CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, April 28, 2026
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the April 28, 2026 agenda.

2. Presentations -

a. Presentation of the St Pete Beach Afterschool Program Good Citizen Awards

b. Recognition of the Employees of the 2nd Quarter

c. Capital Improvement Plan Public Dashboard Demo

3. Audience Comments -

If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.

4. Consent -

a. Approval of the April 14, 2026 City Commission Meeting Minutes

b. Authorize the City Manager to execute a Services Agreement for Professional Engineering Services with WSP USA, Inc. for the Don CeSar & Boca Ciega Area Resiliency Adaptation capital improvement project in an

amount not to exceed $800,000.00.

c. Authorize the City Manager to execute the Services Agreement with BeKlear Solutions for Financial Services Consultant not to Exceed $60,000

5. Ordinances -

a. Final Reading Ordinance 2026-08: Amending Chapter 66 of the Police Officers' Retirement System
AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING CHAPTER 66, PENSIONS AND RETIREMENT; ARTICLE III, POLICE OFFICERS' RETIREMENT SYSTEM; AMENDING SECTION 66-230 SHARE PLAN; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Action Request: Motion to adopt Ordinance 2026-08.

b. Emergency Ordinance 2026-10: Amending Land Development Code Division 26 - Signs

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, ADOPTED IN ACCORDANCE WITH SECTION 3.11 OF THE CITY'S CHARTER, AMENDING THE LAND DEVELOPMENT CODE RELATING TO SIGNS BY CREATING SUBSECTION 26.14.(w) TO PROHIBIT SIGNS, POSTS, AND POLES WITHIN FIFTY (50) FEET LANDWARD OF THE MEAN HIGH WATER LINE OF THE GULF; PROVIDING FOR RECITALS AND FINDING OF EMERGENCY, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AN EFFECTIVE DATE, AND AN EXPIRATION DATE.

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Emergency Ordinance 2026-10.

c. First Reading Ordinance 2026-11: Amending Land Development Code Division 26 - Signs

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE RELATING TO SIGNS BY CREATING SUBSECTION 26.14.(w) TO PROHIBIT SIGNS, POSTS, AND POLES WITHIN FIFTY (50) FEET LANDWARD OF THE MEAN HIGH WATER LINE OF THE GULF; PROVIDING FOR RECITALS, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Ordinance 2026-11.

6. Action Items -

a. Resolution 2026-10 (Conditional Use Permit No. 25127): 9555 Blind Pass Rd and adjacent submerged land
This is a companion to Variance 26046.

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE PERMIT FOR THE PLAYING OF OUTDOOR MUSIC IN AN OUTDOOR DINING AND DRINKING AREA PURSUANT TO LAND DEVELOPMENT CODE SECTION 15.4.(n) AND THE RECONSTRUCTION OF A COMMERICAL DOCK FACILITY CONTAINING MARINA USES AND "CLASS A" TRANSIENT SLIPS PURSUANT TO LAND DEVELOPMENT CODE SECTION 15.4.(m)&(r), AT PROPERTY WITH ADDRESS OF 9555 BLIND PASS ROAD AND ADJACENT SUBMERGED LAND; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

Action requested: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Resolution 2026-10.

b. Variance No. 26046: 9555 Blind Pass Rd and adjacent submerged land This is a companion to Conditional Use Permit 25127.

Unnecessary and undue hardship variances (4) to allow for a commercial dock facility reconstruction to exceed the maximum width, length, and encroach into required setbacks, as detailed in the agenda report (LDC Sec. 3.10.(b)(2) & 6.23.(e)(3)-(5)).

c. Resolution 2026-11: Amending the Parking Fee Schedule to Include Electric Vehicle Charging Fees
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PARKING FEE SCHEDULE TO INCLUDE ELECTRIC VEHICLE CHARGING FEES; PROVIDING FOR AN UPDATED EXHIBIT A; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Action Request: Motion to adopt Resolution 2026-11.

7. Items for Discussion -
8. City Clerk, City Manager, City Attorney and City Commission Reports -
9. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

PUBLIC COMMENT INSTRUCTIONS FOR THOSE NOT PHYSICALLY PRESENT:
The City has made accommodations for those who cannot be physically present or do not feel comfortable appearing in person. If a member of the public would like to provide comments for the meetings, they may do so in the following ways:

- Email the City Clerk by 12:00 p.m. on the day of the meeting at cityclerk@stpetebeach.org
- Leave a voicemail message by calling **727.363.9225** by 12:00 p.m. the day of the meeting

In your three (3) minute or less comment, please be sure to include your name and address for the record.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Recognition of the Employees of the 2nd Quarter

Action Request: N/A

Strategic Objective: Operational Excellence

Date: April 28, 2026

Prepared By: Ariana Wilson, Assistant to the City Clerk

Through: Frances Robustelli, City Manager

Summary of Issue: The following individuals were nominated and selected by their peers as Employees of the 2nd Quarter for the following Department Groups:

1. Residential Services - Angela Pietras
2. Internal - Michelle Curtis
3. Fire - Autumn Kelso
4. Community Development - Kristin Coman
5. Public Services - Ken Kosbab

Funding: N/A

Attachments:

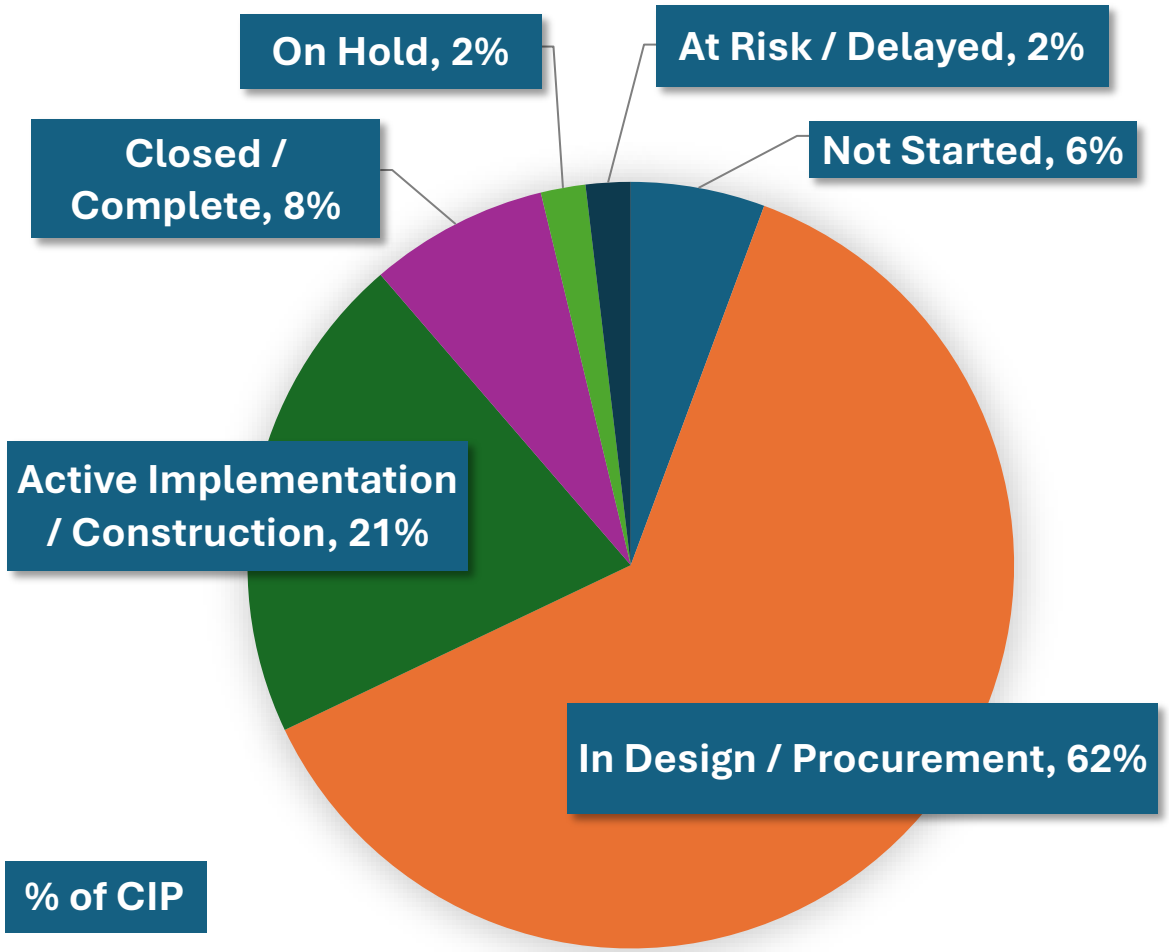


Capital Improvement Plan Public Dashboard Demo

April 28, 2026

St. Pete Beach
The Sunset Capital of Florida
PUBLIC SERVICES

Quarter 2 Status (Jan 2026 – Mar 2026)



Status	# Projects
Not Started	3
In Design / Procurement	33
Active Implementation / Construction	11
Substantial Completion / Testing	0
Closed / Complete	4
On Hold	1
At Risk / Delayed	1
TOTAL	**53**

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Capital Improvement Projects

Wastewater Pump Station 1 Rehabilitation

Estimated Timeline:

- Substantial Completion July 2026
- Generator Delivery October 2026
- Final Completion November 2026







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Capital Improvement Projects

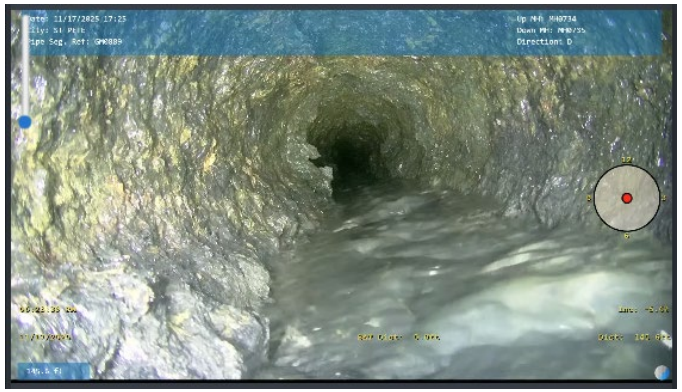
Wastewater System Cleaning & Inspection

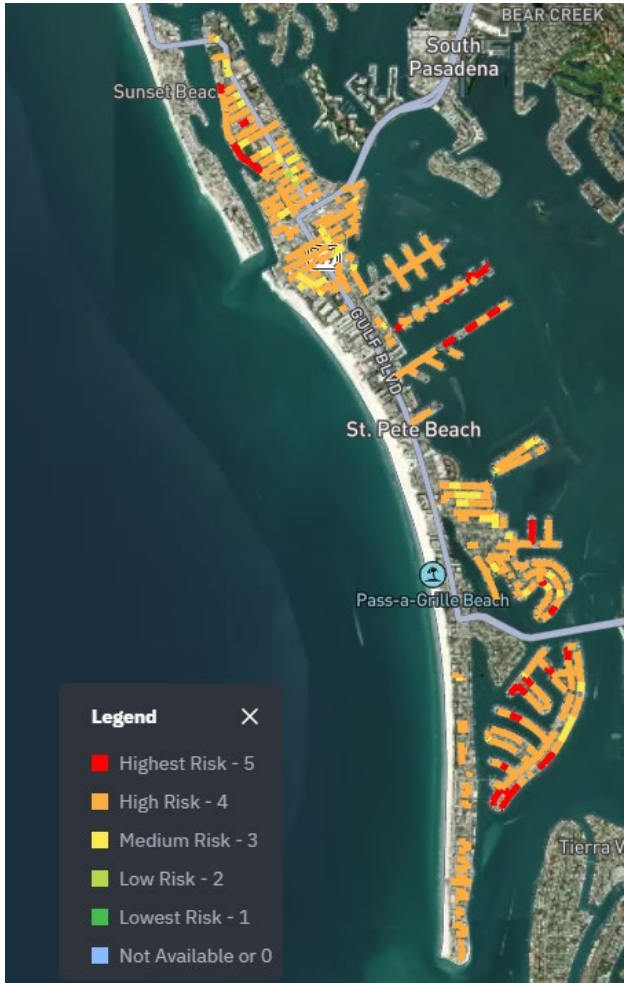
Progress (Completion %):

- Pipe Cleaning/CCTV: 166,773 LF (85%)
- Manholes: 611 (72%)
- Laterals: 538 (7%)

Estimated Completion:

- Late July 2026





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Capital Improvement Projects

Wastewater Collection System Improvements

- Manhole ring and cover replacements
- $250,000 pipe point repairs
- $250,000 manhole rehabilitations
- New wastewater system repairs contract to include pipe lining







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Capital Improvement Projects

Stormwater System Cleaning & Inspection

Progress (Completion %):

- Pipe Cleaning: 20,666 LF (23%)
- CCTV: 11,707 LF (13%)
- Structures: 89 (8%)

Estimated Completion:

- November 2026



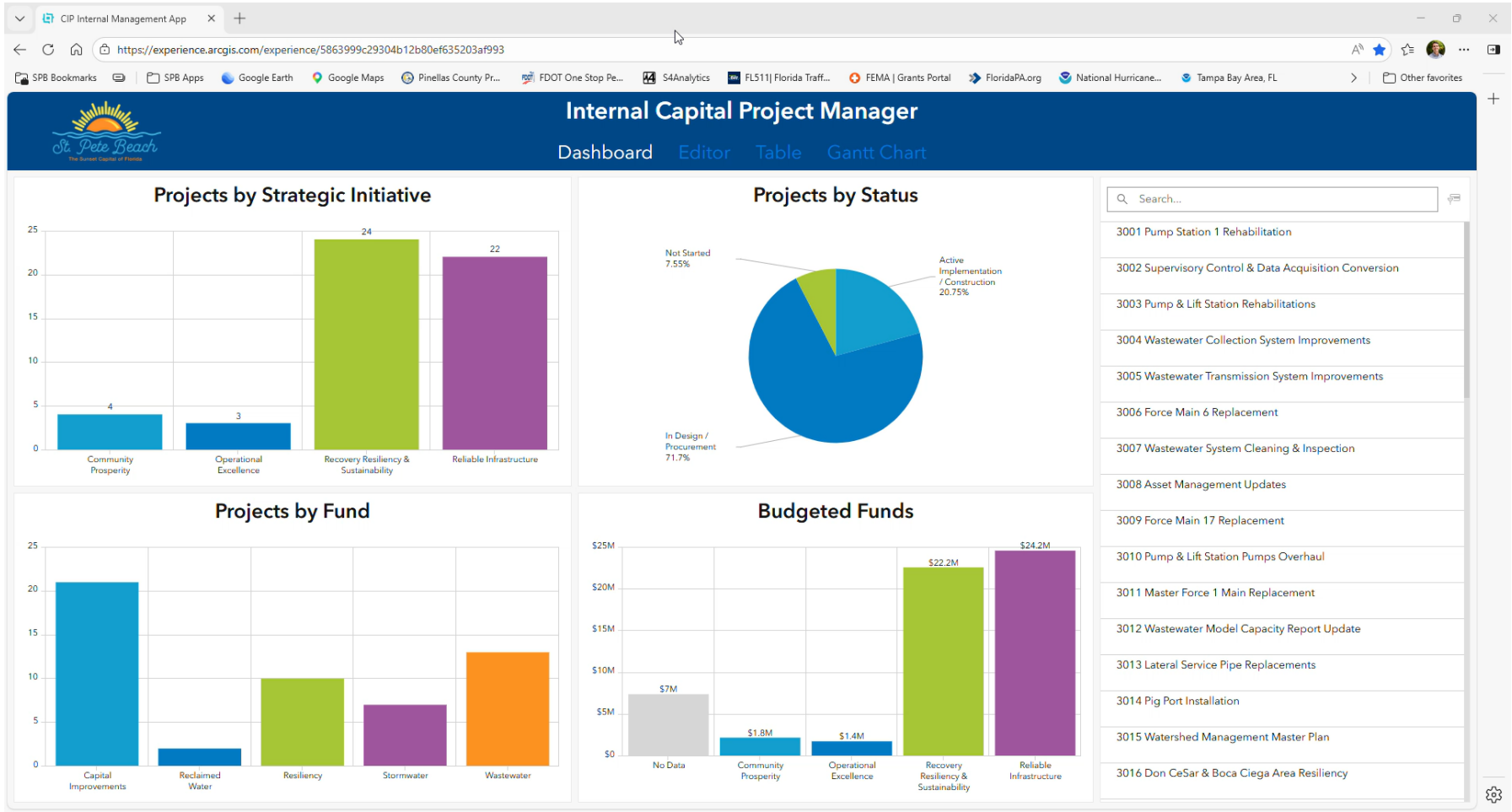




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Capital Projects Public Dashboard

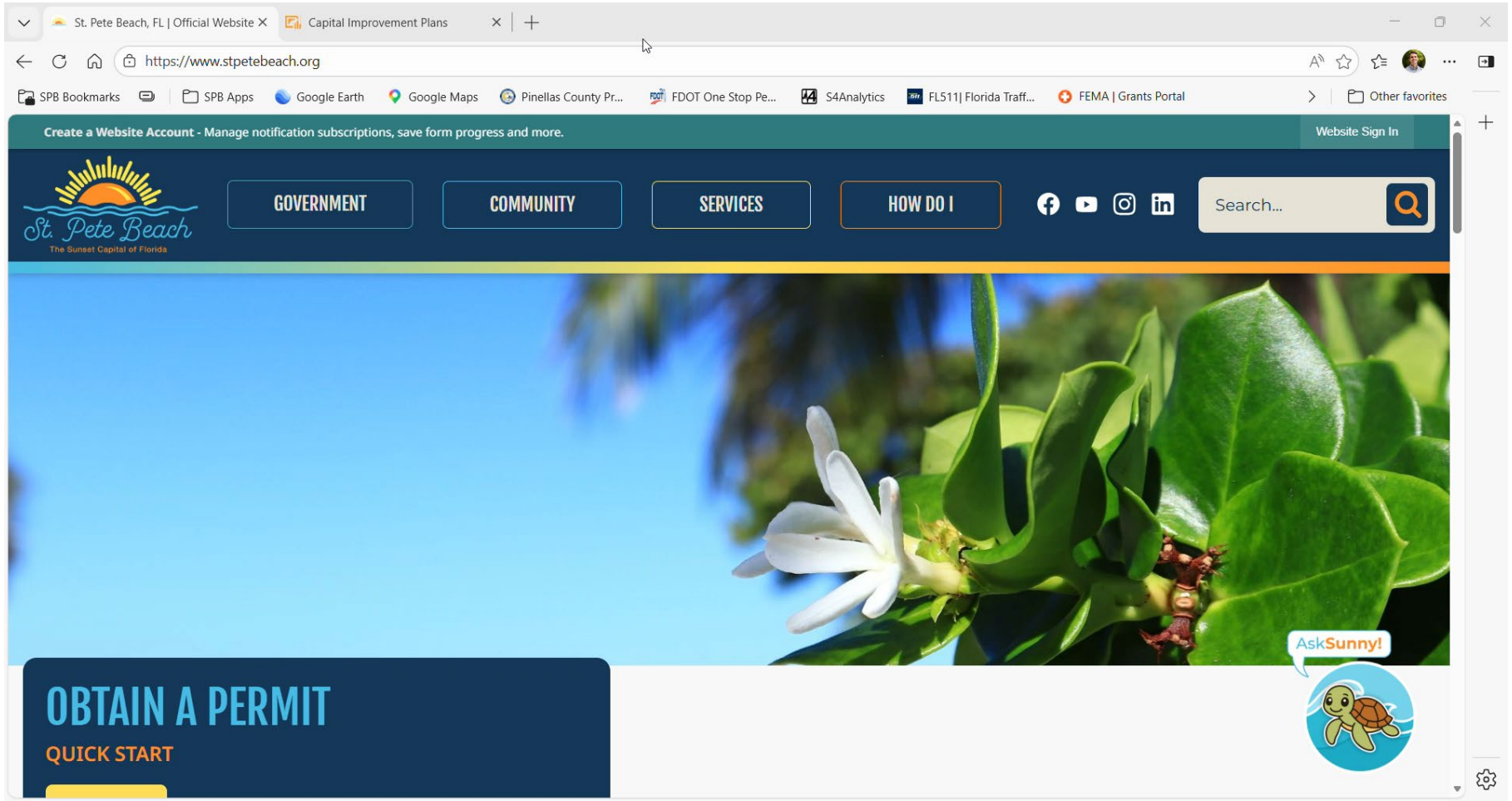
Internal Manager



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Capital Projects Public Dashboard

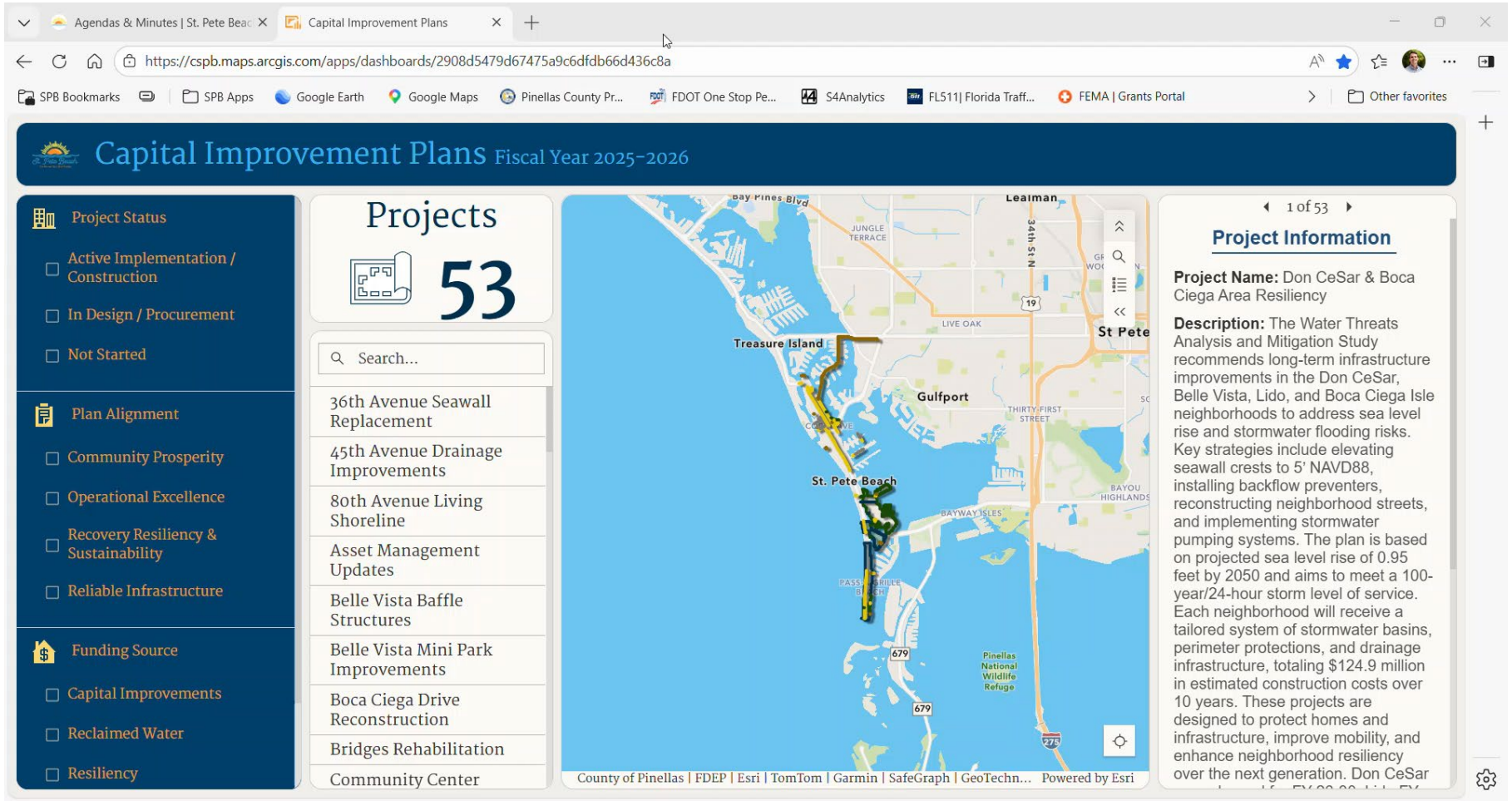
Access through City Website



St. Pete Beach
The Sunset Capital of Florida
PUBLIC SERVICES

Capital Projects Public Dashboard

Public Dashboard



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Thank You









City Commission Meeting
April 14, 2026
6:00 p.m.

