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb announced the candidates: Nick Dister, Jeff Hills, Steve Luce, Ryan Motko, and Thomas Spence.

4. ELECTION OF SUPERVISORS

Mr. Lamb announced the results: 10 votes for Nick Dister, 10 votes for Thomas Spence, 5 votes for Jeff Hills, 5 votes for Steve Luce, and 5 votes for Ryan Motko. Nick Dister and Thomas Spence will have four-year terms. Jeff Hills, Steve Luce, and Ryan Motko will have two-year terms.

47 **5. OWNERS REQUESTS**

48
49 There were no requests.
50

51
52 **6. ADJOURNMENT**

53
54 The landowner's election was closed.
55

56
57 **These minutes were done in summary format.*

58
59 **Each person who decides to appeal any decision made by the Board with respect to any matter*
60 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
61 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

62
63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
64 **meeting held on _____.**

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66 _____
67 **Signature**

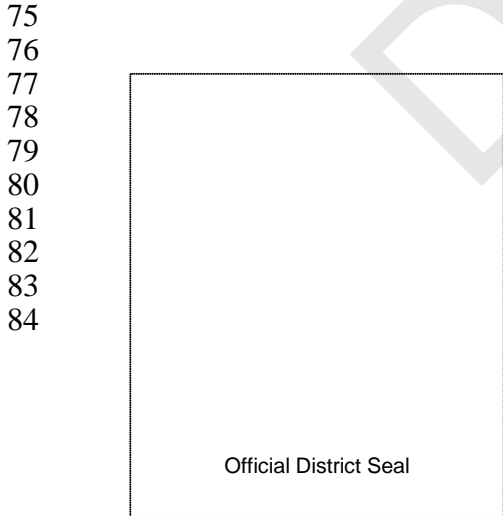
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66 _____
67 **Signature**

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70 **Printed Name**

71
72 **Title:**
73 **Secretary**
74 **Assistant Secretary**

71
72 **Title:**
73 **Chairman**
74 **Vice Chairman**



Recorded by Records Administrator

Signature

Date

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

January 18, 2022 Minutes of Public Hearing, Audit Committee & Regular Meeting

Minutes of the Public Hearing, Audit Committee & Regular Meeting

The Public Hearing, Audit Committee & Regular Meeting of the Board of Supervisors for the Two Rivers North Community Development District was held on **Tuesday, January 18, 2022 at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638.

1. CALL TO ORDER

Brian Lamb called the Public Hearing, Audit Committee & Regular Meeting of the Board of Supervisors of the Two Rivers North Community Development District to order on **Tuesday, January 18, 2022 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Supervisor
Jeff Hills	Supervisor
Steve Luce	Supervisor
Ryan Motko	Supervisor
Thomas Spence	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Dana Crosby-Collier	District Counsel, Straley Robin Vericker
Lynn Butler	Paralegal, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. OATH OF OFFICE

Mr. Lamb stated that he had the signed Oaths of Office from all of the Board members.

Nick Dister, Jeff Hills, Steve Luce, Ryan Motko, and Thomas Spence all accepted the Supervisor compensation for the meetings.

4. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Public Hearing.

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5. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS

A. Open Public Hearing on Levying Debt Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the resolution with the Board. Supervisor Spence noted that the reclaim needs to be included in the report and the District Engineer is aware.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Levying Debt Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Consideration of Resolution 2022-27; Levying Debt Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-27.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

90 **6. RECESS TO AUDIT COMMITTEE MEETING**

91
92 Mr. Lamb directed the Board to proceed to the Audit Committee meeting.
93
94

95 **7. AUDIT COMMITTEE MEETING**

96 **A. Call to Order/Roll Call**

97
98 Mr. Lamb stated that the Board members as appointed will serve as the Audit Committee.
99

100 **B. Appoint Chairman**

101 Mr. Lamb will be the Chair.
102
103

104 **C. Selection of Criteria for Evaluation of Proposals**

105
106 The Board reviewed the selection of criteria for evaluating the proposal. Mr. Lamb
107 recommended also using price as a factor. The Board agreed.
108

MOTION TO:	Move forward with the form of the ranking criteria as recommended.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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116 **D. Determine Date, Time and Location RFP Required**

117 **i. Consider Notice of Request for Proposals for Audit Services**

118 **E. Consider Sending RFP to Interested Firms**

119 **F. Determine Date of Next Committee Meeting**

120
121
122 Mr. Lamb stated they will send the RFP to interested firms and look to have them back in March.
123 The next Audit Committee meeting will be on March 15, 2022.
124
125

126 **8. RETURN AND PROCEED TO REGULAR MEETING**

127
128 Mr. Lamb directed the Board to return and proceed to the regular meeting.
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131

132 **9. VENDOR AND STAFF REPORTS**

133 **A. District Counsel**

134 **B. District Engineer**

135
136 There were no additional reports from Counsel or the Engineer.

137
138 **C. District Manager**

139
140 Mr. Lamb noted that the bond validation hearing is scheduled for March 31, 2022 at 10:00 a.m.

141
142
143 **10. BUSINESS ITEMS**

144 **A. Consideration of Resolution 2022-28; Canvassing and Certifying the Results of**
145 **the Landowners Election**

146
147 Mr. Lamb reviewed the resolution with the Board. Nick Dister received 10 votes and will have a
148 four-year term, Thomas Spence received 10 votes and will have a four-year term, Jeff Hills
149 received 5 votes and will have a two-year term, Steve Luce received 5 vote sand will have a two-
150 year term, and Ryan Motko received 5 votes and will have a two-year term.