ELECTED OFFICIALS PRESENT:
Scott Tate, Mayor
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Al Causey, Commissioner, District 3
Jon Maldonado, Commissioner, District 4

STAFF PRESENT:
Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Renee Rose, City Clerk
Camden Mills, Public Services Director
Adam Poirrier, Assistant City Manager
Mandy Edmunds, Resident Services Director
Devon Schmidt, Finance Director

Mayor Tate called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance.

1. APPROVAL OF THE AGENDA

Commissioner Maldonado requested to add discussion items about permit fees and decorum/civility as items 7a and 7b.

Motion: Commissioner Causey moved, Commissioner Maldonado seconded, and the motion carried 5-0 to approve the April 14, 2026 City Commission Agenda, as amended.

2. PRESENTATIONS

a. Micro Transit Program Direction

Resident Services Director Mandy Edmunds presented an overview of the City's microtransit program, an on-demand, app-based service operated by Freebee, providing approximately 2,300 rides and 4,200 passengers per month. Her presentation was made a part of the meeting record. The program operates seven days a week and is primarily used along key corridors such as Gulf Boulevard and major activity centers. The total annual program cost is approximately $536,000, with a net monthly City cost of approximately $34,000 to $35,000 after revenue offsets, including advertising and non-resident fares. The cost per ride ranges from $13 to $17, and ridership trends have shown variability, including declines in the months following the storms. She noted the program provides benefits such as reducing parking demand and offering an alternative transportation option, but also highlighted challenges, including limited resident utilization and the need for ongoing subsidy. She closed by requesting Commission direction on whether to continue the service by issuing a new request for proposals and including funding in the FY27 budget, or to sunset the program at the end of the current contract.

Commission discussion focused on program costs, ridership data, and future options for the microtransit service. Questions were raised regarding the lack of detailed data distinguishing resident versus non-resident usage and inconsistencies in available reporting. Ms. Edmunds clarified that funding for the program is derived from ad valorem taxes and that ridership declines may be attributed in part to the implementation of user fees. Further discussion included the balance between providing a valued community amenity and the significant annual subsidy, with interest in exploring more cost-effective alternatives. There was support to issue a request for proposals to allow for competition among vendors and to evaluate different service models, including reduced-cost options. Additional ideas included pursuing partnerships with private providers, engaging local businesses and hotels to contribute financially, and identifying alternative service structures that could reduce or eliminate the City's financial burden. Concerns were also raised regarding vendor practices and data handling. Consensus direction was to proceed with developing a request for proposals that incorporates potential partnerships, cost-sharing opportunities, and alternative service models.

3. AUDIENCE COMMENTS

Sylvia Gabe, Mirabella Ct., spoke in support of Freebee.

Dave Green, De Bazan Ave., spoke in opposition of the City competing with existing private microtransit services, noting concern over public funding for such programs and suggesting a partnership or RFP process to reduce costs and support local businesses.

Linda Vanino, 2nd St E., supported the microtransit service but raised concerns over its cost, noting current lower demand due to recovery conditions. She supported exploring more cost-effective options or partnerships, particularly with hotels.

Lesley Brown, De Bazan Ave., congratulated newly elected commissioners and mayor. Free Beach Ride has provided free local transportation on St. Pete Beach for 17 years. She requested the opportunity to participate if the service is put out to bid in the future.

Joe Maddox, Belle Vista Dr., spoke in support for a microtransit service but questioned declining ridership and rising costs, suggesting the program could be operated more efficiently and encouraging consideration of alternative, lower-cost options.

David Hubbard, Boca Ciega Dr., expressed support for the microtransit service but raised concerns about lack of data, unreliable wait times, and app functionality, recommending improved service standards and performance requirements to increase usability and ridership.

Dominic Isgro, 46th Ave., raised concerns about the Plaza Beach Hotel unlawfully restricting public beach access and installing hazardous obstructions, requesting the City affirm public access rights, enforce removal of barriers, and provide guidance to prevent similar issues.

Lisa Reich thanked City Manager Robustelli for issuing a letter regarding the Country Thunder event, noting its positive impact on conservation efforts.

Tiffany Quintero, Belle Vista Dr, thanked the City for actions supporting wildlife and expressed concerns about small cell installations, requesting evaluation of their necessity, placement, and potential health and safety impacts, including efforts to minimize RF exposure.

4. CONSENT

a. Approval of the March 24, 2026 City Commission Meeting Minutes
b. Approval of the Special Event permit for VDubs Beach Bash (Volkswagen car show) on October 17, 2026
c. Authorize the City Manager to piggyback on Pinellas County Cooperative Contract RFP No. 25-0763-RFP for disaster recovery and supplemental staffing services
d. Approval of Replacement Light Materials for the Vina Del Mar Bridge
e. ~~Authorize the City Manager to transition four Limited Term Duration Employment (LTDE) positions into full-time positions.~~
f. Authorize the City Manager to execute the Task Order Amendment 4 with Kimley Horn and Associates, Inc. for the Pump Station 1 Rehabilitation Project in the amount of $29,295.00
g. ~~Authorize the City Manager to execute Change Order 5 for the Pump Station 1 Rehabilitation Project with TLC Diversified Inc. in the amount of $395,096.67~~

Commissioner Robinson requested to pull item g and Mayor Tate requested to pull item e for further discussion.

Motion: Vice Mayor Marriott moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve the April 14, 2026 City Commission Consent Agenda, as amended.

e. Authorize the City Manager to transition four Limited Term Duration Employment (LTDE) positions into full-time positions.

Mayor Tate requested clarification regarding proposed staffing changes, specifically the transition of certain temporary positions to permanent roles. He asked the City Manager to identify the department involved and

explain the anticipated benefits of making the positions permanent. City Manager Robustelli provided background on staffing needs within the Community Development/Permitting Division following hurricane recovery efforts. Staffing levels were temporarily increased to address the significant surge in permitting demand, with up to 37 employees at peak and approximately 22 currently. She explained that limited-duration positions were added to manage ongoing workload, and based on continued high demand, four of those positions are recommended to be converted to permanent roles. The conversion is intended to retain experienced staff, stabilize operations, and maintain current service levels. She noted that permitting volume is not expected to decrease in the near term and that current staffing levels reflect an appropriate balance to meet statutory requirements and enhance customer service. The positions are already funded in the current fiscal year, and no new budget allocation is required at this time, though continuation would be proposed in the next fiscal year. Further discussion noted how the proposed permanent staffing positions would align with anticipated implementation of new permitting software. Ms. Robustelli explained that all permitting personnel, including the proposed positions, would be integral to the transition. It was noted that software implementation typically increases workload in the short term due to parallel systems and data migration, reinforcing the need for adequate staffing levels.

Motion: **Commissioner Maldonado moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to approve Consent Item e, Authorize the City Manager to transition four Limited Term Duration Employment (LTDE) positions into full-time positions.**

g. Authorize the City Manager to execute Change Order 5 for the Pump Station 1 Rehabilitation Project with TLC Diversified Inc. in the amount of $395,096.67

Commissioner Robinson requested Public Services Director Camden Mills address some questions focused on the status, budget, and timeline of the Pump Station 1 Rehabilitation project. Mr. Mills reported the project is underway, with a total budget of approximately $6.25 million and about $4.1 million already encumbered. This pending change order would reduce the remaining balance but keep the project within budget. There were questions regarding the number of change orders, use of contingency funds, and overall project phases. Mr. Mills explained that the change orders are associated with previously planned scope items and confirmed that no additional expenditures beyond those presented are anticipated. He confirmed that the project is expected to be completed under budget by approximately $1.7 million and remains on schedule. Substantial completion is anticipated in July, with final completion expected in November following installation of a backup generator.

Motion: **Vice Mayor Marriott moved, Commissioner Maldonado seconded, and the motion carried 5-0 to approve Consent Item g, Authorize the City Manager to execute Change Order 5 for the Pump Station 1 Rehabilitation Project with TLC Diversified Inc. in the amount of $395,096.67.**

5. ORDINANCES

a. First Reading Ordinance 2026-08: Amending Chapter 66 of the Police Officers' Retirement System

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING CHAPTER 66, PENSIONS AND RETIREMENT; ARTICLE III, POLICE OFFICERS' RETIREMENT SYSTEM; AMENDING SECTION 66-230 SHARE PLAN; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

Attorney Brookes read Resolution 2026-08 in title only.

Finance Director Devon Schmidt presented an ordinance amending Chapter 66 of the City Code to update the share plan allocation method, providing for equal distribution of qualifying premium tax revenues to eligible retirees. The ordinance also clarifies administrative and distribution procedures to ensure consistency with Florida Statutes. She noted that the plan is fully funded through excess premium tax revenues, with no impact

to the City's general fund. An independent actuarial review confirmed there is no financial impact to the City, no changes to actuarial assumptions, and no effect on contribution requirements.

PUBLIC COMMENT

No members of the public came forward.

Motion: **Commissioner Maldonado moved, Commissioner Robinson seconded, and the motion carried 5-0 to adopt the first reading of Ordinance 2026-08.**

6. ACTION ITEMS

a. Election of Vice Mayor

City Clerk Renee Rose said pursuant to the City Code, the Commission annually elects one of its members to serve as Vice Mayor for a one-year term. The Vice Mayor acts in the Mayor's absence. This requires an affirmative vote of three or more members.

Discussion regarding the Vice Mayor position included interest from Vice Mayor Marriott and Commissioner Robinson. Commissioners discussed the value of experience and continuity in external committee representation, as well as the tradition of selecting the most senior member of the Commission to serve as Vice Mayor. Clarification was provided that service on external boards, including BIG-C, is not limited to the Vice Mayor.

Motion: **Commissioner Maldonado moved, Commissioner Causey seconded, and the motion carried 5-0 to elect Commissioner Robinson as Vice Mayor.**

b. Appointments to Outside Agencies

Mayor Tate said there are several outside agencies with current vacancies due to recent turnover. A list of prior appointments had been provided for reference. Discussion included Commissioner preferences for certain assignments, with some indicating a willingness to remain in their current roles and others requesting changes or new appointments. It was noted that certain positions, such as those on the Mayors Council of Pinellas County, may be more appropriately filled by the Mayor and Vice Mayor. Additional discussion included individual interest in serving on agencies, as well as confirmation of continued service in existing roles. It was also noted that Commissioner Marriott was appointed by the Big-C to the PTSA Board, and that this appointment was made externally and not by the City.

Motion: **Mayor Tate moved, Commissioner Marriott seconded, and the motion carried 5-0 to make the following appointments: *BIG C*: Mayor Tate – Representative, Commissioner Marriott – Alternate; *Florida League of Cities*: Commissioner Maldonado – Representative, Commissioner Causey – Alternate; *Mayor's Council of Pinellas County*: Mayor Tate – Representative, Vice Mayor Robinson – Alternate; *Pinellas County Flood Insurance Committee:* Vice Mayor Robinson – Representative, Commissioner Marriott – Alternate; *Suncoast League of Cities*: Commissioner Marriott – Representative, Commissioner Maldonado – Alternate; *Tampa Bay Regional Planning Council*: Commissioner Causey – Representative, Vice Mayor Robinson – Alternate.**

c. Resolution 2026-09: Establishing and Amending Public Parking Fees

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, ESTABLISHING A COMPREHENSIVE PARKING FEE SCHEDULE, INCLUDING BOTH METERED AND PERMIT PARKING FEES BY RESOLUTION; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Brookes read Resolution 2026-09 in title only.

Assistant City Manager Adam Poirrier presented a resolution consolidating all parking-related fees into a single

document following the prior removal of parking fees from the City's code of ordinances. The resolution is administrative in nature, intended to relocate parking permit fees alongside previously approved parking meter rates. No changes to existing permit fees or rates were proposed, and the resolution reflects actions already approved by the Commission.

PUBLIC COMMENT

No members of the public came forward.

Motion: **Commissioner Causey moved, Commissioner Marriott seconded, and the motion carried 5-0 to adopt Resolution 2026-09.**

7. ITEMS FOR DISCUSSION

a. Discussion on Permit Fees (Added)

Commissioner Maldonado brought forward concerns raised by residents regarding the cost of storm-related permit fees and the financial burden on homeowners who were delayed in beginning repairs. He requested the Commission consider extending or reducing permit fees for storm-related work, including the possibility of retroactive rebates or a reduced fee structure moving forward. There were differing views, with some supporting relief for residents still recovering, and others raising concerns about fairness, administrative difficulty, and the impact on City resources. Discussion included prior fee waivers and reductions, the challenges of implementing retroactive rebates, and the importance of maintaining adequate staffing and efficiency in the building department.

Laura Canary, Community Development Director, provided additional context regarding earlier permit fee waivers and their relationship to FEMA reimbursements, noting that waived fees reduced the amount of reimbursement received by the City. She noted that extensive outreach had been conducted encouraging residents to apply for permits early to take advantage of waived or reduced fees. She said that while permit costs can be significant for some residents, they are typically a small portion of the overall project cost. However, she doesn't want projects being delayed due to inability to pay permit fees. As an alternative to fee waivers or rebates, she suggested the potential creation of a hardship-based program to address individual cases, allowing for case-by-case consideration. Additional concerns were raised about administrative challenges, confusion, and equity issues associated with retroactive fee adjustments, especially for those who had already complied with prior deadlines.

Discussion continued, focusing on the difficulty of implementing rebates and potential impacts on FEMA reimbursements. Ms. Canary noted that prior fee waivers were factored into federal reimbursement calculations, which could complicate any retroactive changes. City Manager Robustelli asked if there was consensus on a hardship program; consensus was achieved. She will bring back a formal proposal by resolution, including eligibility criteria, financial analysis, and a potential funding cap to manage budget impacts. It was also noted that approximately 235 properties remain without permits following storm damage, which may help define the scope of potential applicants.

b. Discussion on Decorum and Civility (Added)

Commissioner Maldonado brought forward the importance of maintaining decorum and civility in meetings, referencing Resolution 2022-13 and noting that expectations for respectful conduct have not been consistently followed by both the Commission and members of the public. There were concerns regarding instances of disrespect toward Commission and City staff, and the need to enforce existing standards prohibiting profanity, personal attacks, and disruptive behavior. The Commission should lead by example and address decorum issues proactively. He introduced the idea of adopting a formal code of civility through a resolution or ordinance and he proposed a workshop to discuss further.

Mayor Tate issued a public apology to Commissioner Maldonado for not intervening sooner during an incident at the previous Commission meeting. He acknowledged the responsibility of the Chair to maintain order and expressed a commitment to being more proactive in upholding decorum moving forward. He also voiced support for establishing a code of ethics and civility to guide conduct among Commissioners and the public.

There was some support for holding a workshop to explore the concept, while some questioned whether additional policies were necessary, noting that existing ordinances already address decorum and that enforcement may be sufficient. City Manager Robustelli noted that establishing a code of ethics is considered a best practice and could provide clear expectations for conduct both publicly and internally. Discussion also included the possibility of defining guiding principles and potential consequences for violations. A majority of the Commission expressed interest in continuing the conversation. Ms. Robustelli said there was sufficient direction for staff and the City Attorney to develop a framework for a future agenda item for Commission discussion.

9. CITY CLERK, CITY MANAGER, CITY ATTORNEY, AND CITY COMMISSION REPORTS

Renee Rose, City Clerk – She reported that the City Clerk's Office is currently accepting applications for vacancies on the Board of Adjustment and the Police Pension Board. Qualified residents who are interested in serving are encouraged to apply through the City Clerk's Office. More information, including the application, is available on the City's website.

Frances Robustelli, City Manager – She provided an update regarding the Country Thunder event, noting that due to significant public interest, the event has been relocated from St. Pete Beach to a non-beach site in Clearwater. The event is scheduled to proceed May 8–10, with organizers currently expediting permitting through the City of Clearwater. The relocation has been confirmed with the TradeWinds Resort, and all parties have been notified.

City Attorney Brookes – He reported that House Bill 399 has taken effect and he distributed a legal review to the Commission for review. The legislation does not have any significant impact on the City but it was provided for informational purposes.

Commissioner Maldonado – He publicly commended City Manager Robustelli for her handling of the Country Thunder matter, recognizing her integrity, transparency, and adherence to established processes. He appreciated her proactive communication and leadership throughout the situation.

Commissioner Causey – He was impressed with City staff's performance and shared optimism for the future. He announced parking surveys have been distributed in District 3 on 46th Avenue and Boca Ciega Isle. He encouraged residents to participate and submit responses by May 1.

Vice Mayor Robinson – nothing to report

Commissioner Marriott – She thanked the Parks Department for hosting a successful spring concert series, noting great attendance and positive community engagement. She appreciated the Veterans of South Pinellas County for their fundraising efforts at the event.

Mayor Tate – He shared appreciation for the City staff and City Manager, noting the strong turnout at Spring Fest and highlighting the pool Easter egg hunt as a fun and unique addition. He said the concert series continues to be a great success.

Mayor Tate adjourned the meeting at 7:55pm

MINUTES APPROVED: APRIL 28, 2026

RENEE ROSE
CITY CLERK

SCOTT TATE
MAYOR

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the City Manager to execute a Services Agreement for Professional Engineering Services with WSP USA, Inc. for the Don CeSar & Boca Ciega Area Resiliency Adaptation capital improvement project in an amount not to exceed $800,000.00.

Action Request: Motion to authorize the City Manager to execute a Services Agreement for Professional Engineering Services with WSP USA, Inc. for the Don CeSar & Boca Ciega Area Resiliency Adaptation capital improvement project in the amount not to exceed $800,000.00.

Strategic Objective: Recovery, Resiliency & Sustainability

Date: April 28, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: The City publicly advertised a Request for Proposals (RFP) seeking qualified professional engineering firms to provide combined Project Development & Environment (PD&E) and Preliminary Design Services for the Don CeSar & Boca Ciega Area Resiliency Adaptation capital improvement project. Four proposals were received on February 5, 2026. After evaluation, the City's RFP selection committee recommended award to WSP USA, Inc. based on the following scoring criteria:

- Approach, innovation and understanding
- Firm qualifications and experience
- Key personnel and project team
- Schedule and resource management
- Past performance and references
- Funding and delivery strategy expertise
- Local preference and knowledge

The scope of services under this agreement includes:

- Task 1: Desktop data collection
- Task 2: Topographic and bathymetric survey
- Task 3: Limited geotechnical survey
- Task 4: Environmental desktop analysis

- Task 5: Field environmental impact analysis and environmental baseline assessment and delineation for basins 3, 12, 13.
- Task 6: Outfall and tidal check valve verification
- Task 7: Preliminary engineering and alternatives analysis for all 13 basins.
- Task 8: Funding options analysis and NEPA/Delivery strategy
- Task 9: 30% design plans, development and funding framework for basins 3, 12, and 13.
- Task 10: Public-private partnership (P3) and assessment framework
- Task 11: Phasing and implementation plan
- Task 12: Design-build readiness package
- Task 13: Public involvement plan
- Task 14: Workshop #1 – Scoping and existing conditions
- Task 15: Workshop #2 – Alternatives and funding options
- Task 16: Workshop #3 – Preferred alternative confirmation & 30% design presentation
- Task 17: Visual 3D renderings
- Task 18: Web-based map
- Task 19: Project management

The total budgeted amount for this project is $800,000.00. The services described in Tasks 1 through 19 total $799,191.00.

Funding: 102.5380.563000 Improvements Other Than Building

Attachments:
1. WSP USA Inc Contract
2. WSP USA Inc Proposal
3. WSP USA Inc Scope of Work

CITY OF ST. PETE BEACH, FLORIDA
SERVICES AGREEMENT

Don CeSar and Boca Ciega Areas Resiliency Adaptation

This is an Agreement (the "Agreement") entered into by and between the **CITY OF ST. PETE BEACH** (hereinafter "City") and **WSP USA, Inc.** (hereinafter "Contractor"). The City and Contractor together shall be referred to as the "parties."

WHEREAS, The City properly issued a Request for Proposals, attached and incorporated hereto as Exhibit "B" and the City Commission authorized the selection of Contractor at its April 28, 2026 public hearing.

WHEREAS, City desires to purchase from Contractor the services described in this Agreement.