MOTION TO:	Approve Resolution 2022-28 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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158 **B. Consideration of Resolution 2022-29; Designating Officers**

159
160
161 The Board reviewed the officer positions. Supervisor Hills will be Chair, and Supervisor Dister
162 will be Vice-Chair. Mr. Lamb will be Secretary, Eric Davidson with Inframark will be the
163 Treasurer, and the remaining Board members will be Assistant Secretaries.

MOTION TO:	Approve Resolution 2022-29 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

174 **11. SUPERVISOR REQUESTS AND COMMENTS**

175

176 There were no supervisor requests or comments.

177

178

179 **12. AUDIENCE COMMENTS**

180

181 There were no audience comments.

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183

184 **13. ADJOURNMENT**

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186

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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195 *Please note the entire meeting is available on disc.

196

197 *These minutes were done in summary format.

198

199 *Each person who decides to appeal any decision made by the Board with respect to any matter
200 considered at the meeting is advised that person may need to ensure that a verbatim record of the
201 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

202

203 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
204 **noticed meeting held on _____.**

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208 _____
Signature

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Signature

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211 **Printed Name**

211 **Printed Name**

212

213 **Title:**

213 **Title:**

214 **Secretary**

214 **Chairman**

215 **Assistant Secretary**

215 **Vice Chairman**

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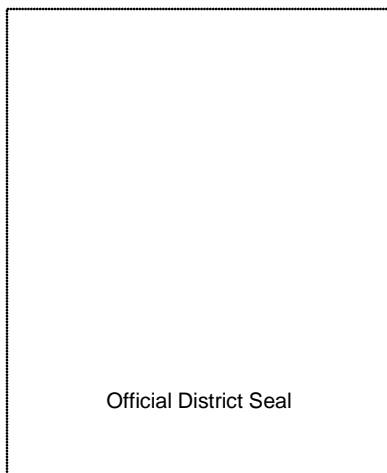
Signature

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Date



**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

February 15, 2022, Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors for the Two Rivers North Community Development District was held on **Tuesday, February 15, 2022, at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638.

1. CALL TO ORDER

Brian Lamb called the Public Hearing & Regular Meetings of the Board of Supervisors of the Two Rivers North Community Development District to order on **Tuesday, February 15, 2022, at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Supervisor
Steve Luce	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Public Hearing.

49 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**

50 **A. Open Public Hearing on Adopting Uniform Method of Collection**

51
52 MOTION TO: Open the Public Hearing.
53 MADE BY: Supervisor Luce
54 SECONDED BY: Supervisor Motko
55 DISCUSSION: None further
56 RESULT: Called to Vote: Motion PASSED
57 3/0 - Motion Passed Unanimously

58
59 **B. Staff Presentations**

60
61 Mr. Lamb went over the resolution with the Board.

62
63 **C. Public Comments**

64
65 There were no public comments.

66
67 **D. Close Public Hearing on Adopting Uniform Method of Collection**

68
69 MOTION TO: Close the Public Hearing.
70 MADE BY: Supervisor Luce
71 SECONDED BY: Supervisor Motko
72 DISCUSSION: None further
73 RESULT: Called to Vote: Motion PASSED
74 3/0 - Motion Passed Unanimously

75
76 **E. Consideration of Resolution 2022-30; Adopting Uniform Method of Collection**

77
78 The Board reviewed the resolution.

79
80 MOTION TO: Approve Resolution 2022-30.
81 MADE BY: Supervisor Luce
82 SECONDED BY: Supervisor Motko
83 DISCUSSION: None further
84 RESULT: Called to Vote: Motion PASSED
85 3/0 - Motion Passed Unanimously

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89 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

90 **A. Open Public Hearing on Adopting Uniform Rules of Procedure**

91
92 MOTION TO: Open the Public Hearing.
93 MADE BY: Supervisor Luce
94 SECONDED BY: Supervisor Motko
95 DISCUSSION: None further
96 RESULT: Called to Vote: Motion PASSED
97 3/0 - Motion Passed Unanimously

98
99 **B. Staff Presentations**

100
101 Mr. Lamb went over the resolution with the Board.

102
103 **C. Public Comments**

104
105 There were no public comments.

106
107 **D. Close Public Hearing on Adopting Uniform Rules of Procedure**

108
109 MOTION TO: Close the Public Hearing.
110 MADE BY: Supervisor Luce
111 SECONDED BY: Supervisor Motko
112 DISCUSSION: None further
113 RESULT: Called to Vote: Motion PASSED
114 3/0 - Motion Passed Unanimously

115
116 **E. Consideration of Resolution 2022-31; Adopting Uniform Rules of Procedure**

117
118 The Board reviewed the resolution.

119
120 MOTION TO: Approve Resolution 2022-31.
121 MADE BY: Supervisor Luce
122 SECONDED BY: Supervisor Motko
123 DISCUSSION: None further
124 RESULT: Called to Vote: Motion PASSED
125 3/0 - Motion Passed Unanimously

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129 **6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2022 BUDGET**

130 **A. Open Public Hearing on Adopting Final Fiscal Year 2022 Budget**

131

MOTION TO:	Open the Public Hearing on Adopting Final Fiscal Year 2022 Budget.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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140 **B. Staff Presentations**

141

142 Mr. Lamb went over the resolution with the Board.

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144 **C. Public Comments**

145

146 There were no public comments.

147

148 **D. Close Public Hearing on Adopting Final Fiscal Year 2022 Budget**

149

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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157 **E. Consideration of Resolution 2022-32; Adopting Final Fiscal Year 2022 Budget**

158

159 The Board reviewed the resolution.

160

MOTION TO:	Approve Resolution 2022-32.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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7. RETURN AND PROCEED TO REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

8. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

There were no additional reports from Counsel or the Engineer.

C. District Manager

There were no reports on behalf of the District Manager.

9. BUSINESS ITEMS

A. Consideration of Resolution 2022-33; Supplemental Assessment Resolution

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-33.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Acceptance of Warranty Deeds – Parcel A-1 & Parcel A-2

The Board reviewed the Acceptance of Warranty Deeds.

MOTION TO:	Accept the Warranty Deeds for Parcel A-1 and Parcel A-2.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

211 **C. General Matters of the District**

212
213 There were no general matters to discuss at this time.
214
215

216 **10. CONSENT AGENDA ITEMS**

- 217 **A. Consideration of Special Organizational Meeting Minutes December 17, 2021**
218 **B. Consideration of the Landowners Election Minutes January 18, 2022**
219 **C. Consideration of the Public Hearing & Regular Meeting Minutes January 18,**
220 **2022**

221
222 The Board reviewed the Consent Agenda items.
223

224	MOTION TO:	Approve the Consent Agenda A-C.
225	MADE BY:	Supervisor Luce
226	SECONDED BY:	Supervisor Dister
227	DISCUSSION:	None further
228	RESULT:	Called to Vote: Motion PASSED
229		3/0 - Motion Passed Unanimously

230
231 **11. STAFF REPORTS**

232 **A. District Counsel**

233
234 District Counsel noted as a reminder to the Board and staff regarding the upcoming validation
235 hearing on March 31st.
236

237 **B. District Manager**

238 **C. District Engineer**

239
240 There are no reports from the District Manager or the District Engineer.
241

242 **12. SUPERVISOR REQUESTS AND COMMENTS**

243
244 There were no supervisor requests or comments.
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247 **13. AUDIENCE COMMENTS**

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249 There were no audience comments.
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256 **14. ADJOURNMENT**

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258	MOTION TO:	Adjourn.
259	MADE BY:	Supervisor Luce
260	SECONDED BY:	Supervisor Motko
261	DISCUSSION:	None further
262	RESULT:	Called to Vote: Motion PASSED
263		3/0 - Motion Passed Unanimously

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265

266 **Please note the entire meeting is available on disc.*

267

268 **These minutes were done in summary format.*

269

270 **Each person who decides to appeal any decision made by the Board with respect to any matter*
271 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
272 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

273

274 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
275 **noticed meeting held on _____.**

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Signature

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Signature

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282 _____
Printed Name

282 _____
Printed Name

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284 **Title:**

284 **Title:**

285 **Secretary**

285 **Chairman**

286 **Assistant Secretary**

286 **Vice Chairman**

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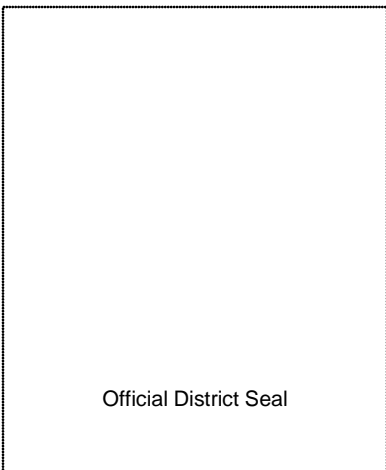
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Recorded by Records Administrator

Signature

Date

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

March 15, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meetings of the Board of Supervisors for the Two Rivers North Community Development District was held on **Tuesday, March 15, 2022, at 11:00 a.m.** at Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr., Land O'Lakes, FL 34638.

1. CALL TO ORDER

Brian Lamb called the Regular Meetings of the Board of Supervisors of the Two Rivers North Community Development District to order on **Tuesday, March 15, 2022, at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Supervisor
Steve Luce	Supervisor
Ryan Motko	Supervisor
Thomas Spence	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John M. Vericker	District Counsel, Straley Robin Vericker	<i>(via conference call)</i>
Sarah Parrow	Bond / Disclosure Counsel	<i>(via conference call)</i>

There was only (1) one members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

There were no additional reports from Counsel or the Engineer.

C. District Manager

There were no reports on behalf of the District Counsel at this time.

49 **4. BUSINESS ITEMS**

50 **A. Consideration of Supplemental Engineers Report**

51 **B. Consideration of Supplemental Assessment Methodology Report**

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District Manager Mr. Lamb reviewed the associated exhibits of the Supplemental Engineers and Methodology Report with the Board.

MOTION TO:	Approve the Supplemental Engineers and Methodology Reports.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

63

64 **C. Consideration of Resolution 2022-34; Delegation Resolution**

65

i. Second Supplemental Trust Indenture

66

ii. Bond Purchase Contract

67

iii. Preliminary Limited Offering Memorandum

68

69 Bond Counsel Ms. Parrow discussed the action items of the Resolution 2022-34 along with the
70 associated exhibits with the Board.

71

MOTION TO:	Approve the Resolution 2022-34.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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iv. Continuing Disclosure Agreement

District Manager Mr. Lamb reviewed the associated exhibits of the Continuing Disclosure Agreement with the Board.

MOTION TO:	Approve the Continuing Disclosure Agreement.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

Supervisor Luce has within thirty (30) days to fill out the form 1-F for his resignation.

The Board accepts the resignation of Supervisor Luce.

MOTION TO:	Approve the Acceptance of Board Resignation of Steve Luce.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb discussed the option with the Board to fill in the vacancy of Seat 4 for its remaining balance until November 2024. The Board accepts to appoint Kelly Evans for Seat 4 of Supervisors term until November 2024.