WHEREAS, Contractor is in the business of providing the services described herein, and has submitted an appropriate proposal to the City to provide the same.

WHEREAS, this Agreement has been properly approved by the appropriate authority of the City and the Contractor.

NOW, THEREFORE, upon the mutual covenants contained herein, and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

2. Standard Form Addendum. The attached Standard Form Addendum, which contains all the Florida Statutorily required provisions applicable to this Agreement, is attached hereto as Exhibit "A" and its provisions modify and supplement this Agreement.

3. Scope of Services. The Contractor must perform its professional services for the City required by the contract documents as set forth below:

a. Contractor will furnish all labor, materials, and equipment necessary as indicated in the attached Scope of Services and Vendor Proposal (Exhibit "C") in the amount not to exceed $800,000.

b. Contractor must supervise the work force to ensure that all workers conduct themselves and perform their work in a safe and professional manner. Contractor must comply with all known and applicable OSHA safety rules and regulations in the operation of equipment and in the performance of the work. Contractor must at all times have a competent field supervisor on the job site to enforce these policies and procedures at the Contractor's expense.

c. Contractor will provide the City with seventy-two (72) hours written notice prior to the

beginning of work under this Agreement and prior to any schedule change with the exception of changes caused by inclement weather.

d. Contractor must comply with any and all Federal, State, and local laws and regulations now in effect, or hereinafter enacted during the term of this Agreement, which are applicable to the Contractor, its employees, agents or subcontractors, if any, with respect to the work and services described herein. The Contractor further represents that there has been no violation of copyrights or patent rights either in the United States of America or in foreign countries in connection with the work of the contract.

e. Contractor represents to the City that all professional services furnished under the contract will comply with the applicable professional standard of care unless otherwise specified and there are no pending liens, claims, or encumbrances whatsoever against said professional services. All work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective. Contractor further warrants that all professional services furnished, whether furnished by the Contractor or its subcontractors and suppliers, will comply with the applicable professional standard of care.

4. Remedies.

a. Damages. The City reserves the right to recover any ascertainable actual damages incurred as a result of the failure of the Contractor to perform in accordance with the requirements of this Agreement, or for losses sustained by the City resultant from the Contractor's failure to perform in accordance with the requirements of this Agreement.

b. Correction of Work. If, in the judgment of the City, work provided by the Contractor does not conform to the requirements of this Agreement, or if the work fails to comply with the applicable professional standard of care for the services at issue, the City reserves the right to require that the Contractor correct all known deficiencies in the work to bring the work into conformance without additional cost to the City, and/or replace any personnel who fail to perform in accordance with the requirements of this Agreement. The City is the sole judge of non-conformance and the quality of professional services rendered.

5. Waiver of Liens. Prior to final payment of the Contract Sum, a final waiver of lien must be submitted by all suppliers, subcontractors, and/or Contractors who worked on the project that is the subject of this Agreement.

6. Completion Date. Contractor shall provide the services, described herein to be completed within the time to be determined based on the negotiated schedule of the agreement.

7. Effective date. The "Effective Date" of this Agreement shall be the date this Agreement has been executed by all parties.

8. Termination. This Agreement may be canceled by the City when:

a. Sufficient funds are not available to continue its full and faithful performance to the Agreement.

b. Sub-standard or non-performance of Agreement.
c. The City wishes to terminate the Agreement at any time and for any reason, upon giving thirty (30) days prior written notice to the Contractor.

9. Fiscal Non-funding. If funds for the requested services described herein are not appropriated via the annual budget adoption process, the City reserves the right to cancel the Agreement immediately upon written notice to the Contractor.

10. Non-Exclusivity. Contractor acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services that are subject to this Agreement.

11. Compensation. Upon Contractor's performance of the services or in accordance with the payment schedule provided in the attached proposal, City shall pay Contractor, as full consideration for services provided in this Agreement and more specifically in Exhibit "C".

12. Insurance. To the extent that this Agreement requires Contractor to provide any services of any kind, Contractor and all of Contractor's subcontractors shall maintain public liability insurance in a combined single limit for bodily injury and property damage in the amount of $1,000,000.00, satisfactory to the City Manager, naming the City as an additionally named insured and providing coverage up through and including the final performance of any services provided herein. Contractor and all of Contractor's subcontractors shall maintain in full force and effect a policy of worker's compensation insurance for all of Contractor's employees in accordance with applicable state and federal law. Said insurance coverage shall include employer's liability with a single limit of $100,000.00 per accident or occurrence. Contractor shall present City with a certificate for all the foregoing insurance, at the time of executing this Agreement and at such other times requested by the City.

The Contractor waives all rights against the City, its consultants, separate contractors, if any, and any of its subcontractors, agents and employees, for damages caused to the extent covered by insurance described herein and obtained pursuant to this Section or other property insurance applicable to the services and product provided under this Agreement. The City shall require of the Contractor, Contractor's consultants, separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waiver of subrogation by endorsement otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

13. Indemnification. In consideration of the payment of ten dollars as part of the compensation described herein, such sum being specifically found by Contractor to be sufficient consideration for this indemnification and in accordance with Section 725.08, Fla. Stat., Contractor shall indemnify and hold the City harmless for itself, its elected and appointed officials, its employees, agents and assigns, from and against losses, claims, damages, liabilities, including attorneys' fees

and costs in proportion to Contractor's liability, to the extent, arising from the performance of this Agreement, and in connection with violations of copyrighted or trademarked materials used by Contractor, loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly caused by, arising out of the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the negligence or willful misconduct of the City or its elected or appointed officials and employees. In claims against the City, or any of their agents or employees by any employee of the Contractor any subcontractor, anyone directly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph is not limited in any way by any limitation in this amount or type of damages compensation or benefits payable by or for the Contractor or any subcontractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing contained herein is intended nor may it be construed, to waive City's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time; nor will anything included herein be construed as consent to be sued by any third parties in any matter arising out of this Agreement. To the extent considered necessary by the Contract Administrator and the City Attorney, any sums due Contractor under this Agreement may be retained by the City until all of the City's claims subject to this indemnification obligation have been settled or otherwise resolved, and any amount withheld is not subject to payment of interest by the City. The above provisions will survive the termination or expiration of this Agreement and will pertain to any occurrence during the term of this Agreement, even though the claim may be made after the termination or expiration hereof.

14. Discriminatory Vendor List. Contractor hereby acknowledges its continuous duty to disclose to the City if the Contractor or any of its affiliates, as defined by Section 287.134 (1)(a), Florida Statutes, are placed on the Discriminatory Vendor List. Pursuant to Section 287-134 (2)(a), Florida Statutes: "An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to a public entity; may not submit a bid or proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity."

15. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the City's employee for any purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement will be those of Contractor, which policies of Contractor will not conflict with City, State, or United States policies, rules, or regulations relating to the use of Contractor's funds provided for herein. The contractor agrees that it is a separate and independent enterprise from the

City, that it had full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement must not be construed as creating any joint employment relationship between the Contractor and the City and the City will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

16. Audit Rights. The City reserves the right to audit the records of the Contractor for the commodities and/or serves provided under the contract at any time during the performance and term of the contract and for a period of five (5) years after completion and acceptance by the City. If required by the City, the Contractor agrees to submit to an audit by an independent certified public accountant selected by the City. The Contractor must allow the City to inspect, examine and review the records of the Contractor in relation to this Agreement at any an all times during normal business hours during the term of the Agreement.

17. Exhibits. The following Exhibits shall be attached, incorporated, and made a part of this Agreement:
    a. Standard Form Addendum (Exhibit "A")
    b. Request for Proposals (Exhibit "B")
    c. Scope of Services and Vendor Proposal (Exhibit "C")
    d. FEMA Addendum (Exhibit "D")

18. Notices. All notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to Contractor:
WSP USA, Inc.
5411 Sky Center Drive
Tampa, FL 33607

As to City:
City Manager
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

With Copy To:
greg.corning@wsp.com

With Copy To:
cityattorney@stpetebeach.org

19. Conflicts and Severability. To the extent that any terms in the attached proposal conflict with the terms of this Agreement, the terms of this Agreement shall control and supersede such conflicting terms in the attached proposal, to the extent of such conflict. If any section, part of section, paragraph, clause, phrase, or word of this Agreement is declared invalid, the remaining provisions of this Agreement shall not be affected.

20. Amendments. This document and exhibits embody the entire Agreement of the parties. There are no promises, terms, conditions, or representations binding on either party hereto, other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements between the parties hereto, whether written or oral. This Agreement shall not be modified by any oral statement, communication, Agreement, course of conduct, or by anything other than a writing signed by the parties. This Agreement may be amended or modified only in writing signed by all parties hereto.

21. Jurisdiction, Venue, Attorney Fees. This Agreement shall be governed and construed according to the laws of Florida, and venue for any action arising herefrom shall be in Pinellas County, Florida. The prevailing party in any action to enforce or interpret this Agreement shall be entitled to reasonable attorney's fees incurred through all appellate proceedings.

22. Assignment. This Agreement shall be binding upon the parties, their successors, assigns, and legal representatives. Contractor shall not assign or otherwise transfer any of the rights or duties under this Agreement, without the express written consent of the City.

23. Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument. Facsimile, documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

24. Authority. Contractor hereby acknowledges that the person executing this Agreement on behalf of Contractor has the full authority to do so and to bind Contractor to the terms hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth below.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the Section 15 of the Standard Form Addendum, Exhibit "A", and that the facts stated in it are true.

WSP USA, Inc.:	**City of St. Pete Beach:**
Signature: _____	Signature: _____
By: Greg Corning	By: Frances Robustelli
Its: Assistant Vice President FL Civil Design Team Lead	Its: City Manager
Date: _____	Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Ralf Brookes
City Attorney

ATTEST:

_____
Renee Rose
City Clerk

EXHIBIT "A"

(Place Standard Form Addendum behind this page)

CITY OF ST. PETE BEACH, FLORIDA
STANDARD FORM ADDENDUM

THIS ADDENDUM modifies the contract for services made and entered into this _____ day of _____, 2026, by and between the **CITY OF ST. PETE BEACH**, a Florida municipality, hereinafter referred to as the "City", and **WSP USA, Inc.**, hereinafter referred to as "Contractor" to include the following terms of this contract Addendum:

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the

nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**
City Clerk/Public Records Custodian
cityclerk@stpetebeach.org
Phone: 727-363-9220
155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy

Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own

attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

18. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

EXHIBIT "B"

(Place Request for Proposal behind this page)



City of St Pete Beach
Request for Proposal

Don CeSar & Boca Ciega Area Resiliency Adaptation

Proposals due on or before
January 28, 2026 at 9:00 AM EST(Deadline)
City Hall, St. Pete Beach, FL

I. Contents

I. Contents 2
II. PROFESSIONAL SERVICES PROPOSAL SUBMITTAL 3
III. GENERAL CONTRACT TERMS 4
IV. REFERENCES & MINIMUM QUALIFICATIONS 16
V. PUBLIC ENTITY CRIMINAL AFFIDAVIT 17
VI. NON-COLLUSION AFFADAVIT 19
VII. SPECIFICATION 20
VIII. SAMPLE AGREEMENT 30

Event	Date	Time
Publication of Bid	12/31/2025	8:00 AM
Pre-Bid Meeting **(MANDATORY)**	1/07/2026	2:00 PM
Deadline for Question Submission	1/21/2026	10:00 AM
Bid Receiving Deadline	1/28/2026	9:00 AM
Bid Opening	1/28/2026	11:00 AM

II. PROFESSIONAL SERVICES PROPOSAL SUBMITTAL

The company that is submitting a proposal declares that it has extensive experience providing Combined Project Development & Environment (PD&E) and Preliminary Design Services.

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal as principal or principals are named herein, and that no person other than herein mentioned has any interest in the Proposal or in the Agreement to be entered into; that this Proposal or Agreement is made without connection with any other person, company, or parties making a Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Proposer further declares that they have examined the site of the work and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done; that they have examined the Plans and Specifications for the work and Contract Documents relative thereto, and have read all special provisions furnished prior to the opening of proposals; and that they have satisfied themselves relative to the materials to be supplied and work to be performed.

The Proposer proposes and agrees, if the Proposal is accepted, to contract with the City of St. Pete Beach, Florida, in the form of an Agreement specified for **"Don CeSar & Boca Ciega Area Resiliency Adaptation"** in St. Pete Beach, Florida, in full and complete accordance with the shown, noted, described, and reasonably intended requirements of the Plans, Specifications, and Contract Documents, to the full and entire satisfaction of the City of St. Pete Beach, Florida.

The successful Proposer shall be required to utilize the template Agreement in this Request for Proposals (RFP) and any questions regarding the Agreement must be addressed during the RFP process before submittal. The City reserves the right to respond or not respond to questions in the form of an addendum.

The Proposer proposes to furnish all materials, equipment, labor, and perform the work submitted in their proposal schedule for the City of St. Pete Beach **"Don CeSar & Boca Ciega Area Resiliency Adaptation."**

COMPANY:_____ DATE:_____

ADDRESS:_____ PHONE:_____

PROPOSER: _____ NAME: _____

(SIGNATURE) (PRINT NAME & TITLE)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by_____, who is personally known to me or has produced _____ as identification.

(SEAL)

_____
Notary Public – State of Florida

_____
(Print, Type, Stamp, or Commissioned Name of Notary Public)

SUBMIT PROPOSAL TO: Electronically via Bonfire only

III. GENERAL CONTRACT TERMS

REQUEST FOR PROPOSALS
Don CeSar & Boca Ciega Area Resiliency Adaptation

REQUEST FOR PROPOSAL SUMMARY
The City of St. Pete Beach ("City") invites proposals from qualified professional engineering firms to provide Combined Project Development & Environment (PD&E) and Preliminary Design Services for the Don CeSar & Boca Ciega Area Resiliency Adaptation Project.

PROPOSAL SUBMITTALS
Proposal documents must include a signed/notarized Contractor's Proposal Submittal (Page 3), References, Contractor's license and insurance certificates, and Public Entity Criminal Affidavit. The Contractor shall submit electronic proposals only. Bidders must submit electronically only through Bonfire platform. When bidding electronically, only one copy should be submitted.

Proposal documents must include all items listed under the Proposal Submittal Instructions section of this RFP.

Electronic proposals must be submitted by **9:00 AM on January 28, 2026 (Deadline),** clearly marked as: **"Don CeSar & Boca Ciega Area Resiliency Adaptation."**

PROPOSER INFORMATION
All prospective Proposers must contact the City's Procurement Manager, in writing via e-mail (purchasing@stpetebeach.org), with their intention to submit, along with their company name and contact information at least ten (10) business days before the proposal submittal deadline. The City is not responsible for any Addendums or other supplementary information that is not received due to non-submittal of the aforementioned information. Please refer back to the city website (http://www.stpetebeach.org/news-and-links/city-projects.html) for additional project information as it becomes available. The City reserves the right to decide whether to answer addendums or not. The City is not required to provide any additional information.

MANDATORY PRE-PROPOSAL MEETING

A mandatory pre-proposal meeting will be held on **January 7, 2026 at 2:00 PM EST** via Microsoft Teams conference/Teleconference. Please contact the City's Procurement Manager (purchasing@stpetebeach.org) for a meeting invitation and instructions.

CONTACT INFORMATION
Procurement Manager – Sara Spain
Email – purchasing@stpetebeach.org

SUBMISSION OF PROPOSALS
Proposers should follow the format specified in this RFP and structure their responses to follow the sequence of the Proposal Submittal Instructions when submitting a proposal. An Evaluation Committee will evaluate the proposals received based on responsiveness to the evaluation criteria below
Proposer is advised that exceptions to any of the terms contained in this RFP or the service agreement must be identified in its response to the RFP. Failure to do so may lead the city to declare any such term non-negotiable. The proposer's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.

EVALUATION CRITERIA

The evaluation criteria define the factors that will be used by an Evaluation Committee to evaluate responsible and qualified proposals. Proposers shall include sufficient information to allow the Evaluation Committee to thoroughly evaluate their proposals. The contract will be awarded to the proposer who is determined to be the most advantageous for the City.

The following criteria, in order of priority, will be considered in the evaluation of the proposal:

- Approach, innovation and understanding.
- Firm qualifications and experience.
- Key personnel and project team
- Schedule and resource management
- Past performance and references
- Funding and delivery strategy expertise
- Local preference and knowledge

PROPOSAL SUBMITTAL INSTRUCTIONS

Proposals shall include the following:

- A signed and notarized Proposer's Contract Proposal.
- Current proof of insurance certificate.
- A list of references and minimum qualifications as outlined in Section V.
- One copy of bid electronically submitted to Bonfire platform.

WRITTEN REQUESTS FOR INTERPRETATIONS/CLARIFICATIONS

No oral interpretations will be made to any firms as to the meaning of the scope of work or any other contract documents included in this **RFP.** All questions pertaining to the terms and conditions or scope of work of this Request for Proposal **(RFP)** must be sent in writing via email only to the City Procurement Manager (purchasing@stpetebeach.org) and shall be received no later than 10:00 AM **EST on January 21, 2026.** Responses to questions may be handled as an Addendum if the response would provide clarification to the requirements of the **RFP**. All such Addenda shall become a part of the contract documents. The City will not be responsible for any other explanation or interpretation of the proposed **RFP** made or given prior to the award of the contract. The City will not respond to questions received after the specified deadline. The City reserves the right to respond to any and all questions but is not required to do so. If the Proposer discovered the opportunity through the online platform (Bonfire), do not submit questions through these platforms. **Only questions emailed directly to the City Procurement Manager will be answered.**

SCOPE OF WORK

Requests for Proposals must include: statement describing the commodities or contractual services sought; the evaluation criteria; and if the City contemplates renewals of the contract and a statement to that effect.

DETAILED SPECIFICATIONS
The City of St. Pete Beach ("City") invites proposals from qualified professional engineering firms to provide Combined Project Development & Environment (PD&E) and Preliminary Design Services for the Don CeSar & Boca Ciega Area Resiliency Adaptation Project.

The City is committed to advancing long-term coastal and stormwater resiliency infrastructure that addresses chronic tidal, dry-weather, and rainfall flooding. This project is part of the City's Capital Improvement Program and is intended to move from planning to construction within three years.

This solicitation seeks innovative, implementable, and community-supported solutions that can balance technical effectiveness, cost efficiency, and funding eligibility. The City encourages creative engineering approaches, including hybrid natural and structural designs, smart stormwater management technologies, and adaptive infrastructure systems.

No previously studied alternative has been officially selected. The selected consultant will review prior studies, evaluate existing data, and recommend the most suitable and cost-effective approach for achieving project objectives.

The Consultant shall complete all tasks necessary to support either a NEPA-compliant PD&E Study (if required for federal or FDOT funding) or a streamlined Preliminary Engineering and Environmental Study (if the City proceeds under local, private or P3 funding).

ADDITIONAL WORK DETAILS
Proposers or persons wishing to submit a proposal on this project shall be licensed, and insured in accordance with the City's requirements

Proposers shall bring questions, discrepancies, omissions, conflicts, or doubt as to meaning of any part of Contract Documents to the attention of the City of St Pete Beach Procurement Manager at least ten (10) business days before proposal submittal deadline. Clarification of intent of Contract Documents, if necessary, shall be made available to Proposers in the form of an Addendum. Failure to request clarification of interpretation of Contract Documents shall not relieve Proposers of their responsibilities to perform the work.

The City of St. Pete Beach reserves the right to reject any or all proposals or parts of proposals, or accept any proposal or part thereof deemed to be in the best interests to the City of St. Pete Beach.

BEGINNING DATE
The Proposer shall, within ten (10) business days after receipt of the Notice of Award and before commencement of any operations hereunder, execute the Agreement. Additionally, the Proposer shall, within twenty (20) business days after receipt of the Notice of Award, provide all required documentation to the City.

COMPLETION OF WORK
The target completion for the base Scope of Services is January 2027, corresponding to delivery of the Design-Build Readiness Package. The City reserves the right, at its sole discretion and subject to funding availability, to amend this Agreement to extend the Consultant's services through final (100%) design. Any additional services shall be authorized by written amendment and negotiated in accordance with the Consultants' Competitive Negotiation Act (Section 287.055, Florida Statutes).

COSTS INCURRED BY PROPOSERS
All expenses involved with the preparation and submission of proposals to the City, or any work performed in connection therewith, shall be borne solely by the Proposers. No payment will be made for any responses received or for any other effort required of or made by; the Proposer's prior to contract commencement.

ORAL PRESENTATION
The City may require an oral presentation of the proposal at the Evaluation Committee's discretion. This could also include a formal interview of any and all members of the Proposer's contract management staff.

CONFLICT OF INTEREST
The Proposer represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required hereunder, as provided for in FL Stat. 112.311. The Proposer further represents that no person having any interest shall be employed for said performance.

The Proposer shall promptly notify the City's representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest, or other circumstance, which may influence or appear to influence the contractor's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Proposer may undertake and request an opinion of the city as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Proposer. The City agrees to notify the Proposer of its opinion by certified mail within thirty days of receipt of notification by the Proposer.

LATE PROPOSAL OR MODIFICATIONS
Modifications in writing received prior to the time set for the proposal submittal will be accepted. Proposal modifications received after the time set for the proposal submittal will not be considered.

RELATED PARTIES AND MULTIPLE PROPOSALS
Where two (2) or more related parties each submit a proposal or multiple proposals are received from (1) Proposer, for any such contract, such proposals shall be judged non-responsive. Related parties mean Proposers or the principles thereof, which have a direct or indirect ownership interest in another Proposer for the same contract or in which a parent company or the principles thereof where one (1) Proposer has a direct ownership interest in another Proposer for the same contract.

RIGHT TO AUDIT
The City of St. Pete Beach reserves the privilege of auditing a Proposer's record as such records relate to purchases or work between the City and said Proposer. Records should be maintained for three years from contract date.

VARIANCE FROM STANDARD TERMS & CONDITIONS
All standard terms and conditions stated throughout the RFP apply to this contract except as specifically stated. This should be fully understood by Proposers prior to submitting a proposal.

ASSIGNMENT
The Proposer shall perform this contract. No assignment or subcontracting shall be allowed without prior written consent of the City. If a Proposer intends to subcontract a portion of this work, the Proposer must disclose that intent in the proposal. In the event of a corporate acquisition and/or merger, the Contractor shall provide written notice to the City within thirty (30) business days of Proposer's notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this contract, which shall not be unreasonably exercised by the City shall include but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state, or federal laws. Action by the City awarding a proposal to a firm that has disclosed its intent to assign or subcontract in its response to the RFP, without exception shall constitute approval for purpose of this Agreement.