MOTION TO:	Approve to Appointment Kelly Evans to serve as a Board Supervisor until November 2024.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Spence
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Kelly Evans took Oath in the State of Florida to serve as a member of the Board. Per Kelly Evans, she would like a compensation of two hundred (\$200) dollars per meeting.

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5. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests or comments.

6. AUDIENCE COMMENTS

There were no audience comments.

7. ADJOURNMENT

I, District Manager Brian Lamb, declare the regular meeting to be adjourned, **MOTION by Thomas Spence, 2ND Nick Dister**, all in favor, **MOTION PASSED.**

DRAFT

150 *Please note the entire meeting is available on disc.

151

152 *These minutes were done in summary format.

153

154 *Each person who decides to appeal any decision made by the Board with respect to any matter
155 considered at the meeting is advised that person may need to ensure that a verbatim record of the
156 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

157

158 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
159 **noticed meeting held on _____.**

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163 _____
Signature

_____ **Signature**

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Printed Name

_____ **Printed Name**

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168 **Title:**

Title:

169 **Secretary**

Chairman

170 **Assistant Secretary**

Vice Chairman

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Recorded by Records Administrator

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Signature

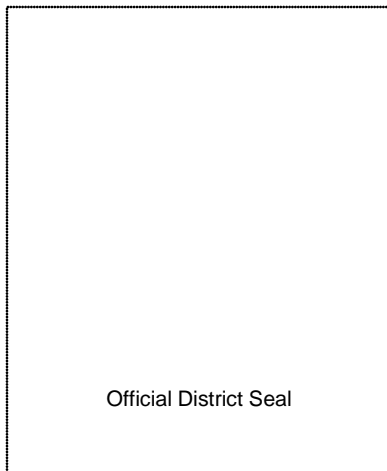
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Date



Two Rivers North CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Supervisor: Kelly Evans	KE 031522	\$ 200.00		Supervisor Fee - 03/15/2022
Supervisor: Nicholas Dister	ND 021522	200.00		Supervisor Fee - 02/15/2022
Supervisor: Nicholas Dister	ND 031522	200.00		Supervisor Fee - 03/15/2022
Supervisor: Ryan Motko	RM 021522	200.00		Supervisor Fee - 02/15/2022
Supervisor: Ryan Motko	RM 031522	200.00		Supervisor Fee - 03/15/2022
Supervisor: Steve Luce	SL 021522	200.00		Supervisor Fee - 02/15/2022
Supervisor: Steve Luce	SL 031522	200.00		Supervisor Fee - 03/15/2022
Supervisor: Thomas Spence	TS 031522	200.00		Supervisor Fee - 03/15/2022
Variable Contract Sub-Total		\$ 1,600.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
ADA Site Compliance	INV 10707	\$ 2,900.00		New Complaint and Accessible Website, Quarterly Software-based Audits - 12/29/2021
Straley Robin Vericker	20877	1,714.20		Professional Services thru 12/15/2021
Straley Robin Vericker	20971	4,356.80		Professional Services thru 01/15/2022
Straley Robin Vericker	21102	1,777.65		Professional Services thru 02/15/2022
Straley Robin Vericker	19726	1,057.00	\$ 8,905.65	Professional Services thru 04/15/2021
Tampa Bay Times	320365 010322	506.00		Advertising Services thru 01/02/2022
Tampa Bay Times	320365 010522	107.60		Advertising Services thru 01/05/2022
Tampa Bay Times	320365010522 TWN	1,555.50		Advertising Services thru 01/05/2022

**Two Rivers North CDD Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	320365 011222	227.60		Advertising Services thru 01/12/2022
Tampa Bay Times	320365 020222	232.40		Advertising Services thru 02/02/2022
Tampa Bay Times	320365 020922	510.80	\$ 3,139.90	Advertising Services thru 02/09/2022
Regular Services Sub-Total		\$ 14,945.55		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 16,545.55		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

TWO RIVERS NORTH CDD

MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

Kelly Eucens

DMS Staff Signature *Brian Lamb*

KE031522

TWO RIVERS NORTH CDD

MEETING DATE: February 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

ND 021522

TWO RIVERS NORTH CDD

MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

Kelly Eucers

DMS Staff Signature *Brian Lamb*

ND 031522

TWO RIVERS NORTH CDD

MEETING DATE: February 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

Rm021522

TWO RIVERS NORTH CDD

MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

Kelly Evers

DMS Staff Signature *Brian Lamb*

Rm 031522

TWO RIVERS NORTH CDD

MEETING DATE: February 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence		Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

DMS Staff Signature Brian Lamb

SL 021522

TWO RIVERS NORTH CDD

MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

Kelly Eucers

DMS Staff Signature *Brian Lamb*

SL 031522

TWO RIVERS NORTH CDD

MEETING DATE: March 15, 2022

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Steve Luce	✓	Accept	\$200
Jeffrey S. Hills		Accept	\$200

Kelly Evers

DMS Staff Signature *Brian Lamb*

TS 03/15/22

ADA Site Compliance

6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Billing Meritus
Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-10707	12/29/2021	\$2,900.00	01/12/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
For Two Rivers North CDD: new compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	2,900.00	2,900.00

BALANCE DUE

\$2,900.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Two Rivers North Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 03, 2022

Client: 001561

Matter: 000001

Invoice #: 20877

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

SERVICES

Date	Person	Description of Services	Hours
11/29/2021	LB	PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE ITEMS FOR ORGANIZATIONAL MEETING.	0.1
12/3/2021	LB	REVIEW BOCC AGENDA, STAFF REPORT AND BACKUP DOCUMENTATION FOR ESTABLISHMENT OF THE DISTRICT; PREPARE DRAFT NOTICE OF ESTABLISHMENT, RESOLUTION APPROVING NOTICE OF ESTABLISHMENT, RESOLUTION APPROVING PROPOSED FY 2021-2022 BUDGET, RESOLUTION SETTING PUBLIC HEARING ON RULES OF PROCEDURE, DRAFT RULES OF PROCEDURE AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING.	3.1
12/6/2021	VTS	REVIEW EASEMENT AGREEMENT FORM FROM WREC AND REVISIONS BY EPG COUNSEL, EXCHANGE CORRESPONDENCE WITH M. CAMPBELL RE: SAME.	0.7
12/6/2021	LB	WORK ON RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING.	0.8
12/8/2021	LB	REVISE RESOLUTIONS FOR ORGANIZATIONAL MEETINGS.	0.9

SERVICES

Date	Person	Description of Services	Hours	
12/9/2021	LB	PREPARE CORRESPONDENCE TO BOARD CLERK RECORDS RE COPY OF EXECUTED ORDINANCE AND LETTER FROM STATE OF FLORIDA; REVIEW CORRESPONDENCE FROM D. SCHMIDT RE PROCESSING STATUS OF SAME; REVISE VARIOUS RESOLUTIONS AND DOCUMENTS WITH CHANGE IN TIME FOR PUBLIC HEARINGS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING RESOLUTIONS AND DOCUMENTS FOR ORGANIZATIONAL MEETING; RECEIPT OF ORDINANCE FROM PASCO COUNTY; UPDATE RESOLUTIONS AND NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING REVISED DOCUMENTS AND RESOLUTIONS FOR ORGANIZATIONAL MEETING.	1.6	
12/10/2021	JMV	PREPARE AND FILE CDD NOTICE OF ESTABLISHMENT.	0.4	
12/10/2021	DCC	REVIEW AGENDA FOR UPCOMING MEETING.	0.2	
12/13/2021	LB	PREPARE CORRESPONDENCE TO J. GASKINS RE FILING THE ORDINANCE, PROVIDING THE LOCATION MAP AND REGISTERED AGENT INFORMATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY.	0.2	
12/14/2021	LB	REVISE RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.6	
12/15/2021	JMV	REVIEW COMMUNICATION FROM B. LAMB; REVIEW CONTRACT ASSIGNMENT LIST; DRAFT EMAIL TO B. LAMB.	0.3	
Total Professional Services			8.9	\$1,669.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$245.00
DCC Dana C. Collier	0.2	\$57.00
VTS Vanessa T. Steinerts	0.7	\$199.50
LB Lynn Butler	7.3	\$1,168.00

January 03, 2022
Client: 001561
Matter: 000001
Invoice #: 20877

Page: 3

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2021	Photocopies (298 @ \$0.15)	\$44.70
	Total Disbursements	\$44.70
	Total Services	\$1,669.50
	Total Disbursements	\$44.70
	Total Current Charges	\$1,714.20
	PAY THIS AMOUNT	\$1,714.20

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Two Rivers North Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 21, 2022

Client: 001561

Matter: 000001

Invoice #: 20971

Page: 1

RE: General

Handwritten: N^o 3107 5140

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours
12/16/2021	JMV	TELEPHONE CALL WITH M. CAMPBELL; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.8
12/17/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7
12/21/2021	JMV	PREPARE FOR AND ATTEND MEETING WITH B. LAMB.	0.8
12/21/2021	DCC	REVIEW BOND DOCUMENTS; ATTEND MEETING AT EISENHOWER REGARDING DEVELOPMENT.	3.0
12/21/2021	LB	PREPARE DRAFT PUBLICATION AD RE RULE DEVELOPMENT, DRAFT PUBLICATION AD RE RULE MAKING, DRAFT PUBLICATION AD RE FY 2021/2022 BUDGET AND DRAFT PUBLICATION AD RE UNIFORM METHOD OF COLLECTION.	1.3
12/22/2021	JMV	PREPARE LEGAL NOTICES.	0.5
12/22/2021	LB	FINALIZE VARIOUS PUBLICATION ADS; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING PUBLICATION ADS FOR RULES OF PROCEDURE, UNIFORM METHOD OF COLLECTION AND FY 2021/2022 BUDGET.	0.4
12/28/2021	DCC	REPLY TO CORRESPONDENCE FROM B. LAMB REGARDING STATUS OF PROJECT.	0.3
12/30/2021	DCC	FINALIZE AND TRANSMIT PROPOSED REQUEST FOR PROPOSAL PACKET TO B. LAMB, N. DISTER, T. SPENCE, M. CAMPBELL, AND J. SCHRADER.	3.0
1/3/2022	JMV	TELEPHONE CALL WITH T. STEWART RE: PROJECT MANAGEMENT PROCESS.	0.8

SERVICES

Date	Person	Description of Services	Hours	
1/3/2022	DCC	CONFER WITH T. STEWART AND B. BYWALEC REGARDING BID DOCUMENTS; REVIEW TECHNICAL SPECIFICATIONS; UPDATE BID DOCUMENTS.	1.1	
1/4/2022	DCC	COORDINATE MEETING WITH DISTRICT ENGINEER AND CLEARVIEW REGARDING BID; UPDATE BID DOCUMENT.	0.2	
1/4/2022	LB	PREPARE DRAFT INSTRUCTIONS, PROXY AND BALLOT FOR LANDOWNERS ELECTION, RESOLUTION CANVASSING AND CERTIFYING LANDOWNERS ELECTION, OATH OF OFFICERS, RESOLUTION DESIGNATING OFFICERS, RESOLUTION ADOPTING FY 2021-2022 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING RULES OF PROCEDURE AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; FINALIZE RULES OF PROCEDURE.	2.8	
1/6/2022	DCC	REVIEW DOCUMENTS FOR UPCOMING DISTRICT MEETING.	0.3	
1/7/2022	LB	FINALIZE MATERIALS FOR JANUARY 19TH BOARD MEETING AND LANDOWNER'S ELECTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
Total Professional Services			16.2	\$4,263.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	3.6	\$1,260.00
DCC Dana C. Collier	7.9	\$2,251.50
LB Lynn Butler	4.7	\$752.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/14/2021	Simplefile E-Recording- Filing Fee- eFiling	\$57.75
1/15/2022	Photocopies (237 @ \$0.15)	\$35.55
Total Disbursements		\$93.30