LOBBYING Lobbying of Evaluation Committee members, City employees, or elected officials regarding request for proposals, request for qualifications, bids or contracts, during the pendency of bid award or bid protest, by the bidder/proposer/protestor or any member of the bidder's/proposer's/protestor's staff, an agent of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited either upon advertisement or on a date established by the City and shall be prohibited until either an award is final or the protest is finally resolved by the City Manager or Procurement Manager; provided, however, nothing herein shall prohibit a prospective bidder/proposer from contacting City departments to address situations such as clarification and/or questions related to the procurement process. For purposes of this provision, lobbying activities shall include but not be limited to, influencing or attempting to influence action or non-action in connection with any requests for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of persons and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected.

ADDITIONAL REQUIREMENTS
The City reserves the right, by change order, to unilaterally add or delete locations/services, either collectively or individually, at the City's sole option, at any time after award has been made as may be deemed necessary or in the best interest of the City. In such case, the Proposer will be required to provide or reduce services to this contract in accordance with the terms, conditions, and specifications.

SERVICES AGREEMENT
A written agreement incorporating the RFP and the successful proposal will be prepared by the City, signed by the successful Proposer, and presented to the City Commission for approval and signature.

INTEGRITY OF REQUEST FOR PROPOSAL DOCUMENTS
Proposers shall use the original RFP forms provided within the RFP and enter information in the spaces where a response is requested. Proposers may use an attachment as an addendum to the RFP forms if sufficient space is not available on the original form for the Proposer to enter a complete response. Any modifications or alterations to the original RFP documents by the Proposer, whether intentional or otherwise, will constitute grounds for rejection of the RFP. Any such modifications or alterations a Proposer wishes to propose must clearly be stated in the Proposer's RFP response and presented in the form of an addendum to the original RFP documents.

RESPONSIBILITY OF THE CITY MANAGER OR DESIGNEE
The term "City Manager or designee" wherever used in this Contract shall be the City of St. Pete Beach or its duly authorized representative. Notices of any change in the City Manager or designee shall be given in writing by the City to the Contractor. The City Manager or designee shall have full authority to interpret the contract and requirements and shall determine acceptance of the work under this Contract and every question relative to the fulfillment of the terms and provisions therein. It shall be the duty of the City Manager or designee to enforce the contract terms in a fair and unbiased manner.
If a variation from any requirements is allowed, the City Manager or designee shall grant the same in writing with the reasons for his action outlined, and such action will not invalidate or change the Contract in any other manner.

EXAMINATION OF SITE
Proposer shall carefully examine project site and be familiar with the work required for the project, investigate all site conditions that may affect execution of work as detailed in the construction documents. Contact the City's Procurement Manager or their designee for changes or alterations before proceeding.

ASSURANCES
The responding Proposer shall provide a statement of assurance that the Proposer is not presently in violation of any statutes or regulatory rules that might have an impact on the firm's operations. All applicable laws and regulations of the State of Florida, and ordinances and regulations of the City of St. Pete Beach will apply.

ASSIGNMENT AND TRANSFER OF CONTRACT
The Proposer shall not assign or transfer this Agreement or any part thereof or any interest therein without consent in writing of the City and the Proposer's Surety, and any such assignment or transfer without such written consent shall be null and void.

SUBCONTRACTS
The Proposer shall not subcontract this Agreement or any part thereof or any interest therein without consent in writing of the City and the Proposer's Surety. Any Subcontractor approved by the City will be subject to the same standards and qualifications as stated in this Contract.

PAYMENT
Payment shall be made to the Proposer for work performed under this Contract for the quantities of work as determined in accordance with Payments for Work Completed and Payments Withheld of this Contract. Payment for extra work will be made in accordance with the Changes in Work, Contract Amount, and Contract Time sections below.

PERIOD OF PERFORMANCE
The target completion for the base Scope of Services is January 2027, corresponding to delivery of the Design-Build Readiness Package. The City reserves the right, at its sole discretion and subject to funding availability, to amend this Agreement to extend the Consultant's services through final (100%) design. Any additional services shall be authorized by written amendment and negotiated in accordance with the Consultants' Competitive Negotiation Act (Section 287.055, Florida Statutes).

CHANGES IN THE WORK
Without invalidating the Contract, the City may, at any time or from time to time, order additions, deletions or revisions in the work authorized by written Change Orders or directives. Upon receipt of a Change Order, the Proposer will proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract documents. If any Change Order causes an increase or decrease in the Contract Amount or any extension or shortening of the Contract Time, an equitable adjustment will be made.

Additional Work performed by the Proposer without authorization of a Change Order will not entitle them to an increase in the Contract Amount or any extension of the Contract Time, except in the case of an emergency (subject to approval by City Manager or designee).

It is the Proposer's responsibility to notify their Surety of any changes affecting the general scope of the Work or change of the Contract Amount and the amount of the applicable bonds shall be adjusted accordingly, and an amended bond document furnished to the City. In the event the City directs the Proposer to make a change in the Work, and if the City and the Proposer do not arrive at a mutually acceptable increase or decrease in the Contract Amount, the Proposer shall not use any such lack of mutual acceptance as a basis or cause to stop or otherwise delay the progress or the execution and completion of any of the work ordered, directed or required pursuant to the Contract Documents.

If the Proposer believes an event or situation has occurred which justifies a change in the Contract Amount or Contract Time, they shall deliver a written notice to the City Manager or designee. Each such written notice shall be delivered promptly and no later than fifteen (15) business days after the Proposer first discovered the occurrence. The Proposer shall be deemed to have waived the right to collect any and all costs incurred more than fifteen (15) business days prior to the date of delivery of the written notice and shall be deemed to have waived the right to seek an extension of the Contract Time with respect to any delay in the Progress Schedule which accrued more than fifteen (15) business days prior to the date of delivery of the written notice.

Any such notice shall include sufficient detail to explain the basis of entitlement to a claim for an adjustment to the Contract Amount of Contract Time. When requested by the City Manager or designee, the Proposer shall furnish any additional information and details as may be required to determine the facts or allegations involved, which shall be

provided within fifteen (15) business days of the request unless a longer time period is allowed by the City Manager or designee.

The Proposer shall prepare proposals detailing proposed adjustments to Contract Amount and/or Contract Time and submit them to the City Manager or designee within fifteen (15) business days of the City's issuance of a proposed Change Order or the Proposer's submitting a written notice of a change or claim for an adjustment to the Contract Amount or Contract Time. Proposer's proposals shall be irrevocable for a period of at least sixty (60) business days after receipt by the City. Any delay in the submittal of a complete, adequate and acceptable proposal will not justify an increase in Contract Amount or Contract Time. Proposer agrees that it shall give the City access to any and all of Proposer's and Subcontractors' books, records and other materials relating to proposed Change Orders and other claims for adjustment to Contract Amount or Contract Time.

CHANGE OF CONTRACT AMOUNT

The Contract Amount constitutes the total compensation payable to the Proposer for performing the Work. All duties, responsibilities and obligations assigned to or undertaken by the Proposer shall be at his expense without change in the Contract Amount. The Contract Amount may only be changed by written Change Order issued by the City. Any claim for an increase in the Contract Amount shall be in writing and delivered to the City Manager or designee within fifteen (15) business days of the occurrence of the event giving rise to the claim.

All claims for adjustment in the Contract Amount shall be determined by the City Manager or designee. However, no claim for an adjustment to the Contract Amount will be considered for unforeseeable causes that were beyond the fault or negligence of the Proposer or his Subcontractors or supplier such as acts of God, floods, riots, etc. This restriction does not restrict submission of claims for additional Contract Time due to events of this nature. Any change in the Contract Amount shall be incorporated in a Change Order.

Proposer proposals or claims shall cover all aspects of the Work involved and shall be fully documented and itemized as to all costs, quantities and charges for overhead and profit. Amounts for Subcontractors or Suppliers at any tier shall be similarly supported. When determining Subcontractors' costs, the methods to be used shall be those used for the Proposer's costs, except that the term "Subcontractor" shall replace the term "Proposer," context permitting.

The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Amount where the Work involved is covered by unit prices contained in the Contract Documents shall be determined by application of unit prices to the quantities of the items involved. If the quantities originally contemplated are so changed in a proposed Change Order, that application of the Unit Prices to the quantities proposed will cause substantial inequity to the City or the Proposer, the applicable unit price(s) shall be equitably adjusted by mutual agreement.

If the value of work covered by a Change Order cannot be established or mutually agreed to utilizing previously established unit rates, the value shall be determined by the City on the basis of an estimate of the out-of-pocket cost and percentages that are acceptable to the City for overhead and profit.

In such case, the Proposer will submit in the form prescribed by the City an itemized cost breakdown together with supporting data.

The amount of credit to be allowed by the Proposer to the City for any such change which results in a net decrease in cost, will be the amount of the actual net decrease as determined by the City. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net increase, if any.

CHANGE OF CONTRACT TIME

The Contract Time may only be changed by written Change Order. Any claim for an extension in the Contract Time

shall be in writing and include an analysis of the Progress Schedule as further described in the Specifications and shall be delivered to the City Manager or designee within fifteen (15) business days of the occurrence of the event giving rise to the claim. All claims for adjustment in the Contract Time shall be determined by the City Manager or designee. Any change in the Contract Time resulting from any such claim shall be incorporated in a Change Order. The Contract Time may be extended for an amount equal to time lost due to unforeseeable causes beyond the control of the Proposer (and his Subcontractors and Suppliers) if he makes a claim therefrom. Such delays shall include, but not be restricted to, acts or neglect by any separate Proposer employed by the City; fires; floods; labor disputes; epidemics; or acts of God.

All time limits stated in the Contract Documents are of the essence to the Contract. The stated time limits are agreed to be adequate to complete the work, including the procurement, manufacture and delivery of all material and equipment required, and account for any and all potential impact, delays, disruptions and costs that may be expected.

PAYMENTS FOR WORK COMPLETED

All payments under this agreement shall comply with the requirements of Florida Statutes, Section 215.422, commonly referred to as the "Prompt Payment Law." This includes timely processing of invoices and adherence to statutory interest provisions for late payments. The Contractor shall submit detailed invoices for services rendered under this agreement. Each invoice must include: Purchase Order or Contract Number, Description of services provided, Dates of service, Total amount due. Payment will be made within 45 days of receipt of a proper invoice and acceptance of deliverables, as required by Florida law. If payment is not made within the statutory timeframe, interest penalties will apply in accordance with Section 215.422, Florida Statutes. Payments will be issued via electronic funds transfer (EFT) unless otherwise agreed in writing. Contractor must provide accurate banking information to facilitate EFT.

PAYMENTS WITHHELD

The City Manager or designee may withhold, or, on account of subsequently discovered evidence, nullify the whole or part of any estimate to such extent as may be necessary to protect the City from loss on account of:

a) Defective work not remedied

b) Claims and/or liens filed or reasonable evidence indicating probable filing of claims

c) Failure of the Proposer to make payments properly to Subcontractors or for labor

d) A reasonable doubt that the Contract can be completed for the balance then unpaid

e) Damage to another Proposer

f) Failure of the Proposer to keep their work progressing in accordance with their time schedule

FINAL PAYMENTS

Upon the completion and acceptance of the work, the City Manager or designee shall issue a certificate that designates that the whole work provided for in this Contract has been completed and accepted by him under the conditions and the terms thereof and shall make the final estimate of the work. After issuance of the certificate, the entire balance found to be due the Proposer, including said retained percentage by the City in accordance with existing state laws as may be retained lawfully by said City, shall pay excepting such sums to the Proposer.

Before the approval of the final payment, the Proposer shall submit evidence satisfactory to the City that states that all payrolls, materials, bills and outstanding indebtedness in connection with this Contract have been paid.

LIENS

If at any time there shall be evidence of any lien or claim for which the City might become liable and which is

chargeable to the Proposer, the City shall have the right to retain out of any payment then due or thereafter to become due, an amount sufficient for complete indemnification against such lien or claim. In the event the City has already paid to the Proposer all sums due under this contract or the balance remaining unpaid is insufficient to protect the City, the Proposer and his Surety shall be liable to the City for any loss so sustained.

RESPONSIBILITY OF THE CITY MANAGER OR DESIGNEE

The term "City Manager or designee" wherever used in the Contract shall be the City of St. Pete Beach or its duly authorized representative. Notices of any change in the City Manager or designee shall be given in writing by the City to the Proposer. The City Manager or designee shall have full authority to interpret the Plans and Specifications and shall determine the amount, quality, and acceptance of the work and supplies to be paid for under the Contract and every question relative to the fulfillment of the terms and provisions therein. It shall be the duty of the City Manager or designee to enforce the Plans and Specifications in a fair and unbiased manner. If a variation from any requirements is allowed the City Manager or designee shall grant the same in writing with the reasons for his action outlined, and such action will not invalidate or change the Contract in any other manner.

LICENSES AND PERMITS

The Proposer shall obtain and pay for all necessary City licenses and work permits and shall faithfully comply with all laws, ordinances and regulations, (Federal, State or local) which may be applicable to the operations to be conducted hereunder, except for those permits obtained by the City. Notwithstanding the provisions above, the Proposer is responsible for non-compliance of all permit requirements, including all fines resulting from Proposer's non-compliance of said requirements.

Chapter II, Section II-4, "Registration of Licenses Obtained From Other Municipalities:" "Persons, partnerships, corporations, or other business entities doing business with the City who are not required to obtain a City occupational license, but who must have either a State or County or Municipal occupational license from another municipality, shall register such occupational license with St. Pete Beach Community Development Department. The City may charge a fee for such registration." The Proposer shall be responsible for obtaining all City, County, State and Federal permits required by those government agencies and must provide documentation of receipt of those permits prior to project commencement. This shall include a notice to commence work letter and the applicable fee, if required. Any sub-contractor hired by the Proposer awarded the project, MUST also register their license with the City.

LABOR PROVISIONS

The Proposer and his Subcontractors shall discharge, whenever ordered to do so by the City Manager or designee, any employee who is disorderly or whose conduct in the opinion of the City Manager or designee is detrimental to the prosecution of the work. No person whose age or physical condition is such as to make this employment dangerous to his/her health and safety or to the health and safety of others shall be employed on the work, and in no event shall any persons under the age of sixteen (16) years be employed. The State of Florida prevailing wage law requires that the Proposer shall fully comply with all provisions contained in Section 215.19, "Schedule of Prevailing Wage Rates for Specified Public Construction." The wage rates set forth by such determination shall apply to this project.

INSURANCE

The Proposer shall procure and maintain at his/her own expense, during the life of the Contract, liability insurance as hereinafter specified. All such insurance shall be subject to the approval of the City for adequacy of protection and shall include a provision preventing cancellation without twenty (20) business days prior notice to the City in writing. The City shall be included as an additional insured on all liability insurance. The liability insurance required is as follows: Proposer's General Public Liability and Property Damage Insurance issued to the Proposer and protecting the Proposer from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any operations under this Contract, whether such operations be by the Proposer or by any Subcontractor hired by the Proposer or anyone directly or indirectly employed by the Proposer or hired by the Proposer.

The successful Proposer shall supply and maintain insurance which defends, indemnifies and holds harmless the City of St. Pete Beach, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorney's fees or loss arising directly out of acts or omissions hereunder by the Proposer or third party under the direction or control of the Proposer. Such general and excess liability coverage shall be primary to any other coverage carried by the City of St Pete Beach. Proposer must furnish the City with Certificate of Insurance prior to commencement of work. An approved Certificate of Insurance furnished by the Proposer's carrier to guarantee the Proposer being insured with the City of St Pete Beach must be named as a certificate holder for this contract. The following minimum coverage:

- Professional Liability Insurance $2,000,000 each occurrence.
- Commercial General Liability Insurance $1,000,000.00.
- Comprehensive General Liability Insurance of $1,000,000.00 each occurrence.
- Personal Injury for $1,000,000.00 each occurrence.
- Automobile Liability $1,000,000.00.
- General Workers Compensation Insurance as required by Florida law.
- Longshore Harbor Workers Compensation Insurance

PROTECTION OF WORK AND PROPERTY

The Proposer shall continuously maintain adequate protection of all their work and materials from damage or theft and shall protect the City's property and all adjacent property from injury or loss arising in connection with activities under their Contract. The Proposer shall make good any such damage, injury, or loss, except such as may be caused by agents or employees of the City.

The Proposer shall take, use, provide, and maintain all necessary precautions, safeguards, and protection to prevent accidents, or injury to persons or property on, about, or adjacent to the site of the work. Should the situation arise that physical security is needed the Proposer will provide security on off days and holidays. The Proposer shall be responsible for all charges incurred with such action.

The Proposer shall post danger signs warning against any hazards created by the work being done under their Contract. They shall designate a responsible member of their organization on the work, whose duty shall be the prevention of accidents, and the name of the person so designated shall be reported to the City Manager or designee and City in writing. In an emergency affecting the safety of life, or of the work or adjoining property, the Proposer, without special instruction or authorization from the City Manager or designee, or City, is hereby permitted to act, at their own discretion, to prevent such threatened loss or injury, and they must take such action if so instructed or authorized by the City Manager or designee. The Proposer shall also protect adjacent property as required by law.

PROPOSAL REVIEW AND CONTRACT AWARD

Failure to submit all documents requested at the time of proposal may deem the Proposer's proposal ineligible for award. The City of St. Pete Beach reserves the right to reject any or all proposals or parts of proposals. The contract shall be awarded by written notice to the responsible and responsive Contractor whose proposal is determined in writing to be the most advantageous to the City, taking into consideration the price and other criteria set forth in this request for proposals. The City may waive any informality.

LOCAL, STATE AND FEDERAL COMPLAINCE REQUIREMENTS

The laws of the State of Florida do apply to any purchase made under this Request for Proposal. Proposers shall comply with all local, state, and federal directives, orders and laws as applicable to their proposal and subsequent contracts include but not limited to Equal Employment Opportunity, Minority Business Enterprise, and OSHA as

applicable to this contract.

Compliance with Fla. Stat. 448.095:

- Proposer agrees to comply with all applicable portions of Fla. Stat. 448.095. Proposer must use the U.S. Department of Homeland Security's E-Verify System, hhtps://e-verify.uscis.gov/emp, to verify the employment eligibility of all employees hired on or after January 1, 2021 during the term of this Agreement.

- Subcontractors (i) Proposer shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement. (ii) Subcontractors shall provide Proposer with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095 (iii) Proposer shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

- Proposer must provide evidence of compliance with Fla. Stat. 448.05 by January 1, 2021. Evidence may consist of, but is not limited to, providing notice of Proposer's E-Verify number.

- Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Proposer may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and proposal costs (if necessary). Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statute by the Proposer, the Proposer may not be awarded a public agreement for a period of 1 year after date of termination.

RESERVES THE RIGHT

The City reserves the right to accept or reject any and/or all proposals, to waive irregularities and technicalities, and to request re-submission. If only one proposal is received by the proposal date and time listed, the proposal may or may not be rejected by the City depending upon proposal review and the needs of the City.

The City reserves the right to select a firm with or without additional interviews and may decide to select any of the firms submitting proposals. The City reserves the right to award the contract to a responsible proposer submitting a responsible proposal, with a resulting negotiated agreement which is most advantageous and in the best interest of the City.

Proposers, Proposers, their agents, and associates shall not contact or solicit any City Commission member, City employee, or official regarding this RFP during any phase of the proposalding process. Failure to comply with the provision may result in disqualification of the Proposer, at the option of the City. Only that individual listed, or an approved designee, as the contact person for this RFP shall be contacted.

SUBMITTAL WITHDRAWAL

After submittals are opened, corrections or modifications to submittals are not permitted, but a responding firm may be permitted to withdraw an erroneous submittal prior to the award by the City Commission, if the following is established:

- That the responding firm acted in good faith in submitting the submittal;
- That in preparing the submittal there was an error of such magnitude that enforcement of the submittal would work severe hardship upon the respondent;
- That the error was not the result of gross negligence or willful inattention on the part of the respondent;
- That the error was discovered and communicated to the City within twenty-four (24) hours of submittal opening, along with a request for permission to withdraw the submittal; or
- The responding firm submits documentation and an explanation of how the error was made.

CONE OF SILENCE
Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

TERMINATION
The resulting contract may be canceled by the City when:

- Sufficient funds are not available to continue its full and faithful performance of this contract.
- There is sub-standard or non-performance of contract.
- The City wishes to terminate at any time and for any reason, upon giving thirty (30) days prior written notice to the other party.

The resulting contract may be canceled by either party in the event of substantial failure to perform in accordance with the terms by the other party through no fault of the terminating party.

FISCAL NON-FUNDING

If funds for the requested services described herein are not appropriated via the annual budget adoption process, the City reserves the right to cancel this Agreement immediately upon written notice to the vendor.

PROJECT RECORDS
The awarded firm shall maintain auditable records concerning the procurement to account for all receipts and expenditures, and to document compliance with the Contract. These records shall be kept in accordance with generally accepted accounting methods, and the City of St. Pete Beach reserves the right to determine the record-keeping method in the event of non-conformity. These records shall be maintained for three (3) years after final payment has been made and shall be readily available to City personnel with reasonable notice, and to other persons in accordance with the Florida Public Disclosure Statutes. Additionally, the awarded firm shall abide by and comply with Florida Statutes regarding public records. Specifically, the firm shall be aware of the provisions found in Section 119.0701, Florida Statutes.

Upon completion of the project, all reports, studies, recommendations, forms, and other project specific information will need to be submitted in paper and in an electronic file format (.PDF, .JPEG) on CD or USB storage device.

IV. REFERENCES & MINIMUM QUALIFICATIONS

Provide at least three (3) or more professional, business references with which you have contracted to provide similar services in the past five (5) years. Include the name of the person, its organization, telephone number, fax number, and e-mail address. Include any governmental agencies, with the same contact and descriptive information for which you have provided similar service within the past five (5) years.

Provide a brief description of the history and capabilities of the firm. Describe the types of projects or services the firm performs/has performed and the dollar value of each. Provide information regarding your firm's ability to complete this project. Demonstrate that the firm's personnel have experience with similar projects.