January 21, 2022
Client: 001561
Matter: 000001
Invoice #: 20971

Page: 3

Total Services	\$4,263.50	
Total Disbursements	\$93.30	
Total Current Charges		\$4,356.80

PAY THIS AMOUNT		\$4,356.80
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Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Two Rivers North Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

February 24, 2022

Client: 001561

Matter: 000001

Invoice #: 21102

Page: 1

Handwritten: JSK 3/10/22 51400

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours
1/17/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4
1/17/2022	DCC	REVIEW AGENDA AND PREPARE FOR UPCOMING MEETING.	0.4
1/18/2022	DCC	ATTEND MEETING.	0.3
1/19/2022	DCC	REVIEW DEEDS FOR TRANSFER OF PROPERTY; REVISE ASSIGNMENT CONTRACT AND FORWARD TO WORKING GROUP.	0.7
1/19/2022	LB	REVIEW CORRESPONDENCE FROM M. CAMPBELL RE DEEDS FOR PARCELS A-1 AND A-2; PREPARE DRAFT DEEDS RE SAME; UPLOAD AND E-RECORD DEEDS.	1.3
1/26/2022	VTS	RECEIPT AND REVIEW OF EXECUTED EASEMENT TO WREC.	0.2
1/26/2022	LB	UPLOAD AND RECORD EASEMENT BETWEEN THE DISTRICT AND WREC AND DRAINAGE EASEMENT BETWEEN THE DISTRICT AND PASCO COUNTY; FINALIZE RESOLUTION ADOPTING BUDGET, BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING RULES OF PROCEDURE, RULES OF PROCEDURE, AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME FOR FEBRUARY BOARD MEETING.	0.9
1/27/2022	LB	WORK ON ADDING EXHIBIT TO INTERLOCAL AGREEMENT; E-RECORD INTERLOCAL AGREEMENT.	0.2

SERVICES

Date	Person	Description of Services	Hours	
2/1/2022	LB	WORK ON SUPPLEMENTAL ASSESSMENT RESOLUTION AND EXHIBITS TO SAME.	0.6	
2/4/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.1	
2/14/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
2/15/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
Total Professional Services			5.8	\$1,356.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$420.00
DCC	Dana C. Collier	1.4	\$399.00
VTS	Vanessa T. Steinerts	0.2	\$57.00
LB	Lynn Butler	3.0	\$480.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/21/2022	Simplefile E-Recording- Filing Fee- e-Filing	\$278.40
1/28/2022	Simplefile E-Recording- Filing Fee- E-Filing	\$125.40
2/15/2022	Photocopies (119 @ \$0.15)	\$17.85
Total Disbursements		\$421.65

February 24, 2022
Client: 001561
Matter: 000001
Invoice #: 21102

Page: 3

Total Services	\$1,356.00	
Total Disbursements	\$421.65	
Total Current Charges		\$1,777.65

PAY THIS AMOUNT		\$1,777.65
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Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Two Rivers North Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 27, 2021

Client: 001561

Matter: 000001

Invoice #: 19726

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
2/18/2021	DCC	REVIEW AND REVISE PETITION, STATEMENT OF ESTIMATED REGULATORY COSTS, NOTICE, AND ORDINANCE; REVISE CORRESPONDENCE SUMMARIZING CHANGES.	1.1	
2/18/2021	LB	REVIEW AND REVISE PETITION TO ESTABLISH, LAYOUT OF EXHIBITS, TABLE OF CONTENTS, STATEMENT OF ESTIMATED REGULATORY COSTS, DRAFT HEARING NOTICE AND DRAFT ORDINANCE; MAKE REVISIONS TO LOCATION MAP; PREPARE CORRESPONDENCE TO M. CAMPBELL RE STATUS OF MPUD APPROVAL; REVIEW CORRESPONDENCE FROM M. CAMPBELL RE SAME; FINALIZE CORRESPONDENCE TO A. WOLFE WITH COMMENTS/REVISIONS TO PETITION PACKAGE; REVIEW AND APPROVE REVISED LOCATION MAP.	3.4	
3/12/2021	DCC	REVIEW FINAL DRAFT OF PETITION.	0.7	
			<hr/>	
			Total Professional Services	5.2 \$1,057.00

PERSON RECAP

Person		Hours	Amount
DCC	Dana C. Collier	1.8	\$513.00
LB	Lynn Butler	3.4	\$544.00

April 27, 2021
Client: 001561
Matter: 000001
Invoice #: 19726

Page: 2

Total Services	\$1,057.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,057.00

PAY THIS AMOUNT

\$1,057.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/26/21 - 01/02/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/03/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$506.00		0000201842	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/26/21	01/02/22	0000201842	Times	Legals CLS	Landowners Election	2	2x72 L	\$504.00
12/26/21	01/02/22	0000201842	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x72 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS NORTH CDD
C/O Meritus
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
12/26/21 - 01/02/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/03/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$506.00		0000201842	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