Identify all unresolved and ongoing claims and disputes against your firm in excess of $500,000. Include any claims against the principals of your firm or any claims your company may have against a third party. Provide a history of litigation, including the outcomes, for the past five (5) years.

The responding firm shall provide a statement of assurance that the firm is not presently in violations of any statutes or regulatory rules that might have an impact on the firm's operations. All applicable laws and regulations of the State of Florida and ordinances and regulations of the City of St. Pete Beach will apply.

Provide the overall bonding capacity for the company and provide a history of any claims against the Proposer's previous bonds for the past five (5) years.

The City shall be the sole final judge of qualifications of Proposer to perform service and reserves the exclusive right to accept or reject any proposal as it deems to be in the best interests of the City. The City reserves the right to make such investigation, as it deems necessary, to determine the ability of any proposer to perform the work or service requested. Failure to comply with the requirements of this section may be grounds for rejecting a response.

V. PUBLIC ENTITY CRIMINAL AFFIDAVIT

SWORN STATEMENT – PUBLIC ENTITY CRIMES

PURSUANT TO § 287.133 (3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES
THE FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to: City of St. Pete Beach
by: _____
(Print individual's name and title)

for: _____
(Print name of entity submitting sworn statement)

at: _____
(Business address)

and (if applicable), its Federal Employer Identification Number (FEIN):

_____
(FEIN)
or, if the entity has no FEIN, include the Social Security Number:

_____
(SSN)

by the individual signing this sworn statement: _____
(Signature)

2. I understand that a "public entity crime" as defined in § 287.133 (1)(g), Fla. Stat., means a violation of any State or Federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States including, but not limited to, any proposal or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in § 287.133 (1)(b), Fla. Stat., means a finding of guilt or a conviction of public entity crime with or without an adjudication of guilt in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in § 287.133 (1)(a), Fla. Stat., means:
   a. A predecessor or successor of a person convicted of a public entity crime or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under the arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133 (1)(e), Fla. Stat., means any natural person or any

entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the **statement which I have marked below is true** in relation to the entity submitting this sworn statement (indicate which statement applies).

☐ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Office of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THE PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by_____, who is personally known to me or has produced _____ as identification.

(SEAL)

_____
Notary Public – State of Florida

_____
(Print, Type, Stamp, or Commissioned
Name of Notary Public)

VI. NON-COLLUSION AFFADAVIT

STATE OF _____
COUNTY OF _____

I state that **I**_____of_____,
(Name and Title) (Name of Firm)

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I am the person responsible in my firm for the price(s) and amount(s) of this Response, and the preparation of the Response. I state that:

1. The price(s) and amount(s) of this Response have been arrived at independently and without consultation, communication or agreement with any other Provider, potential provider, Proposal, or potential Proposal.

2. Neither the price(s) nor the amount(s) of this Response, and neither the approximate price(s) nor approximate amount(s) of this Response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal, and they will not be disclosed before Proposal opening.

3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract, or to submit a price(s) higher that the prices in this Response, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Response.

4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.

5. _____, its affiliates, subsidiaries, officers, director, and employees (Name of Firm) are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the State of Florida for which this Response is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the true facts relating to the submission of responses for this contract.

Name of Organization:_____

Signed By: _____

Print Name:_____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification.

(SEAL)

_____
Notary Public – State of Florida

_____
(Print, Type, Stamp, or Commissioned
Name of Notary Public)

VII. SPECIFICATION

Scope of Services

Don CeSar & Boca Ciega Area Resiliency Adaptation

Project No: 3016



Combined Project Development & Environment (PD&E) and Preliminary Design Services

Fiscal Year 2026

TABLE OF CONTENTS

1. Introduction and Purpose
2. Project Background
3. Project Objectives
4. Scope of Services
    - 4.1 Project Management and Coordination
    - 4.2 Public Engagement and Community Buy-In
    - 4.3 Data Collection and Existing Conditions
    - 4.4 Preliminary Engineering & Alternatives Analysis
    - 4.5 Funding Options Analysis
    - 4.6 Environmental Documentation and Permitting Strategy
    - 4.7 Preliminary Design (30%)
    - 4.8 Phasing and Implementation Plan
    - 4.9 Public-Private Partnership and Assessment Framework
5. Deliverables Summary
6. Schedule Summary
7. Evaluation Criteria
8. Expected Outcomes
9. Appendices

1. INTRODUCTION AND PURPOSE

The City of St. Pete Beach ("City") invites proposals from qualified professional engineering firms to provide Combined Project Development & Environment (PD&E) and Preliminary Design Services for the Don CeSar & Boca Ciega Area Resiliency Adaptation Project.

The City is committed to advancing long-term coastal and stormwater resiliency infrastructure that addresses chronic tidal, dry-weather, and rainfall flooding. This project is part of the City's Capital Improvement Program and is intended to move from planning to construction within three years.

This solicitation seeks innovative, implementable, and community-supported solutions that can balance technical effectiveness, cost efficiency, and funding eligibility. The City encourages creative engineering approaches, including hybrid natural and structural designs, smart stormwater management technologies, and adaptive infrastructure systems.

No previously studied alternative has been officially selected. The selected consultant will review prior studies, evaluate existing data, and recommend the most suitable and cost-effective approach for achieving project objectives.

The Consultant shall complete all tasks necessary to support either a NEPA-compliant PD&E Study (if required for federal or FDOT funding) or a streamlined Preliminary Engineering and Environmental Study (if the City proceeds under local, private or P3 funding).

2. PROJECT BACKGROUND

The Don CeSar and Boca Ciega Area neighborhoods historically experience persistent flooding due to tidal backflow, low roadway elevations (1.5–2.5 ft NAVD88), and undersized or non-existent drainage systems. The priority basins (3, 12, and 13) directly connect to FDOT's SR 682 (Pinellas Bayway) and SR 699 (Gulf Blvd) systems, necessitating close interagency coordination.

Previous studies by Halff Associates (2020–2023) identified several improvement options, including raising seawalls, adding pump systems, adding underground drainage infrastructure, regrading streets, living shorelines, and installing backflow prevention devices.

The City has allocated $800,000 in FY 2026 to initiate this phase, which will define the technical, financial, and regulatory pathway toward construction.

Figure 1. Project Area Map



3. PROJECT OBJECTIVES

1. Evaluate and recommend solutions that reduce or eliminate roadway flooding during high-tide events and 25-year design rainfall events, consistent with community goals established during the public workshop process.
2. Provide visible near-term results to reduce or eliminate dry-weather flooding.
3. Advance design of priority basins (3, 12, 13) to 30% completion.
4. Identify and evaluate funding pathways (federal, state, local, or private) to determine whether a full NEPA PD&E or streamlined local study is appropriate.
5. Develop progressive design-build phasing to expedite construction and minimize disruption.
6. Achieve community consensus through workshops, resident input, and transparent cost-benefit communication.
7. Establish interagency coordination with FDOT, SWFWMD, FDEP, and USACE.
8. Emphasize innovation and constructability in all aspects of design and implementation.

4.1 Project Management and Coordination

- Develop a Project Management Plan (PMP) with schedule, milestones, QA/QC, and communication protocols.
- Conduct kickoff and monthly progress meetings.
- Coordinate continuously with FDOT District 7 and the City's Public Services Department.
- Maintain clear documentation of decisions and schedule tracking.

Deliverables: PMP; Monthly Reports; Meeting Minutes.

4.2 Public Engagement and Community Buy-In

- Develop a Public Involvement Plan (PIP) tailored to City and FDOT PD&E standards.
- Conduct three public workshops:
    1. Scoping and Existing Conditions (May 2026)
    2. Alternatives and Funding Options (July 2026)
    3. Preferred Alternative Confirmation & 30% Design Presentation (December 2026)
- Integrate web-based maps, visual simulations, and surveys for transparent public input.

Deliverables: PIP; Workshop Exhibits; Summary of Comments.

4.3 Data Collection and Existing Conditions

- Review previous studies and integrate all available GIS, survey, and utility datasets.
- Conduct new topographic, bathymetric, environmental resource, and limited geotechnical surveys.
- Verify outfall conditions, connections, and existing tidal valve performance.

Deliverables: Existing Conditions Report; Survey Files; GIS Database.

4.4 Preliminary Engineering & Alternatives Analysis

- Evaluate feasible alternatives including but not limited to terrain modification, pump systems, vaulted backflow preventers, berms, shoreline protection, pervious pavements, flood storage, and/or roadway regrading.
- Perform hydrologic and hydraulic modeling (ICPR or SWMM) for existing and 2030, 2050, and 2070 (if determined necessary for grant eligibility) sea-level conditions. Modeling calibration shall be based on available tidal records, rainfall events, and observed standing water conditions.
- Compare alternatives for cost, time to construct, environmental impact, and community acceptance.
- For any alternative whose performance is dependent on private seawall condition or elevation, the consultant shall explicitly identify the dependency and provide parallel-path alternatives that remain functional independent of seawall replacement timing.

- All hydrologic/hydraulic models shall be submitted in native ICPR/SWMM formats with input/output files, metadata, and calibration documentation.

Deliverables: Alternatives Analysis Matrix; Preliminary Engineering Report; Preferred Alternative Recommendation; Model Files

4.5 Funding Options Analysis

- Prepare an early FY 2026 deliverable analyzing whether the project should follow a federal PD&E/NEPA path or a local accelerated approach (special assessment or P3).
- Identify available funding sources, matching ratios, and grant deadlines.
- The consultant shall prepare up to two (2) grant applications, to be selected by the City based on project readiness and eligibility (Resiliency Florida, FDEM Hazard Mitigation, SWFWMD, or similar programs).

Deliverables: Funding & NEPA Pathway Report (June 2026).

4.6 Environmental Documentation and Permitting Strategy

- Depending on selected funding path, prepare:
  - Type 2 Categorical Exclusion (CE) for federal funding, or
  - Preliminary ERP Pre-Application Package for local funding.
- Conduct field reviews and coordinate with FDEP, SWFWMD, USACE, and FDOT.

Deliverables: Draft and Final Environmental Document or ERP Pre-App Package.

4.7 Preliminary Design (30%)

- Develop 30% design for priority basins (3, 12, 13), including but not limited to:
  - Pump station layouts, control systems, and vaults
  - Stormwater collection and conveyance
  - Utility conflicts and relocations
  - Landscape and aesthetic elements
- Prepare detailed cost estimate and phased construction plan.
- The consultant shall coordinate with Duke Energy, Pinellas County Utilities, telecom providers, and other utility owners to identify conflicts early and document anticipated relocations and associated responsibilities.

Deliverables: 30% Design Plans (PDF/CAD); Design Report; OPCC.

4.8 Phasing and Implementation Plan

- The FY 2026 budget of $800,000 is intended to complete full PD&E and 30% design for priority Basins 3, 12, and 13, which experience the most severe tidal and rainfall flooding.
- For the remaining basins within the Belle Vista, Lido, and Boca Ciega Isle neighborhoods, the consultant shall develop concept-level planning, cost estimates, and environmental screening summaries to establish a baseline for future design phases and grant

applications. Screening-level evaluations for non-priority basins shall be conceptual only and shall not include basin-specific engineering, modeling, or detailed cost estimating.

- The consultant shall recommend an implementation and funding sequence for all 13 basins, prioritizing early construction of the 3 basins advanced to 30% design.
- Consultant shall identify potential early-action improvements (e.g., valve upgrades, minor collection improvements, interim tidal controls) that can be implemented while long-term design advances.
- Develop multi-phase implementation plan coordinated with City's Capital Improvement Plan (CIP).
- Define Progressive Design-Build procurement structure with proposed packages by basin.

Deliverables: Phasing & Implementation Plan (December 2026).

4.9 Public-Private Partnership (P3) and Assessment Framework

- Evaluate partnership opportunities with private entities and residents.
- Provide framework for Neighborhood Flood Resiliency District financing.
- Identify potential matching programs or foundations.

Deliverables: P3 Evaluation Memo; Assessment Framework Template.

5. DELIVERABLES SUMMARY

Deliverable	Format	Target Date
Project Management Plan	PDF	April 2026
Funding & NEPA Pathway Report	PDF	June 2026
Alternatives and Funding Options Summary	PDF	July 2026
Grant Applications	PDF	September 2026
30% Design Plans & OPCC	PDF/CAD	October 2026
Preferred Alternative Confirmation & 30% Design Presentation	PDF	December 2026
Phasing & Implementation Plan	PDF	December 2026
PPP & Assessment Framework Memo	PDF	December 2026

All data, models, exhibits, graphics, and design files produced under this contract shall become the property of the City.

6. SCHEDULE SUMMARY

Milestone	Target Completion
RFP Procurement & Selection	Dec 2025 – Feb 2026
Notice to Proceed	March 2026
Workshop #1 – Scoping & Existing Conditions	May 2026
Funding Report / Financial Roadmap	June 2026
Workshop #2 – Alternatives and Funding Options	July 2026
Grant Submissions	September 2026
30% Design & OPCC	October 2026
Workshop #3 – Preferred Alternative Confirmation & 30% Design Presentation*	December 2026
Final Reports	December 2026
Design-Build Readiness Package**	January 2027
Construction Start	January 2028

* Workshop #3 will present the completed 30% design to the neighborhood and confirm the Preferred Alternative; no major redesign is anticipated after this workshop.

** The Design-Build Readiness Package will include 30% plans, permitting strategy, and procurement preparation materials to support initiation of a design build procurement; This package does not include design advancement beyond 30%.

7. EVALUATION CRITERIA

Criterion	Points
Firm Qualifications & Experience	20
Key Personnel & Project Team	15
Approach, Innovation & Understanding	25
Schedule & Resource Management	15
Past Performance & References	10
Local Presence & Knowledge	5
Funding & Delivery Strategy Expertise	10
Total Points	**100**

7.1 Firm Qualifications and Experience (20 points)

Experience with PD&E studies, stormwater resiliency, coastal infrastructure, and federally funded projects of similar size and complexity.

7.2 Key Personnel and Project Team (15 points)

Qualifications, professional registrations, and availability of key staff and subconsultants (environmental, geotechnical, coastal, public involvement).

7.3 Approach, Innovation and Understanding of Scope (25 points)

Demonstrated understanding of project objectives, environmental compliance, innovation, community coordination, replicability, and phased implementation.

7.4 Schedule and Resource Management (15 points)

Ability to meet project milestones within the FY 2026 schedule.

7.5 Past Performance and References (10 points)

Quality, timeliness, and budget adherence on comparable municipal or PD&E/design projects.

7.6 Local Presence and Knowledge (5 points)

Knowledge of St. Pete Beach and Pinellas County barrier island conditions, and FDOT District 7 and central office coordination.

7.7 Funding & Delivery Strategy Expertise (10 points)

Demonstrated expertise with funding and alternative project delivery strategies such as progressive design, special assessments, and public-private partnerships

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8. EXPECTED OUTCOMES

- (30%) design for priority basins by end of FY 2026.
- Clear environmental and funding path determination.
- Resident-supported preferred alternative.
- Basis for Design-Build procurement in FY 2027.
- Accelerated construction start by early 2028.
- Long-term roadmap toward a flood-resilient, sustainable neighborhood.

9. APPENDICES

Appendix A	2020 Don CeSar Neighborhood Sea Level Rise Adaptation Alternatives Study (Halff)
Appendix B	2021 Stormwater Master Plan Update Phase 2 – Don CeSar & Boca Ciega Section (Halff)
Appendix C	2023 Maritana Neighborhood Water Threats Adaptation Study (Halff)
Appendix D	2023 Update to Phase 2 Vulnerability Assessment (Kimley Horn)

EXHIBIT "C"

(Place Scope of Services and Vendor's Proposal Behind this Page)

April 2026

Mr. Dejan Milosevic
City Project Manager
City of St. Pete Beach Public Works
155 Corey Ave.
St. Pete Beach FL 33706

Via email: dmilosevic@stpetebeach.org

Re: Proposal for Professional Engineering Services
Don Cesar & Boca Ciega Areas Resiliency Adaptation
WSP Opportunity No.:2025US513972

BACKGROUND:

The City of St. Pete Beach (City) has engaged WSP USA Inc. (WSP) to evaluate and advance stormwater and coastal resiliency improvements for the Don CeSar and Boca Ciega Area neighborhoods. These low-lying, barrier island communities experience recurring flooding driven by a combination of tidal backflow, sea level rise, low roadway elevations, and limited stormwater infrastructure capacity. Many roadway segments within the study area lie at elevations of approximately 1.5 to 2.5 feet NAVD88, making them vulnerable to frequent "sunny-day" flooding during high tides and king tide events, as well as compounded flooding during rainfall events.

These challenges are exacerbated by aging, undersized, or in some locations, absent stormwater conveyance systems that were not designed to accommodate current or projected tidal conditions.

Previous planning and vulnerability studies conducted between 2020 and 2023 identified a range of potential adaptation strategies to address these conditions, including stormwater pumping, underground drainage improvements, roadway regrading, backflow prevention, seawall enhancement, and living shoreline solutions. However, no single preferred alternative has been advanced to design, and further refinement is needed to evaluate feasibility, cost, constructability, environmental constraints, and funding eligibility.

Thirteen drainage basins have been identified within the Don CeSar and Boca Ciega areas, three of which—Basins 3, 12, and 13—experience particularly severe flooding and are hydraulically connected to FDOT facilities along SR 682 (Pinellas Bayway) and SR 699 (Gulf Boulevard).

The primary goal is to identify the causes of roadway flooding and develop conceptual solutions for all thirteen (13) basins, along with 30% design plans for Basins 3, 12, and 13 while

establishing a clear technical, regulatory, and funding pathway toward design—construction.



SCOPE OF SERVICES:

Data Collection and Existing Conditions

This task will establish existing conditions by compiling and reviewing prior studies and available GIS, survey, and utility data, supplemented by targeted field investigations. New topographic, bathymetric, environmental, and limited geotechnical surveys will be conducted as needed, along with field verification of stormwater outfalls to confirm connections, physical condition, and tidal valve performance.

Task 1: Desktop data collection
WSP will compile, review, and organize available existing information to support project planning and analysis. This effort will include a review of prior studies, City GIS data, survey information, utility datasets, stormwater management (SWM) reports, ICPR models, and other relevant technical resources provided by the City and partner agencies. All collected datasets will be integrated into a unified ArcGIS geodatabase developed by WSP. This geodatabase will serve as the central repository for all project data and will be delivered to the City for future use.

Task 2: Topographic and Bathymetric Survey

WSP will utilize the LIDAR data captured as part of the Don Cesar & Boca Ciega Area Vulnerability Analysis and Capital Plan as the basis of the design survey within the project area to support the design of required roadway/stormwater improvements. The project area limits of survey are depicted on Figure 1 below.

Boundary control within and adjacent to the project area will be recovered and located to support the mapping of the road right-of-way throughout the project. Apparent property lines for individual ownerships within the project area will be depicted based upon available record data, occupation, and the County Property Appraiser's data. This survey will not be a boundary survey of each individual parcel within the project area.

Topographic Survey will include location and mapping of existing accessible significant surface improvements and evidence of subsurface improvements along the project roadways and within ten feet outside the road rights-of-way. This will include the following:

- Stormwater and sanitary sewer structures (type, material, size, and elevations of accessible structure rim and inverts).
- Buildings
- Proposed Pump Station Location
- Trees 6 inches in diameter (DBH) or larger.
- Limits of landscaped areas, not individual plants.
- Pavement limits
- Driveways
- Walls
- Cross sections along the roadway and at driveways. Spacing to be no greater than 100 feet along the roadway. Roadway cross sections taken at driveways will be measured along the approximate centerline of the driveway and extend approximately 10 feet outside the road right-of-way.
- Evidence of subsurface utility lines (hydrants, valves, witness signs, meters, handholes, manholes, cleanouts, pedestals, transformers, equipment cabinets, poles, outlets, etc.)
-

Subsurface or buried utility lines will be mapped in a manner consistent with ASCE Standard 38-02, Quality Level C. This includes the mapping of buried utility lines based upon record data provided by the utility owners, client, Engineer of Record, or other sources, and the surveyed position of surface evidence of the buried utilities, such as valves, witness signs, meters, handholes, manholes, cleanouts, transformers, equipment cabinets, poles, and outlets. The position of the record data will be correlated to the apparent surface evidence. This task does not include the excavation and verification of subsurface utilities or improvements.

Bathymetric survey

WSP will obtain bathymetric data across the open water portion of the waterways adjacent to the subject basins within the area depicted on the attached Survey Limits exhibit. The bathymetric survey will be carried out by physically sounding and measuring the top of sediment cross

sections at 50-foot intervals across the open water areas using a 2" diameter PVC sounding pole with a foot. Points along the cross sections will be typically measured at 10 to 20 foot intervals, with an effort to find and measure breaks in grade at the lake bottom. The sounding pole will be vertically lowered at the selected location until it contacts the top of the sediment. This system will be coupled with a real-time GPS navigation and positioning system to allow us to accurately survey point positions and elevations.

Project horizontal control will be relative to the North American Datum of 1983, adjustment of 2011 (NAD83/2011), Florida State Plane coordinate system, West Zone, 0902. The project vertical control will be based upon the North American Datum of 1988 (NAVD 88). At least three 3-D survey control monuments will be established at the project site by WSP to be utilized during the duration of the survey and for future site activities.

All work and products will be produced in conformance with Florida Administrative Code Rule Chapter 5J-17, Standards of Practice, pursuant to Chapter 472, Florida Statues. Upon completion of field survey activities, a certified survey, compiled in AutoCAD Civil 3D format, will be produced a composite map of survey and portray existing site conditions within the survey project limits.

Deliverables:

- Survey drawings PDF and DWG file formats

Task 3: Limited Geotechnical Survey

WSP will perform a comprehensive geotechnical scope of services that includes a site visit to assess existing field conditions, identify appropriate locations for proposed borings and infiltration testing, and evaluate Maintenance of Traffic (MOT) requirements for safe execution of fieldwork. The subsurface exploration will support resiliency adaptation improvements across thirteen drainage basins, 10 of 13 basins evaluated at a planning level (Phase I), and Basins 3, 12, and 13 advanced to detailed design (Phase II)

Borings for Phase I Areas

WSP will conduct a total of about 26,000 linear feet of roadways, which will be evaluated in the proposed Phase I areas. WSP proposes to perform twenty-six (26) Standard Penetration Test (SPT) borings along the roadway alignments, corresponding to a frequency of approximately one boring per 1,000 linear feet (or a minimum of one per road). The SPT borings will be extended to a nominal depth of 10 feet BES, or refusal.