JAN 10 2022

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners Election** was published in **Tampa Bay Times: 12/26/21, 1/2/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **01/02/2022**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

**NOTICE OF LANDOWNERS' MEETING AND ELECTION
AND MEETING
OF THE BOARD OF SUPERVISORS OF THE
TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Two Rivers North Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 429.178 acres more or less, generally located east of Morris Bridge Road, west of U.S. Highway 301, south of Chancey Road, and north of S.R. 56 in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 18, 2022
TIME: 11:00 a.m.
PLACE: Spring Hill Suites by Marriott Tampa Suncoast Parkway
16615 Bexley Village Drive
Land O'Lakes, Florida 34638

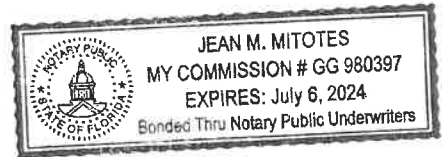
Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager
Run Date(s): December 26, 2021 & January 2, 2022 0000201842



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/ 5/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$107.60		0000202839	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202839	Times	Legals CLS	Audit Committee	1	2x45 L	\$105.60
01/05/22	01/05/22	0000202839	Tampabay.com	Legals CLS	Audit Committee AffidavitMaterial	1	2x45 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/ 5/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$107.60		0000202839	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

TWO RIVERS NORTH CDD
 C/O Meritus
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Received
 JAN 10 2022

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/ 5/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$1,555.50		0000201850	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000201850	Times	Legals CLS	Debt Assessments	1	4x15.25 IN	\$1,555.50
01/05/22	01/05/22	0000201850	Tampabay.com	Legals CLS	Debt Assessments	1	4x15.25 IN	\$0.00

2 of 2

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Tampa Bay Times

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01/05/2022	Deirdre Almeida	320365	
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Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice in the matter RE: Debt Assessments** was published in **Tampa Bay Times: 12/29/21, 1/ 5/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **.01/05/2022**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Two Rivers North Community Development District

The Board of Supervisors ("Board") of the Two Rivers North Community Development District ("District") will hold a regular meeting and public hearing on January 18, 2022, at 11:00 a.m., at the Spring Hill Suites by Marriott Tampa Suncoast Parkway, 16615 Bexley Village Drive, Land O'Lakes, Florida 34638.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Special Assessment Methodology Report dated December 17, 2021. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated December 17, 2021. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$74,880,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL	
TOTAL ASSESSMENT	\$74,880,000.00
ANNUAL ASSESSMENT	\$4,994,000.00 (30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-	438.276
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRES	\$174,474.00
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRES	\$11,968.00 (30 Installments)
PER PARCEL ASSESSMENTS	
	Total Annual
Landowner Name, Legal Description or Address	Class Exempted Assessable Acres PAR Date Annual
EPG Two Rivers North, LLC In Re: Bexley, Legal Description 1655 Suncoast Ave, Suite 200 Tampa, FL 33609	438.276 \$74,880,000.00 \$4,994,000.00
Totals	438.276 \$74,880,000.00 \$4,994,000.00

Notation: Assessments shown are net of collection costs.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

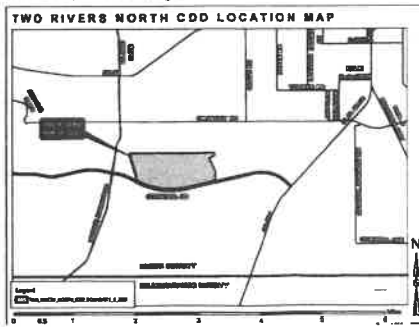
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2022-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND

WHEREAS, the Board of Supervisors (the "Board") of the Two Rivers North Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated December 17, 2021 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated December 17, 2021, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$51,465,713 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$74,880,000 of the expenses, which includes the Estimated Cost plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on December 17, 2021.

Attest: **Two Rivers North Community Development District**
 Brian Lamb Secretary Nicholas Dister Chair of the Board of Supervisors

Tampa Bay Times

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Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/12/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
01/12/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$227.60		0000202803	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/12/22	01/12/22	0000202803	Times	Legals CLS	Rulemaking	1	2x95 L	\$225.60
01/12/22	01/12/22	0000202803	Tampabay.com	Legals CLS	Rulemaking AffidavitMaterial	1	2x95 L	\$0.00 \$2.00

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Billing Date	Sales Rep	Customer Account	
01/12/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$227.60		0000202803	

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TWO RIVERS NORTH CDD
 C/O Meritus
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 TAMPA, FL 33607

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/26/22 - 02/02/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
02/02/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$232.40		0000202779	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/26/22	02/02/22	0000202779	Times	Legals CLS	PH for FY 2022 Budget	2	2x49 L	\$230.40
01/26/22	02/02/22	0000202779	Tampabay.com	Legals CLS	PH for FY 2022 Budget AffidavitMaterial	2	2x49 L	\$0.00 \$2.00

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01/26/22 - 02/02/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
02/02/2022	Deirdre Almeida	320365	
Total Amount Due		Ad Number	
\$232.40		0000202779	

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Tampa Bay Times

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/19/22 - 02/09/22		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2022	Jean Mitotes	320365	
Total Amount Due		Ad Number	
\$510.80		0000202808	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/19/22	02/09/22	0000202808	Times	Legals CLS	PH for UMC	4	2x54 L	\$508.80
01/19/22	02/09/22	0000202808	Tampabay.com	Legals CLS	PH for UMC AffidavitMaterial	4	2x54 L	\$0.00 \$2.00

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Total Amount Due		Ad Number	
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TWO RIVERS NORTH CDD
 C/O Meritus
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Two Rivers North CDD
 Balance Sheet
 As of 3/31/2022
 (In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	14,954	14,954
Other	0	6,391,464
Total Assets	14,954	6,406,418
Liabilities		
Accounts Payable	26,675	26,675
Total Liabilities	26,675	26,675
Fund Equity & Ither Credits		
Contributions & Donations From Private Sources	15,000	15,000
Financial & Administrative	(6,544)	(90,544)
Legal Counsel	(18,577)	(18,577)
Total Fund Equity & Ither Credits	(10,121)	(94,121)

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts - Off Tax Roll	475,667	0	(475,667)	(100)%
Contributions & Donations From Private Sources				
Developer Fundings	0	15,000	15,000	0 %
Total Revenues	475,667	15,000	(460,667)	(97)%
Expenditures				
Legislative				
Supervisor Fees	10,000	1,600	8,400	84 %
Financial & Administrative				
Administration Services	3,750	0	3,750	100 %
District Manager	20,833	0	20,833	100 %
District Engineer	9,500	0	9,500	100 %
Recording Secretary	2,000	0	2,000	100 %
Organizational Meeting/Initial Set Up	4,000	0	4,000	100 %
Construction Accounting	4,500	0	4,500	100 %
Dissemination Services	2,083	0	2,083	100 %
Financial & Revenue Collections	2,625	0	2,625	100 %
Rentals and Leases	500	0	500	100 %
Office Supplies	100	0	100	100 %
Technology Services	500	0	500	100 %
Accounting Services	10,000	0	10,000	100 %
Postage, Phone, Faxes & Copies	500	0	500	100 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	3,500	3,598	(98)	(3)%
Bank Fees	200	46	154	77 %
Dues, Licenses and Fees	175	0	175	100 %
Miscellaneous Fees	250	0	250	100 %
Website Development & Maintenance	2,000	0	2,000	100 %
ADA Website Set Up/Compliance	1,800	2,900	(1,100)	(61)%
Legal Counsel				
District Counsel	9,500	18,577	(9,077)	(96)%
Electric Utility Services				
Electric Utility Services - Streetlights	75,000	0	75,000	100 %
Electric Utility Services - All Others	12,000	0	12,000	100 %
Garbage/Solid Waste Services				
Garbage Recreation Center	2,800	0	2,800	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500	0	4,500	100 %
Stormwater Control				
Aquatic Maintenance	17,500	0	17,500	100 %
Aquatic Plant Replacement	500	0	500	100 %
Other Physical Environment				
General Liability Insurance	3,200	0	3,200	100 %
Property & Casualty Insurance	22,500	0	22,500	100 %

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
001 - General Fund
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Entry & Wall Maintenance	1,500	0	1,500	100 %
Landscape Maintenance	140,000	0	140,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Landscape Mulch	18,500	0	18,500	100 %
Landscape Annuals	14,000	0	14,000	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500	0	1,500	100 %
Parks and Recreation				
Field Services	12,000	0	12,000	100 %
Facility Maintenance	7,500	0	7,500	100 %
Playground Equipment Maintenance	300	0	300	100 %
Pool Service Contract	12,000	0	12,000	100 %
Pool Repairs	2,500	0	2,500	100 %
Pool Permits	350	0	350	100 %
Facility A/C Maintenance	1,000	0	1,000	100 %
Access Control Maintenance	2,000	0	2,000	100 %
Event Services & Supplies	500	0	500	100 %
Telephone / Internet Services	950	0	950	100 %
Facility Janitorial Services	7,500	0	7,500	100 %
Facility Janitorial Supplies	750	0	750	100 %
Dog Waste Station Service and Supplies	1,500	0	1,500	100 %
Contingency				
Miscellaneous Contingency	2,500	0	2,500	100 %
Total Expenditures	<u>475,667</u>	<u>26,721</u>	<u>448,946</u>	<u>94 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(11,721)</u>	<u>(11,721)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(11,721)</u>	<u>(11,721)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>(11,721)</u>	<u>(11,721)</u>	<u>0 %</u>

Two Rivers North CDD
Statement of Revenues, Expenditures & Changes in Fund Balance
304 - Capital Projects Fund - Series 2022
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
Underwriters Discount	0	84,000	(84,000)	0 %
Total Expenditures	0	84,000	(84,000)	0 %
Excess of Revenues Over (Under) Expenditures	0	(84,000)	(84,000)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(84,000)	(84,000)	0 %
Fund Balance - End of Period	0	(84,000)	(84,000)	0 %

Two Rivers North CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 03/31/2022
Reconciliation Date: 3/31/2022
Status: Locked

Bank Balance	14,954.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	14,954.00
Balance Per Books	<u>14,954.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Two Rivers North CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
 Reconciliation ID: 03/31/2022
 Reconciliation Date: 3/31/2022
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
005	3/16/2022	ACCOUNT ANALYSIS FEE - 02.18.22	(25.00)	
CR001	3/16/2022	ACCOUNT ANALYSIS FEE - 02.18.22	25.00	
CR001	3/16/2022	ACCOUNT ANALYSIS FEE - 02.18.22	(25.00)	
019	3/21/2022	Service Charge -Prior Period - 3/21/2022	21.00	
Cleared Checks/Vouchers			(4.00)	

Two Rivers North CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 03/31/2022
Reconciliation Date: 3/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
001	3/15/2022	Developer Fundings -1.06.22	<u>15,000.00</u>	
Cleared Deposits			<u>15,000.00</u>	