Borings for Phase II Areas

WSP will conduct approximately 110 Standard Penetration Test (SPT) borings along 11,500 linear feet of Phase II roadways located in Basins 3, 12, and 13, corresponding to a frequency of approximately one boring per 100 linear feet (or a minimum of one per road). SPT borings will be extended to nominal depths of 6 feet below existing surface (BES) or refusal; approximately one in every five borings will be advanced to 10 feet BES (or refusal). The proposed boring frequency is generally in accordance with the FDOT Soils and Foundations Handbook, Chapter 3.

Boring for Pump Station

We propose to perform an SPT boring to a depth of 35 feet to explore the subsurface conditions for the design of the pump station. The boring is expected to be in the existing park area.

Boring for Injection Wells

A preliminary review indicates that the shallow aquifer system below the site is not feasible for the construction of an injection well. It is likely that an injection well situated in a deeper formation will be necessary to achieve the target system flow capacity. WSP proposes to perform a review of published literature to identify the typical transmissivities of the underlying strata, and develop a conceptual injection well design. WSP proposes to complete an aquifer conductivity test to verify the conceptual injection well design. The aquifer conductivity test will be conducted by installing a 2-inch temporary piezometer screened into the target formation approximately 300 feet bgs. Six slug tests (3 in / 3 out) will be performed in the piezometer to determine the hydraulic conductivity of the formation. One SPT boring in the existing park area will be performed to a depth of 300 feet bgs to characterize the subsurface conditions for the proposed injection wells.

In addition, WSP will perform water quality testing to determine the depth of the GII/GIII interface at the site. A temporary piezometer will be installed using 2-inch-diameter perforated PVC casing to a depth of 35 feet in the pump station boring. Once testing in the piezometer wells is completed, the wells will be decommissioned, and the boreholes will be grouted with a cement–bentonite mixture using a tremie pipe.

Double Ring Infiltrometer (DRI) Tests

WSP proposes to perform a total of four (4) Double Ring Infiltrometer (DRI) tests within basins 3,12, and 13. This testing will be performed at selected locations in the proposed drainage swale areas. The DRI test data will be used to obtain site-specific infiltration rates for stormwater roadside swale drainage design.

Deliverables:

- Geotechnical Engineering Report (PDF)

Task 4: Environmental Desktop Analysis

The environmental desktop review consists of a screening-level evaluation of environmental conditions within the thirteen (13) flood basins using publicly available data sources. This effort is intended to identify potential environmental constraints early on in the planning and conceptual phases.

WSP will compile and evaluate available GIS datasets to characterize basin extents, surrounding land use, and pertinent hydrologic connectivity. A review of federal, state, and regional environmental databases will be conducted, including the National Wetlands Inventory (NWI), U.S. Fish and Wildlife Service (USFWS) IPaC system, Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC) data, U.S. Department of

Agriculture-Natural Resources Conservation Service (NRCS), and Florida Land Use, Cover and Forms Classification System (FLUCCS) data. Available information on conservation lands, managed areas, and known environmental conditions will also be incorporated, as applicable. The desktop review will identify the potential occurrence of jurisdictional wetlands and other surface waters, listed species and suitable habitat, protected lands, and other environmentally sensitive features. Hydrologic connectivity and floodplain interactions will be qualitatively assessed to inform potential regulatory jurisdiction. Results of the desktop review will be synthesized into basin-specific summaries and environmental implications for each basin.

Deliverables: Technical memorandum summarizing findings for all 13 basins of concerns, GIS-based figures depicting environmental features of interest and potential areas of environmental constraint

Assumptions and Limitations Phase 1 findings are based on publicly available data and do not include field verification or detailed resource delineations

Task 5: Field Environmental Impact Analysis and Delineation Environmental Baseline Assessment & Delineation for Basins 3, 12, &13

WSP will perform a field-based environmental baseline assessment for Basins 3, 12, and 13, and a corresponding evaluation of the regulatory permitting framework. This phase will refine Desktop findings.

WSP will conduct site reconnaissance to document existing conditions and identify regulated and protected environmental resources. Field efforts will include evaluation of vegetative communities, hydrologic indicators, and habitat characteristics. Wetlands and other surface waters will be identified using standard indicators of hydrophytic vegetation, hydric soils, and wetland hydrology consistent with accepted delineation methodologies. These include methods as described by the 1987 USACE “Corps of Engineers Wetlands Delineation Manual” and the Florida method, “Delineation of the Landward Extent of Wetlands and Surface Waters” (Chapter 62-340). The jurisdiction for the aquatic features in question will determine the delineation method used in the field.

Upland habitats will be assessed for their potential to support federally and state-listed species based on habitat suitability and observed conditions. Special status resources, including mangroves, seagrass beds, oyster reefs and other regionally significant communities, will be documented where present.

WSP will analyze and document any potential federally or state-listed species and any suitable habitat within the three targeted basins, pursuant to the Endangered Species Act. WSP will provide a summary using the U.S. Fish and Wildlife Service’s Information Planning and Consultation (IPAC) tool and the Florida Natural Areas Index Biodiversity Matrix. This data will also help guide any listed species due diligence field efforts during the site visit. Please note this

is an initial species review, not a species-specific survey. If a species-specific survey is needed, this will be addressed in a later phase.

Overall, the field assessment will include a preliminary identification of jurisdictional features and an evaluation of environmental constraints relevant to future project implementation, including considerations for avoidance and minimization.

Deliverables:

- Environmental report for basins 3, 12, and 13 and each basin's potential regulatory constraints. The reports will be written in a manner that is conducive for future permitting phases of the project.
- Figures depicting environmental features and preliminary jurisdictional areas, including any special status resources or critical habitat
- Representative site photographs

Assumptions and Limitations:

- Delineations are preliminary and subject to agency verification.
- No formal jurisdictional determinations or permit applications are included in this scope unless otherwise authorized.
- Any species specific surveys required as a result of the ecological baseline study will be scoped separately and are not included in this scope of work.

Task 6: Outfall and Tidal Check Valve Verification

WSP will conduct targeted field investigations to verify the locations, physical condition, and operational functionality of stormwater outfalls throughout the study area. Field staff will inspect tide check valve locations during high-tide conditions to confirm proper operation and identify any backflow concerns. All existing tidal valves within the 13 basins will be evaluated to assess operational condition, performance, and any physical or hydraulic constraints that may limit system effectiveness.

Deliverable: Memorandum documenting conditions, Geolocated photos

Deliverables: Existing Conditions Report; Survey Files, bathymetric survey files, Geotechnical report; GIS Database.

Task 7: Preliminary Engineering & Alternatives Analysis for 13 Basins

Revised Existing Conditions Model

WSP will use ICPR modal information developed in the 2021 Stormwater Master Plan Update to develop a revised existing conditions model and update them as necessary to reflect current

conditions. The revised existing-conditions model will be used to evaluate the performance of existing and future stormwater systems across all 13 drainage basins. The following scenarios will be modeled. The downstream model boundary will be driven by tidal stages derived from NOAA Gauge 8726520 (St. Petersburg). Model calibration and validation will be based on observed tidal records, rainfall data, and documented flooding and standing water conditions.

Tailwater Conditions

- Mean Higher High Water (MHHW)
- Mean Higher High Water (MHHW) + king tide
- Mean Sea Level (MSL) projections for 2030, 2050, 2070, and 2080

Rainfall Events

- 5-, 10-, 25-, 50-, and 100 return periods
- Current and future rainfall depths derived from NOAA and/or FDEP and/or SWFWMD

Conceptual Design Alternatives Development

WSP will identify a comprehensive range of feasible structural and non-structural alternatives, which may include terrain modification, pump systems, vaulted backflow preventers, berms, shoreline protection measures, pervious pavements, flood storage features, and roadway regrading. Alternatives will be screened for technical feasibility, constructability, regulatory constraints, and compatibility with surrounding infrastructure and community context.

Proposed Conditions Modeling

WSP will update the hydrologic and hydraulic ICPR model to represent proposed conditions for each conceptual alternative. Proposed conditions modeling will simulate system performance under the same rainfall and tidal scenarios evaluated for existing conditions, including multiple design storm return periods and future sea-level rise conditions. Modeling results will be used to quantify flood reduction benefits, changes in water surface elevations, and system resilience under future conditions.

Alternatives Analysis Matrix

WSP will compare all feasible alternatives based on construction cost, estimated time to implement, environmental impacts, and expected community acceptance. The evaluation results will be summarized in a simple, side-by-side Alternatives Analysis Matrix to support selection of a preferred alternative.

Conceptual Alternatives Preliminary Engineering Report

WSP will prepare a Preliminary Engineering Report documenting the technical basis for the recommended flood mitigation and resilience improvements. The report will summarize project background, existing conditions, modeling approach, alternatives evaluated, conceptual design elements, and proposed-conditions performance. Key assumptions, constraints, and implementation considerations will be clearly documented to support City decision-making,

Deliverable: Alternatives Analysis Matrix; Preliminary Engineering Report; Preferred Alternative Recommendation; ICPR Model Files

Preliminary Permitting Evaluation for Basins 3, 12, & 13
A permitting evaluation will be performed for Basins 3, 12, and 13, identifying applicable regulatory agencies and anticipated approvals. This evaluation will address federal, state, and local jurisdiction, including the U.S. Army Corps of Engineers (USACE), Florida Department of Environmental Protection (FDEP), Southwest Florida Water Management District (SWFWMD), U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and applicable local agencies. The assessment will identify likely permit pathways, jurisdictional thresholds, coordination requirements, potential permitting risks and NEPA implications depending on funding pathways available.

Deliverables:

- Permitting Matrix – Identifying Prospective Permitting Agencies

Assumptions:

- No permitting applications will be compiled or submitted in this task and is strictly preliminary for planning purposes. Any permit applications will be prepared in a separate task.
- City to pay any necessary permitting fees

Task 8: Funding Options Analysis and NEPA/Delivery Strategy
This task will support early decision-making by balancing project urgency, regulatory requirements, funding eligibility, and implementation risk, while positioning the City to secure near-term and long-term funding from federal, state, regional, local, and private sources.

Funding and Delivery Pathways Evaluation
WSP will prepare a technical memorandum evaluating whether the project should advance under a federal Project Development & Environment (PD&E)/National Environmental Policy Act (NEPA) framework or through a locally accelerated delivery approach, such as a special assessment district or design-build. The evaluation will compare federal and non-federal delivery pathways with respect to schedule and critical path milestones, regulatory and permitting requirements, documentation and compliance needs, relative cost and risk, implementation considerations, and impacts on eligibility for federal, state, regional, and private funding sources.

The memorandum will also assess alternative delivery strategies, including special assessment districts, design-build and other alternative procurement methods, public-private partnerships (P3), and hybrid delivery approaches that enable accelerated implementation while preserving future funding eligibility. Where applicable, WSP will evaluate the feasibility of P3 delivery, including opportunities for private financing, risk allocation for design, construction, operations, and lifecycle maintenance, and approaches that minimize operational disruption and maintain

revenue continuity. The evaluation will conclude with recommendations on appropriate delivery and P3 models, such as design-build-finance, concession-based, or hybrid structures.

WSP will also develop a NEPA strategy, including early screening to identify the appropriate NEPA class of action, key environmental constraints, and agency coordination needs. A Planning and Environmental Linkages (PEL) approach will be applied to integrate planning decisions with future NEPA requirements and support accelerated implementation while preserving federal and state funding eligibility.

Funding Screening and Grant Support
WSP will identify and evaluate applicable funding sources and develop a coordinated funding strategy. This will include:

- Identification of federal, state, regional, and local funding programs (e.g., Resilient Florida, Florida Division of Emergency Management Hazard Mitigation Assistance, FEMA programs, water management district funding, and similar programs)
- Summary of eligibility requirements, cost-share/match ratios, and application timelines
- Identification of key decision points required to maintain eligibility across multiple funding programs
- Development of a phased funding strategy aligning project components with appropriate funding sources

WSP will prepare and submit up to two (2) grant applications, selected by the City based on project readiness, eligibility, and strategic alignment.

Recommendations and Implementation Strategy
WSP will provide clear, actionable recommendations supported by:

- Comparative analysis of cost, schedule, risk, and funding considerations
- Identification of preferred delivery and environmental review pathway(s)
- Sequencing strategy for implementation, including near-term and long-term actions
- Guidance on maintaining flexibility to pursue future reimbursement or phased funding opportunities

Deliverable: Funding & NEPA Pathway Report

Task 9: 30% Design Plans, Development and funding framework for Basins 3,12 & 13

Proposed Conditions Model
WSP will update and refine as needed the hydrologic and hydraulic ICPR model to represent proposed conditions for each conceptual alternative. Proposed conditions modeling will simulate system performance under the same rainfall and tidal scenarios evaluated for existing conditions, including multiple design storm return periods and future sea-level rise conditions. Modeling results will be used to quantify flood reduction benefits, changes in water surface elevations, and system resilience under future conditions.

Tailwater Conditions
Mean Higher High Water (MHHW)
Mean Higher High Water (MHHW) + king tide

Mean Sea Level (MSL) projections for 2030, 2050, 2070, and 2080

Rainfall Events
5-, 10-, 25-, 50-, and 100 return periods
Current and future rainfall depths derived from NOAA and/or FDEP and/or SWFWMD

30% Draft Design Plans
Once the City selects the preferred alternatives to proceed to 30% design, WSP will prepare 30% design plans for Basins 3, 12, and 13.

Utility Coordination
WSP will coordinate with Pinellas County utility department, telecom providers, Duke Energy, and other local utility companies to identify conflict locations and gather the required documentation to be shown on the 30% design plans. The utility coordination will begin with a formal utility notification letter to all known utility owners within the project area. Identified utility conflicts will be documented in utility matrix in the design report and the responsible entity for relocation with associated cost and timeline to construct.

Deliverables:
- Draft 30% Design Civil plan set (PDF)
- Draft Opinion of Probable Cost of Construction (OPCC)
- ICPR Model Files

Task 10: Public - Private Partnership (P3) and Assessment Framework
The various options below will include a financial analysis methodology including assessments to property owners directly benefiting from the construction and operation of specific flood mitigation infrastructure based on cost identified in 30% design OPCC. WSP will work with the St. Pete Beach legal counsel in review of requirements for and preparation of resolutions and ordinances to implement options evaluated. Findings will take into consideration discussion and feedback from the Alternatives and Funding Options Workshop. WSP will provide an evaluation memorandum that documents methods and means for the use of alternative funding for the evaluated projects.

> WSP will evaluate options for partnership opportunities with private entities as authorized by Florida Statute 255.065 and updated by HB 781, which allow private entities to finance, design, build, operate, and maintain public infrastructure. These partnerships use private capital to accelerate projects—such as roads, student housing, and government facilities—repaid through project revenues, tolls, or availability payments.
>
> WSP will evaluate the potential partnership with resident property owners that address public investment on private property through dedication of easements and land conservation measures that may allow long-term operation of publicly constructed and operated flood mitigation measures.

WSP will review existing authority for Stormwater Special Assessment in St. Pete Beach to identify the potential for establishment of a Stormwater Infrastructure Special Assessment to be charged to those properties directly benefiting from the construction and operation of stormwater flood mitigation facilities/structures.

WSP will evaluate the feasibility of creating a Municipal Services Taxing Unit (MSTU) to fund the infrastructure construction and operation for stormwater flood mitigation facilities.

WSP will identify and assess the potential for matching programs or foundations who may provide a funding mechanism for implementation of the stormwater flood mitigation infrastructure projects.

Deliverables:

- P3 evaluation memo, Assessment framework template

Task 11: Phasing and Implementation Plan

WSP will prepare a phasing and Implementation plan, providing a priority sequence for all 13 basins, prioritizing early construction of the 3 basins advanced to 30% design. WSP will review the City's Capital Improvement Plan (CIP) future basin priorities.

Deliverables: Phasing and Implementation Report (PDF)

Task 12: Design – Build Readiness Package

Design – Build Readiness Package includes 30% Design plans, Permitting Strategy for the required agencies includes, but is not limited to, City of St. Pete Beach, SWFWMD, FDOT, Army Corps of Engineers, and FDEP. Procurement preparation materials to support initiation of Design – Build procurement.

Deliverables:

- Final 30% Design Plans (PDF)
- Final Opinion of Probable Cost (PDF)
- Presentation on Permitting Strategy with timeline of construction approval (PPT)

Public Engagement and Community Buy-In

Task 13: Public Involvement Plan

WSP will work collaboratively with the City of St. Pete Beach to identify and prioritize project stakeholders and understand community values, concerns, and interests. Based on this coordination, WSP will develop a Public Involvement Plan (PIP) consistent with the intent and requirements of FDOT’s Project Development and Environment (PD&E) Handbook and Efficient Transportation Decision Making (ETDM) Manual.

Deliverables:

- Public Involvement Plan - PIP (PDF)

Workshop #1 Scoping and Existing condition

In the first workshop, WSP will provide a PowerPoint presentation to the community residents and City staff regarding the ongoing effects of the poor drainage system and possible impacts in the future. WSP will collect public opinion on community-supported solutions for long-term coastal and stormwater infrastructure needs.

Deliverables:

- PowerPoint presentation (PPT)
- Summary of comments

Task 14: Workshop #2 Alternatives and Funding Options

WSP will provide a detailed Power Point presentation to the community residents and City staff regarding ongoing effects of poor drainage system and possible impacts in the future. WSP will Collecs public opinion on community supported solutions for long term coastal and stormwater infrastructure needs.

Deliverables:

- Attend and Lead
- PowerPoint presentation (PPT)
- Summary of comments

Task 15: Workshop #3 Preferred Alternative Confirmation & 30% Design Presentation

WSP will provide a detailed Power Point presentation to the community residents and City staff regarding ongoing effects of poor drainage system and possible impacts in the future. WSP will Collecs public opinion on community supported solutions for long term coastal and stormwater infrastructure needs.

Deliverables:

- PowerPoint presentation (PPT)
- Summary of comments

Assumptions:
City will provide the venue space
City to be responsible for mail-outs postage

Task 16: Visual 3D Renderings

To assist the Public in understanding WSP's designs and plans, and how those will affect their neighborhoods, WSP will be providing a series of visualizations. A majority of the visualization will be 3D renderings of areas of interest and graphical representations of proposed plans. One set of existing and proposed fluid dynamic simulation animation will be created to showcase the issue and the WSP solutions.

Deliverables:

- Low oblique aerial renderings of the neighborhoods (both existing and proposed) within the project extents with call-outs and indications of important features

- 3D cross-section renderings of existing and proposed seawall designs
- 3D cross-section renderings of improvements to street drainage (one generic location with potential alternatives)
- Low aerial close-up rendering of the proposed dry pond and amenities
- Flooding simulation animation with existing condition and proposed solution.

Task 17: Web Based Map

WSP will develop an Open Point platform website that will serve as a central hub for all communication efforts. This project website will play a crucial role in effectively conveying the project's messages and objectives to the community, facilitating increased awareness, engagement and establishing efficient two-way communication channels.

To enhance the website's functionality, we can incorporate a range of digital tools designed specifically for community engagement. These tools will not only enrich the user experience but also promote active involvement. These tools include:

- Online surveys
- Interactive maps
- Community sentiment polling
- Project prioritization
- Q&A with project staff
- Digital vision boards
- Comment gathering
- Online discussions

Deliverables: Open Point platform website

Task 18: Project Management

The project will begin with a kickoff meeting between WSP and City staff to confirm project goals, review the schedule, and identify available data. During the kickoff meeting we will facilitate a structured discussion covering the project timeline, budget, and reporting requirements

The Consultant will provide overall project management and coordination, including development of a Project Management Plan (PMP) defining the schedule, milestones, QA/QC procedures, and communication protocols. The Consultant will conduct monthly progress meetings and will coordinate the City's Public Services Department and FDOT District Seven (as necessary)

Deliverables: Kickoff and Monthly Meeting Minutes. Project Management Plan; Monthly Progress Reports;

PROPOSED SCHEDULE

TBA once the scope is approved

COMPENSATION

TBA once the scope is approved

City of St. Pete Beach

Don CeSar & Boca Ciega Area Resiliency Adaptation

Proposal

February 5, 2026

9:00 AM EST



February 5, 2026

Ms. Sara Spain
City Hall
155 Corey Avenue
St. Pete Beach, FL 33706
Submitted via upload to Bonfire

WSP USA
5411 Sky Center Drive
Tampa, FL 33607
+1 813-520-4444
www.wsp.com

RE: Don CeSar & Boca Ciega Area Resiliency Adaptation

Dear Ms. Spain,

WSP USA Inc. (WSP) offers this proposal to support the City of St. Pete Beach (City) in delivering the Don CeSar & Boca Ciega Area Resiliency Adaptation Project, a critical initiative addressing escalating tidal flooding, stormwater system limitations, and storm surge risks. Our team brings the experience, technical depth, and regional knowledge needed to advance effective, community-supported resilience solutions.

WSP brings more than six decades of experience delivering coastal resilience, stormwater, and climate adaptation projects throughout Florida, including extensive work in Pinellas County and the Tampa Bay region. Our team has a deep understanding of the physical, regulatory, and community context that defines the Don CeSar and Boca Ciega areas, as well as the urgency of advancing this project toward an implementation-ready outcome. We believe we can provide fresh eyes and new innovative approaches to accomplish the City's goal of achieving a design-build readiness package by January 2027 and have structured our approach, staffing and schedule to meet this aggressive timeline. Our proposal reflects a clear understanding of the City's objectives and builds directly on prior studies and existing data to establish a decisive path forward. **WSP's approach integrates advanced hydraulic modeling, forward-looking sea level rise (SLR) and future rainfall projections, and a transparent alternatives evaluation framework to identify solutions that meaningfully reduce flood risk while remaining constructible, fundable and publicly supported.** We emphasize parallel-path strategies that allow progress even where implementation may depend on private seawall conditions or phased funding availability.

Equally important, our team is committed to meaningful public engagement and stakeholder coordination. We view community involvement not as a compliance requirement, but as a critical component of project success. Our proposed hybrid engagement strategy - supported by clear visuals, plain-language communication, and interactive tools - will help residents and stakeholders understand the issues, evaluate tradeoffs, and build confidence in the recommended solutions.

WSP also brings demonstrated expertise in funding and delivery strategy development, including experience with Resilient Florida, Federal Emergency Management Agency (FEMA), water management district programs and locally accelerated delivery approaches. **Our proposal outlines a practical framework to align project development with near-term and long-term funding opportunities while preserving flexibility for alternative delivery methods such as progressive design-build or public-private partnerships (P3s) where appropriate.**

We certify that WSP has reviewed and understands all requirements of the Request for Proposals and acknowledges all terms, conditions, and submission requirements. We are fully prepared to provide the personnel, technical resources, and management commitment necessary to successfully deliver this project.

Thank you for your consideration. We look forward to the opportunity to partner with the City of St. Pete Beach to develop resilient, implementable solutions that protect the Don CeSar and Boca Ciega communities now and into the future.

Sincerely,

Cristine Mehle, PE, CFM, ENV SP
Vice President, Local Business Lead

Greg Corning, PE
Assistant Vice President

01 TABLE OF CONTENTS

Professional Services Proposal Submittal Form iv

Firm Qualifications & Experience 1

Company Profile, History and capabilities 1

Key Personnel And Project Team 13

Your WSP Team 13

Project Approach, Innovation And Understanding 20

Project Understanding 20

Project Approach 20

Quality Assurance/Quality Control (QA/QC) Procedures. 34

Environmental Compliance 35

Innovation 35

Community Coordination 36

Replicability 36

Phased Implementation 37

Schedule and Resource Management 38

Schedule Management 38

Proposed Schedule 39

Resource Management 40

Past Performance And References 41

Representative Past Performance 41

Our Strategy to Keep This Project On Schedule and On Budget 41

References 42

Local Presence And Knowledge 43

Regional Resilience Expertise 43

Tampa Bay Transformational Infrastructure 43

Trusted, Local Partner for the City of St. Pete Beach 44

Funding Delivery Strategy Expertise 46

Experience with Federal, State, Local, and Private Funding Sources 46

Knowledge of Alternative Project Delivery Methods (e.g., Design-Build, P3). 46

Approach to Grant Writing and Funding Applications. 46

Grant Application Development 47

Insurance and Bonding.....48
History of Claims 48
Bonding Capacity 48
Bond Claim History 48

Required Affidavits And Certifications 51
Statement of Assurance and Compliance..... 51
Public Entity Crimes Affidavit 52
Non-Collusion Affidavit.....54
E-Verify Compliance.....55

Appendix A: Professional Resumes

Appendix B: Proposed Sample Agreement Edits

II. PROFESSIONAL SERVICES PROPOSAL SUBMITTAL

The company that is submitting a proposal declares that it has extensive experience providing Combined Project Development & Environment (PD&E) and Preliminary Design Services.

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal as principal or principals are named herein, and that no person other than herein mentioned has any interest in the Proposal or in the Agreement to be entered into; that this Proposal or Agreement is made without connection with any other person, company, or parties making a Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Proposer further declares that they have examined the site of the work and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done; that they have examined the Plans and Specifications for the work and Contract Documents relative thereto, and have read all special provisions furnished prior to the opening of proposals; and that they have satisfied themselves relative to the materials to be supplied and work to be performed.

The Proposer proposes and agrees, if the Proposal is accepted, to contract with the City of St. Pete Beach, Florida, in the form of an Agreement specified for **"Don CeSar & Boca Ciega Area Resiliency Adaptation"** in St. Pete Beach, Florida, in full and complete accordance with the shown, noted, described, and reasonably intended requirements of the Plans, Specifications, and Contract Documents, to the full and entire satisfaction of the City of St. Pete Beach, Florida.

The successful Proposer shall be required to utilize the template Agreement in this Request for Proposals (RFP) and any questions regarding the Agreement must be addressed during the RFP process before submittal. The City reserves the right to respond or not respond to questions in the form of an addendum.

The Proposer proposes to furnish all materials, equipment, labor, and perform the work submitted in their proposal schedule for the City of St. Pete Beach **"Don CeSar & Boca Ciega Area Resiliency Adaptation."**

COMPANY: WSP USA Inc.

DATE: January 27, 2026

ADDRESS: 5411 Sky Center Drive Tampa, FL 33607

PHONE: 470-991-3771

PROPOSER: _____

NAME: Christine Mehle, PE, CFM, ENV SP
Vice President, Local Business Leader

(SIGNATURE)

(PRINT NAME & TITLE)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known as identification.

(SEAL)

MAGGIE PROENZA KANAKIS
Notary Public - State of Florida
Commission # HH 336656
My Comm. Expires Mar 20, 2027
Bonded through National Notary Assn.

_____
Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

SUBMIT PROPOSAL TO: Electronically via Bonfire only

03 FIRM QUALIFICATIONS & EXPERIENCE

COMPANY PROFILE, HISTORY AND CAPABILITIES

WSP is one of the world's leading professional services firms, uniting its engineering, advisory and science-based expertise to shape communities to advance humanity. From local beginnings to a globe-spanning presence today, WSP operates in more than 50 countries and employs approximately 73,000 professionals, known as Visioneers. **WSP in the US's team of 19,000 professionals** pioneer solutions and deliver innovative projects across the transportation, infrastructure, environment, building, energy, water, and mining and metals sectors.

WSP has maintained a strong presence in Florida for more than 60 years and brings deep expertise in coastal resilience. Our dedicated specialists support the planning, design and construction of coastal facilities, living shorelines, and marine infrastructure, leveraging the latest technologies to deliver future-ready solutions. These include advanced stormwater management systems - such as pump stations, injection wells, and underground storage - as well as infrastructure adaptations to address SLR, king tides, and increasing storm intensity and duration. Building on a legacy of over a century of finding innovative solutions to some of the most complex infrastructure problems, WSP is meeting the challenges of our coastal communities by leveraging our vast depth of expertise and experience to find resilient solutions for an increasingly variable climate. Our long history of delivering resilient infrastructure along the coast means we facilitate sound decision making around infrastructure investment and deliver coastal protection that fits within the context of adjacent infrastructure. From the modeling and analysis of nature-based solutions, to designing complex marine structures, we do everything to protect our coastlines.

WSP maintains one of Florida's strongest coastal and climate resilience practices, with coastal and water resources specialists dedicated to designing and implementing solutions for barrier island communities facing tidal flooding, rainfall-driven drainage failures, and long-term SLR.

WSP has delivered similar resiliency projects throughout Pinellas County, the Florida Keys, Miami-Dade County, and along the Gulf and Atlantic coasts - giving us a strong understanding of the permitting pathways, tidal dynamics, and stormwater constraints that define the Don CeSar and Boca Ciega neighborhoods.





Pinellas County

RESOURCES AND ECOSYSTEMS SUSTAINABILITY, TOURIST, OPPORTUNITIES, AND REVIVED ECONOMIES OF THE GULF COAST STATES (RESTORE) ACT VULNERABILITY ASSESSMENT

Relevance:

This countywide vulnerability assessment provides directly applicable experience to the St. Pete Beach project, as it established the regional context for SLR impacts, tidal flooding and storm surge risks that define the Don CeSar and Boca Ciega neighborhoods. The comprehensive asset database methodology, probabilistic storm surge modeling approach, and damage cost estimation framework developed for Pinellas County form the technical foundation that will enable WSP to efficiently assess infrastructure vulnerabilities and prioritize resilience investments for St. Pete Beach. Our team's established relationships with Pinellas County stakeholders and familiarity with local tidal dynamics, regulatory pathways and climate projections ensure seamless integration of regional data with neighborhood-scale analysis.

Project Description:

WSP assisted in advancing an assessment of long-term vulnerabilities and development of climate adaptation strategies in response to future tidal flooding and storm surge for all of Pinellas County, Florida.

Initially, WSP developed predicted future tidal flood mapping for the years 2040, 2070 and 2100, to provide Pinellas County with both short-term and long-term analysis of the county's exposure to SLR. We also assisted in the development of probabilistic future storm surge maps using state-of-the-art modeling that considers SLR and the projected effects of climate change on the frequency, intensities and tracks of tropical systems, and accounts for wave action.

Our team worked with Pinellas County and other stakeholders to develop a countywide asset database, capturing the location and attribute information for critical potable water supply, wastewater management, stormwater management, transportation, natural gas and electrical infrastructure. Using the tidal flooding and storm surge inundation maps, we were able to determine predicted flooding at these thousands of assets during any horizon-year/SLR scenario. Our economist also developed a series of mathematical functions relating flood depth to damage costs for each general asset class.

LOCATION:
Pinellas County, FL

PROJECT VALUE:
$490,000

DATES:
2018-2022

REFERENCE:
Josie Benwell, CPM, ENV, Section Manager
22211 US Hwy 19 N Bldg. 1
Clearwater, FL 33765
Phone: 727-464-3519
jbenwell@co.pinellas.fl.us

RELEVANCE:
- ✓ Public/stakeholder engagement
- ✓ Stormwater design & modeling
- ✓ Utility/infrastructure design
- ✓ Geographic information system (GIS) data & analysis
- ✓ Resiliency planning & analysis





City of Dunedin

VULNERABILITY ASSESSMENT & ADAPTATION PLAN

Relevance:

The Dunedin project serves as a direct precedent for the St. Pete Beach effort, demonstrating WSP's ability to advance a Resilient Florida-funded vulnerability assessment (VA) through to implementation-ready adaptation planning within an aggressive timeline. Our development of 60 flood hazard scenarios across multiple time horizons, coupled with ICPRv4 rainfall-induced flooding modeling and regulatory-compliant SLR projections, provides the exact technical framework needed to evaluate the compound flooding mechanisms, tidal, rainfall-driven and storm surge, affecting the Don CeSar and Boca Ciega areas. The robust public engagement program, multi-department coordination approach, and deliverables structured to support grant applications and capital planning directly align with St. Pete Beach's goal of achieving a design-build readiness package by January 2027

Project Description:

WSP assisted the City of Dunedin with a comprehensive VA and is supporting development of a citywide adaptation plan funded through the Resilient Florida Program. The project evaluates the city's exposure to SLR, tidal flooding, storm surge and extreme rainfall using advanced hydrologic, hydraulic, and GIS-based analyses. WSP developed 60 flood hazard scenarios representing present-day, 2050 and 2080 conditions to quantify risks to critical facilities, infrastructure, transportation corridors, and natural and cultural assets. Technical methods included updated ICPR rainfall modeling, regulatory-compliant SLR projections, and spatial risk analysis supported by robust GIS datasets. A key component of the effort was extensive stakeholder and public engagement, including a multi-department steering committee and two public workshops to communicate findings and incorporate local knowledge. The assessment identified four high-risk focus areas and produced hazard maps, exposure and sensitivity analyses, and adaptation recommendations aligned with the FDEP Adaptation Planning Guidebook. Scheduled for completion in early 2026, the project provides a data-driven framework to guide Dunedin's capital planning, land-use decisions and resilience funding strategies.

LOCATION:
Dunedin, FL

PROJECT VALUE:
$380,950

DATES:
2024-Ongoing

REFERENCE:
Michelle Monteclaro
Assistant Public Works Director
737 Louden Avenue
Dunedin, FL 34698
727-298-3232
michelle.monteclaro@dunedin.gov

RELEVANCE:
- ✓ Public engagement
- ✓ Resiliency planning & analysis
- ✓ Funding strategies
- ✓ GIS & data analysis
- ✓ Stormwater design & modeling



Monroe County

ROADWAY VULNERABILITY AND ADAPTATION ANALYSIS FOR SEA LEVEL RISE AND KING TIDE ROADWAY AND STORMWATER IMPROVEMENTS

Relevance:

This countywide roadway vulnerability program demonstrates WSP's expertise in developing comprehensive, data-driven prioritization frameworks for coastal communities facing chronic tidal flooding and SLR impacts similar to those experienced in the Don CeSar and Boca Ciega neighborhoods. The advanced MIKE21 numerical modeling for seasonal and extreme storm conditions, coupled with multi-horizon SLR projections through 2100, provides the sophisticated analytical approach necessary to evaluate long-term resilience strategies for St. Pete Beach's infrastructure. Our experience developing flood mitigation concepts for 300 roadway segments, including phased adaptation strategies and green infrastructure integration, directly supports the county's need for a practical, fundable and implementable phasing plan that can accommodate progressive design-build delivery.

Project Description:

WSP is supporting Monroe County on the roads vulnerability analysis and capital plan to assess roadway exposure to SLR, tidal flooding and storm surge. The project maps existing roadway elevations and evaluates vulnerability based on mean high water levels, proximity to the ocean, historical flooding and maintenance records, FEMA flood boundaries and king tide events. Using historical and high-frequency water level data, tidal harmonic analysis and meteorological observations, WSP established evolving tidal rates and developed SLR projections for all county roadways for 2025 through 2100. Numerical modeling using MIKE21 evaluates seasonal conditions and extreme storm scenarios, accounting for SLR, groundwater rise, storm surge, wind waves and astronomical tides across Saffir-Simpson storm categories. Results are used to prioritize roadway segments most vulnerable to tidal, surge, and groundwater flooding and to develop flood mitigation and adaptation concepts for approximately 300 roadway segments, including phased improvements and opportunities for green infrastructure. The plan focuses on adaptation needs for roadways requiring improvements between 2025 and 2035.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$691,400

DATES:
2019-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ GIS data & analysis
- ✓ Coastal design & modeling
- ✓ Resiliency planning & analysis
- ✓ Stormwater design & modeling



Monroe County

STILLWRIGHT ROADWAY AND STORMWATER SEA LEVEL RISE AND KING TIDE ADAPTATION IMPROVEMENTS

Relevance:

This project exemplifies WSP's capability to advance neighborhood-scale coastal adaptation from planning through design and permitting within constrained residential environments similar to the Don CeSar and Boca Ciega areas. Our experience coordinating with multiple environmental regulatory agencies (FDEP, SFWMD, USACE, FKNMS) while conducting public meetings and completing SLIP studies demonstrates the multi-agency permitting navigation skills essential for St. Pete Beach's success. The project's integration of roadway elevation, drainage system improvements, pump stations, and injection wells to address 2050 SLR projections provides proven design solutions directly applicable to St. Pete Beach's stormwater system limitations and tidal flooding challenges.

Project Description:

The project area includes approximately 9,000 linear feet (LF) of pavement of design for construction and permitting for elevating specified roadways, resurfacing/reconstruction, and drainage system improvements in the Stillwright Point Community. Meetings and coordination with environmental regulatory agencies such as FDEP, South Florida Water Management District (SFWMD) , US Army Corps of Engineers (USACE), and the Florida Keys National Marine Sanctuary (FKNMS) during the design phase will be conducted.

Public information/impact meetings will be held during the design phase, at the request of the county. Geotechnical exploration and analysis will be provided, as well as topographic services. Partial property surveys will need to be conducted for construction easements, driveway harmonization, and environmental permitting-related conditions.

WSP will review the SLR projections and determine if it is best for each roadway segment based on the level of service (LOS). WSP will complete a sea-level impact projection (SLIP) study and submit the resulting report to the county and FDEP.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$1.7M

DATES:
2023-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



Monroe County

BIG COPPITT ROADWAY AND STORMWATER SEA LEVEL RISE AND KING TIDE ADAPTATION IMPROVEMENTS

Relevance:

This project provides highly relevant experience addressing the exact combination of challenges facing St. Pete Beach: a low-lying residential neighborhood with chronic flooding, constrained ROWs, adjacent private properties and limited existing stormwater infrastructure. WSP's approach integrating roadway reconstruction and elevation with self-contained stormwater management, including detailed survey, geotechnical investigation, environmental permitting and ICPRv4 modeling under multiple storm events, king tides and SLR scenarios, mirrors the technical scope required for the Don CeSar and Boca Ciega project. Our demonstrated ability to design resilience solutions that minimize off-site impacts while maintaining ROW harmonization and utility coordination positions WSP to deliver implementable, community-compatible solutions for St. Pete Beach.

Project Description:

WSP is providing engineering design, environmental permitting and stakeholder coordination for the Big Coppitt Road Elevation Resiliency and Adaptation Project in Monroe County, Florida. This community-wide roadway and stormwater adaptation initiative addresses chronic flooding, SLR and king tide impacts in the Big Coppitt Key residential neighborhood.

The project includes approximately 4.9 miles of roadway across 19 residential streets with low existing elevations, constrained ROWs, adjacent private properties and limited stormwater infrastructure. WSP's approach integrates roadway reconstruction and elevation with a self-contained stormwater management system to improve long-term resilience while minimizing off-site and environmental impacts.

Services include survey and geotechnical investigations, environmental evaluation and permitting support, hydrologic and hydraulic modeling, roadway and drainage design, utility coordination, ROW harmonization and maintenance of traffic planning. ICPRv4 modeling is being used to evaluate existing and proposed conditions under multiple storm events, king tides, and projected SLR scenarios, with post-project conditions assessed to verify no adverse off-site impacts.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$3.6M

DATES:
2024-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



Monroe County

ROADWAY AND STORMWATER SEA LEVEL RISE PILOT PROJECTS (TWIN LAKES AND SANDS AVENUES) ADAPTATION IMPROVEMENTS

Relevance:

These pilot community projects demonstrate WSP's proven approach to incorporating forward-looking SLR projections and tidal effects into infrastructure investment decisions for coastal neighborhoods experiencing chronic flooding and loss of access - conditions directly comparable to the Don CeSar and Boca Ciega areas. The design of gravity collection systems with pump stations discharging to injection wells, including pollution treatment and stormwater management sized for 2050 SLR scenarios, provides tested, transferable solutions for enhanced drainage capacity and tidal backflow prevention. WSP's experience conducting public meetings, coordinating environmental permitting with multiple agencies, and delivering resilience designs that address both current and future flooding reflects the community-supported, climate-ready approach required by the City. These projects provide a proven template for applying similar stormwater and roadway adaptation strategies in St. Pete Beach.

Project Description:

WSP provided climate change adaptation services to Monroe County across multiple phases of project development to address recurring flooding and roadway access issues in coastal communities. WSP supported the development of roadway and drainage design options in two pilot neighborhoods making sure infrastructure investments incorporated SLR and tidal impacts. Proposed improvements include a gravity-based drainage collection system conveying runoff to a centralized pump station discharging to injection wells, with trunk lines along primary roadways. The design includes inlets, manholes, pump station facilities, electrical and backup power components, pollution treatment units, and solids storage. Systems were designed for 10-year, 24- and 72-hour SCS Type II storm events and incorporate SLR projections for 2050. Public outreach meetings were conducted, and final design was completed in March 2020.

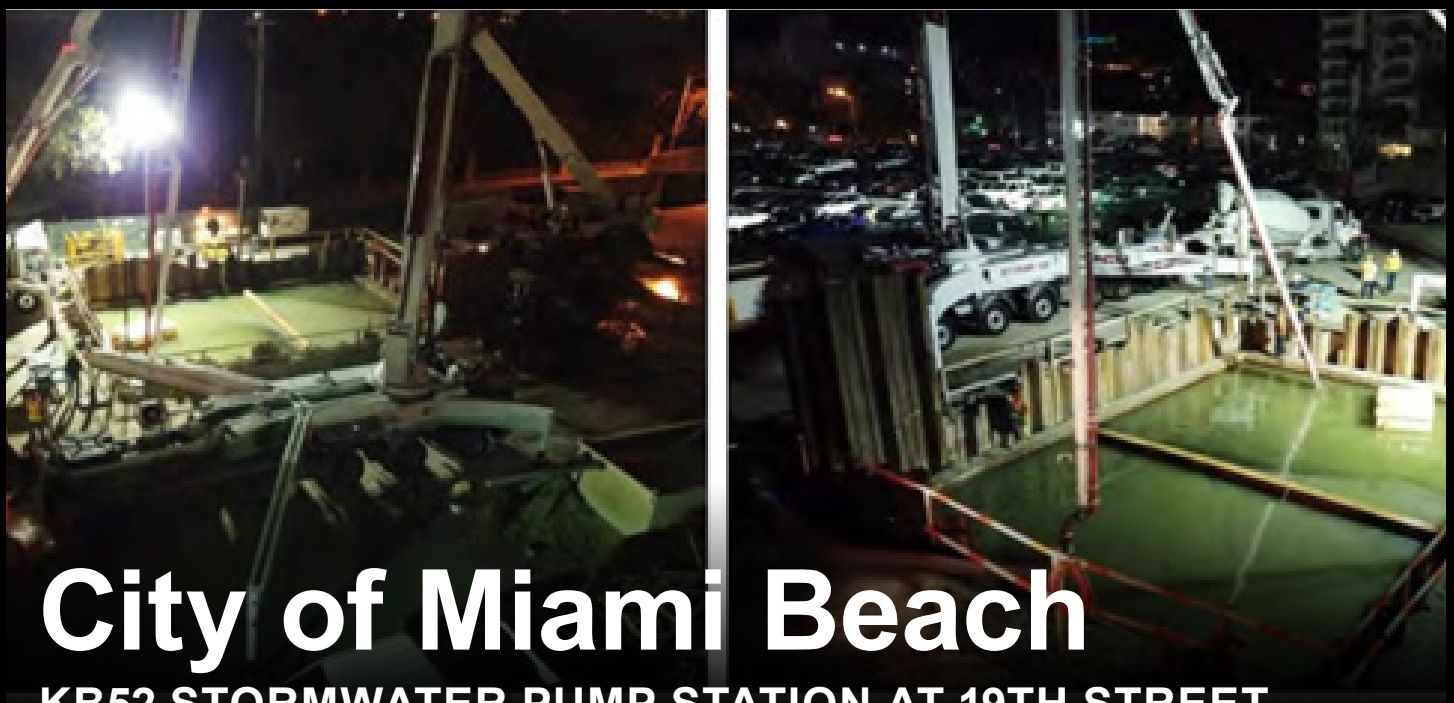
LOCATION:
Monroe County, FL

PROJECT VALUE:
$691,400

DATES:
2020-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



City of Miami Beach

KB52 STORMWATER PUMP STATION AT 19TH STREET

Relevance:

This project showcases WSP's design-build delivery expertise for major stormwater infrastructure in heavily urbanized coastal environments with space constraints, environmental sensitivities and aggressive timelines, all conditions present in the Don CeSar and Boca Ciega neighborhoods. The successful design and construction of an 80 million gallon per day pump station specifically to combat SLR and flooding impacts demonstrates WSP's capability to deliver the large-scale pumping and drainage infrastructure likely required for St. Pete Beach's most vulnerable basins. Our experience navigating complex site conditions including 30-foot-deep excavations, cofferdams, dewatering, utility conflicts and construction adjacent to sensitive areas like the Holocaust Memorial establishes our ability to implement transformational resilience infrastructure while minimizing disruption to the community.

Project Description:

The 19th Street Pump Station was a critical component of the City of Miami Beach's comprehensive stormwater improvement program to reduce flooding in neighborhoods surrounding the Convention Center, directly addressing SLR and chronic flooding challenges.

As part of a design-build team, WSP provided design, permitting, and construction services for a new 80-million-gallon-per-day stormwater pump station and associated site and discharge infrastructure. The project was delivered within a constrained urban footprint adjacent to active public spaces and sensitive cultural and environmental resources, including the Holocaust Memorial and the Botanical Gardens, under aggressive schedule requirements.

WSP's scope included pump station and electrical systems, site preparation, earthwork, dewatering, storm drainage installation, parking reconstruction, utility relocations, landscaping and seawall modifications along the Collins Canal. The work also included the design and installation of 30-foot-deep cofferdams to support treatment units and a watertight pump station structure housing four 20,000-gpm variable-speed submersible pumps to protect the Convention Center and surrounding neighborhoods from flooding.

LOCATION:
Miami Beach, FL

PROJECT VALUE:
$7,516,549

DATES:
2018

REFERENCE:
Jorge Rodriguez
1700 Convention Center Drive
Miami Beach, FL 33139
Key West, 33040
305-673-7071
jorgerodriguez@miamibeachfl.gov

RELEVANCE:
- ✓ H&H modeling
- ✓ Drainage design and stormwater management
- ✓ Traffic control
- ✓ Structural design
- ✓ Electrical design
- ✓ Landscaping and seawall modifications
- ✓ Permitting and construction



City of Dania Beach

DRAINAGE RETROFIT PROJECT

Relevance:

the Dania Beach Drainage Retrofit Project provides design efforts that will be required for the Don CeSar & Boca Ciega Resiliency Adaptation effort. In Dania Beach, WSP successfully delivered flood-mitigation solutions for a low-lying residential community facing chronic nuisance flooding, similar conditions to those found in St. Pete Beach. The project included exfiltration trench systems, major conveyance upgrades, injection wells, two new stormwater pump stations, tidal-influenced drainage improvements, roadway reconstruction, and extensive utility coordination which mirror the types of infrastructure interventions anticipated for the Don CeSar and Boca Ciega basins. Additionally, the project demonstrates WSP's ability to manage a multi-phase, grant-funded resilience project, integrate structural and green infrastructure, navigate complex permitting, and deliver constructible, community-compatible solutions at the neighborhood scale.

Project Description:

WSP provided design services for the City of Dania Beach to address recurring flooding within a 190-acre residential neighborhood bounded by SE 3rd Street, SE 2nd Avenue, SE 7th Street and SE 5th Avenue. The area includes approximately 500 single-family homes and has experienced persistent flooding that negatively affects property values.

The project area is divided into two basins—N1B1 (77.5 acres) and N2B2 (112.2 acres)—with elevations ranging from 2 to 10 feet NGVD. The lowest elevations occur along SE 3rd Street within Basin N1B1.

Improvements include installation of exfiltration trenches, replacement and upsizing of existing 15- to 30-inch storm pipes, construction of injection wells, and installation of two new pump stations. Additional work includes utility coordination, roadway and driveway reconstruction, swale regrading, and landscaping.

This grant-funded project, supported by multiple agencies and the City of Dania Beach, is being delivered in two phases. Recognized as the largest stormwater utility project in the city's recent history, WSP is providing design, permitting, bidding and construction services. The estimated construction cost is $29 million.

LOCATION:
Dania Beach, FL

PROJECT VALUE:
$37M (Inclusive of construction costs)

DATES:
2021-Ongoing

REFERENCE:
Alvaro Cortes
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6808 x 3739
acortes@daniabeachfl.gov

RELEVANCE:
- ✓ H&H modeling
- ✓ Sea level rise
- ✓ Drainage design and stormwater management
- ✓ Traffic control
- ✓ Structural design
- ✓ Electrical design
- ✓ Pump design
- ✓ Exfiltration trench design
- ✓ Permitting and construction



Minnesota Department of Transportation (MNDOT)

EXTREME FLOOD VULNERABILITY ASSESSMENT AND RIP

Relevance:

This statewide resilience program demonstrates WSP's national leadership in developing quantitative risk-based frameworks, automated hydraulic modeling systems and strategic investment prioritization tools, technical capabilities that will enhance the sophistication and funding competitiveness of St. Pete Beach's resilience planning. The transition from indicator-based to quantitative risk assessment, including development of climate projections through 2100, LiDAR-based asset characterization, and Python-based damage modeling, provides advanced analytical methods that can be adapted to evaluate the Don CeSar and Boca Ciega areas' long-term flood risks and cost-benefit tradeoffs. Our experience integrating resilience into capital programming, establishing performance measures, and conducting robust public engagement as part of comprehensive Resilience Implementation Plan development directly supports St. Pete Beach's goal of creating a replicable, data-driven framework for citywide adaptation.

Project Description:

For more than a decade, WSP has partnered with MnDOT to assess and address extreme climate impacts on the state's transportation infrastructure, with a focus on riverine flooding. The collaboration began with a 2013 FHWA-funded pilot study that applied systems-level, indicator-based asset prioritization and facility-level vulnerability assessments using the adaptation decision-making assessment process (ADAP). Building on this foundation, MnDOT launched the extreme flood vulnerability assessment (EFVA) in 2019, transitioning to a quantitative, risk-based approach that estimates future "do-nothing" costs to support strategic investment decisions.

EFVA innovations include statewide precipitation projections through 2100, automated HEC-RAS modeling, LiDAR-based embankment analysis, GIS-based detour routing, and Python-based damage and risk modeling. Following successful Phase 1 testing, Phase 2 refined and applied the methodology in Dodge County, with Phase 3 currently underway to support statewide implementation. In parallel, WSP led development of MnDOT's first Resilience Implementation Plan (RIP), integrating climate risk into capital programming through asset assessments, public engagement and agency-wide resilience goals and performance measures.

LOCATION:
Statewide, Minnesota

PROJECT VALUE:
$499,751

DATES:
2023-2024

REFERENCE:
Brian Shekleton
Principal Climate & Resilience Planner
1700 Convention Center Drive
Transportation Building, 395 John Ireland Boulevard, Saint Paul, Minnesota 55155
651-366-4276
Brian.Shekleton@state.mn.us

RELEVANCE:
- ✓ Climate projection development
- ✓ Climate exposure/vulnerability assessment
- ✓ Strategic resilience planning
- ✓ Resilience project programming
- ✓ Performance measure development
- ✓ Stakeholder and public engagement



Massachusetts Department of Transportation (MassDOT)

INLAND FLOODING RISK ASSESSMENT

Relevance:

This statewide climate vulnerability assessment exemplifies WSP's expertise in developing comprehensive flood risk frameworks that integrate changing precipitation patterns, SLR, storm surge, and benefit-cost analysis, the exact multi-hazard approach required for the Don CeSar and Boca Ciega project. Our experience assessing thousands of transportation assets for flood exposure, quantifying damage and repair costs, evaluating loss of service consequences, and developing prioritization methodologies provides a proven approach for St. Pete Beach to evaluate its infrastructure vulnerabilities and target resilience investments effectively. The project's emphasis on forward-looking climate projections, probabilistic future flood mapping, and benefit-cost frameworks for resilience measures directly aligns with St. Pete Beach's need for data-driven decision support that positions the City competitively for federal and state grant funding.

Project Description:

WSP was selected by MassDOT to conduct a statewide, planning-level assessment of current and future precipitation-driven inland flooding and its impacts on transportation assets under changing climate conditions. The study evaluated flood exposure, damage potential, repair costs, recovery time, and service disruptions for National Highway System roads, bridges and large culverts, MassDOT and MBTA rail assets, MassDOT facilities, and public-use airports. Building on prior MassDOT studies, the effort refined existing methodologies, applied them statewide, and integrated concurrent flood exposure analyses.

The assessment incorporated global climate model projections through the end of the century, probabilistic future floodplains, and the influence of coastal conditions - including SLR and storm surge - on localized inland flooding. WSP developed a risk-based framework to quantify consequences and present-value impacts, along with a benefit-cost methodology to prioritize capital investments. The project established a forward-looking foundation to guide targeted investments and strengthen the long-term resilience of Massachusetts' transportation system.

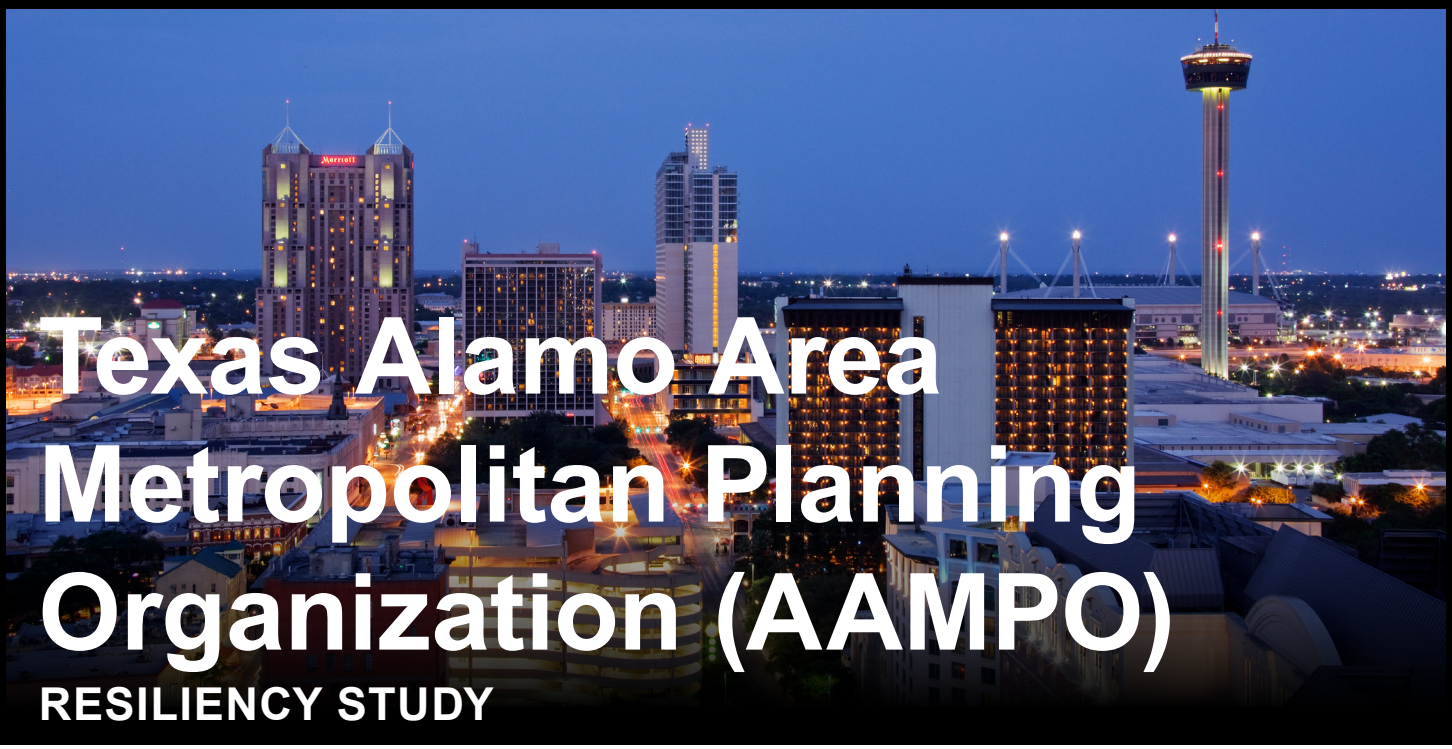
LOCATION:
Statewide, Massachusetts

PROJECT VALUE:
$3.89M

DATES:
2020-2023

REFERENCE:
Shannon Greenwell
10 Park Plaza
Boston, MA 02116
617-227-5551
Shannon.greenwell@dot.state.ma.us

RELEVANCE:
- ✓ Data analytics
- ✓ Stormwater modeling
- ✓ Climate projection development
- ✓ Climate exposure/vulnerability assessment
- ✓ Strategic resilience planning
- ✓ Resilience project programming
- ✓ Performance measure development



Texas Alamo Area Metropolitan Planning Organization (AAMPO)

RESILIENCY STUDY

Relevance:

This regional resiliency study demonstrates WSP's capability to conduct comprehensive multi-hazard assessments across diverse transportation systems and successfully leverage study findings to secure competitive federal resilience funding, a critical need for St. Pete Beach. Our three-phase approach, inventory and data collection, risk assessment with probability and impact analysis, and development of investment priorities with funding source identification, provides a structured methodology directly applicable to advancing the Don CeSar and Boca Ciega project from assessment through implementation. The project's emphasis on stakeholder coordination across multiple agencies, integration of local knowledge, and successful PROTECT Discretionary Grant application demonstrates WSP's ability to position St. Pete Beach for transformational federal funding opportunities including FEMA, Resilient Florida and PROTECT programs.

Project Description:

AAMPO conducted a two-year regional transportation resilience study to evaluate how natural stressors - such as extreme rainfall and heat - could impact system performance and to identify actions needed to ensure long-term viability as the region grows. The study assessed the location, type, and duration of potential impacts and developed prioritized investment and policy recommendations.

Coordination was central to the effort, with WSP working closely with TxDOT, regional utilities, local jurisdictions and transportation asset owners to integrate partner knowledge into a regional resilience roadmap. A key objective was to position the region for resilience funding, including support for a successful PROTECT Discretionary Grant application that funded a second phase to develop a resilience improvement plan.

The study followed a three-phase approach: development of a baseline transportation asset inventory, a risk assessment evaluating the probability and consequences of disruptive events, and the creation of prioritized investment strategies, funding pathways and policy recommendations to embed resilience into future transportation planning and decision-making.

LOCATION:
San Antonio, TX

PROJECT VALUE:
$608,000

DATES:
2022-2024

REFERENCE:
Sonia Jiménez, Deputy Director
825 South St. Mary's Street
San Antonio, TX 78205
Phone: 210-668-3614
jimenez@alamoareampo.org

RELEVANCE:
- ✓ Funding evaluation
- ✓ Risk assessment
- ✓ Stakeholder engagement
- ✓ Vulnerability assessment

04 KEY PERSONNEL & PROJECT TEAM

YOUR WSP TEAM

WSP has assembled a high-performing, multidisciplinary team purpose-built to support the City of St. Pete Beach through every phase of the Don CeSar & Boca Ciega Area Resiliency Adaptation Project. Our team integrates deep coastal engineering expertise, advanced hydraulic modeling capability, stormwater design leadership, policy and funding strategy specialists, and nationally recognized climate resilience practitioners - **all backed by WSP's robust local presence in Pinellas County and the Tampa Bay region.**

Our structure is intentionally designed to deliver technical excellence, seamless coordination, and accountability from day one through Design-Build readiness. The team is led by senior personnel with decades of relevant experience, supported by specialists who have delivered some of Florida's most complex coastal adaptation, stormwater, roadway elevation, and resilience planning programs.

In addition to technical depth, our team brings proven experience implementing large, multi-phase climate adaptation programs under compressed timelines. We understand the urgency of coastal communities like St. Pete Beach, where chronic tidal flooding, SLR, and stormwater constraints require not only strong engineering but a pragmatic and accelerated delivery strategy. Many of our team members have led similar efforts in Pinellas County, Dunedin, Miami Beach, and Monroe County - projects that required blending climate-ready design, complex permitting, community buy-in and multi-source funding.

The WSP team is committed to being proactive, responsive and driven by the City's long-term vision for resilient neighborhoods. With a combination of national expertise and strong local roots, our team delivers the right balance of innovation, practicality and accountability to guide St. Pete Beach from planning to implementation and ultimately toward a flood-resilient future.

To the right, we have highlighted WSP's proposed project manager and deputy project manager. Brief team bios follow the organizational chart. Full resumes are in Appendix Ais



Project Manager

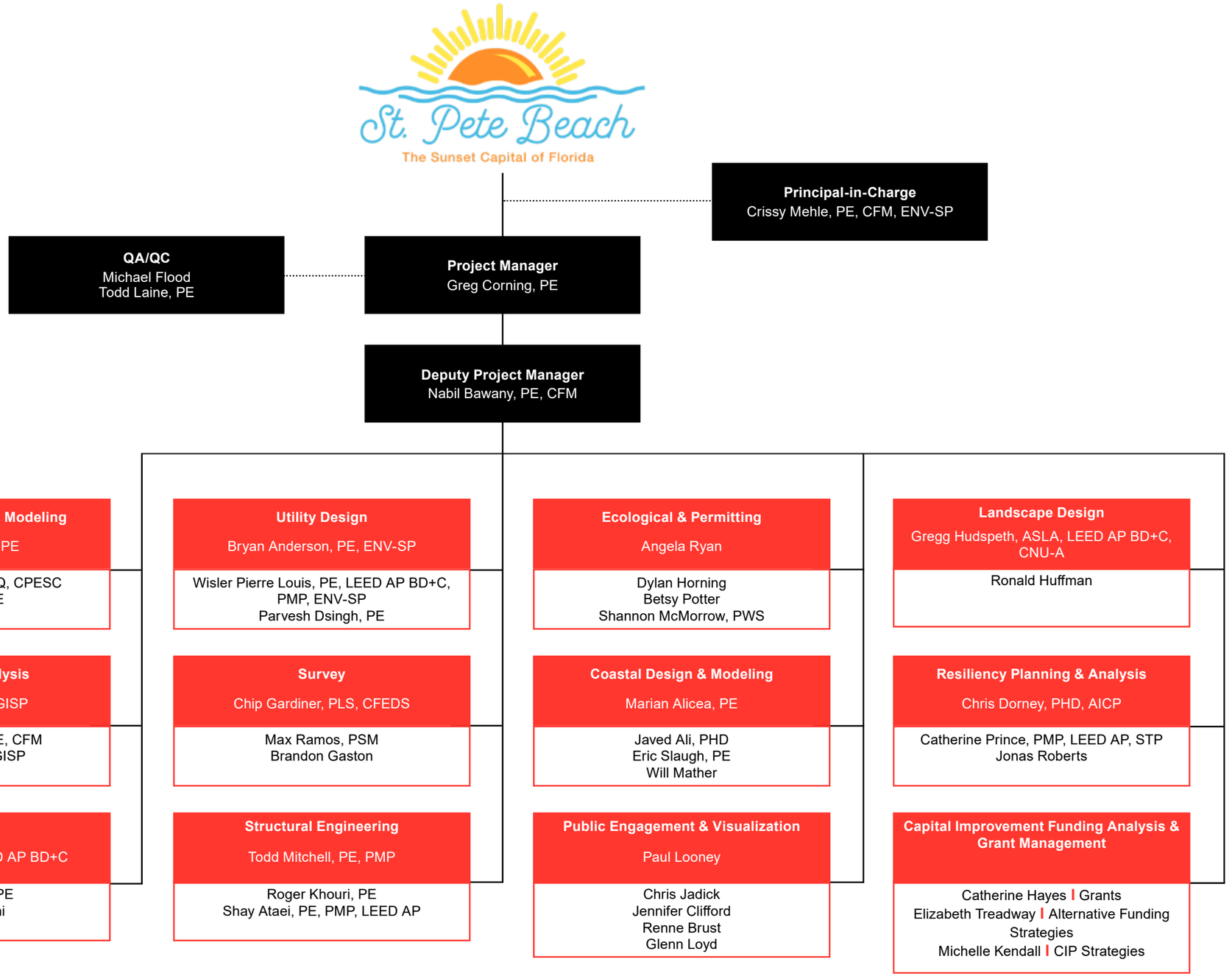
Greg is a project manager and senior engineer, who has been involved planning, design, permitting and construction management for projects involving SLR, king tides, and storm surge impacts for communities across Florida. He was the project manager assisting Monroe County with developing their capital improvement plan including raising roadways, stormwater pump station and injection wells for addressing the impacts to residential roadways from climate change factors. Through these projects, he supported the county with securing over $100 million on state and federal funds for the design and construction of the projects. Greg is actively engaged in regional climate change initiatives and shares lessons learned from project across Florida to the City of St. Pete Beach.



Deputy Project Manager

Nabil is a professional engineer with 11 years of experience in water resources and civil engineering, including eight years in local government. He specializes in flood resiliency, stormwater and drainage design, watershed planning, and hydraulic modeling, and is a proven project manager who has led multiple projects while contributing to innovative resilience and adaptation initiatives.

Organizational Chart





CRISSY
MEHLE, PE, CFM, ENV-SP

Principal-in-Charge

Crissy has 24 years of experience in water resource engineering, including comprehensive watershed assessments and improvement planning with a focus on flood protection, habitat improvement, water quality improvements, and sustainability. She excels at program and stakeholder management on large multidisciplinary projects. As the Florida Water Lead, she leads a team of 60+ water resource engineers and scientists committed to restoring our natural systems and built environments. As the principal-in-charge, she is committed to using WSP's resources to meet the City's needs on every project assignment.



MICHAEL
FLOOD

Quality Assurance/Quality Control

Michael has more than 25 years of consulting experience and serves as WSP's National Resiliency Lead. He has led national efforts to assess extreme weather and climate change risks and develop adaptation strategies across the US, including Puerto Rico. His recent work focuses on creating decision-support tools, prioritization processes, and benefit-cost analyses to help agencies plan effective resiliency investments, as well as delivering training on resiliency strategies.



TODD
LAINE, PE

Quality Assurance/Quality Control

Todd has more than two decades of experience in design and management of transportation projects. His project management experience includes all types of highway design, from rural and urban expressways and arterial highways to local intersection improvements and utility systems. Todd has served as project manager and engineer of record for significant infrastructure projects throughout Florida, including eight design-build projects. Over the last seven years, he has assisted clients with developing requests for proposal and criteria packages for design-build projects.



TIFFANY
DAVIES, PE

Stormwater Design & Modeling Lead

Tiffany is a senior civil engineer with more than 20 years of experience managing and delivering water resources and site-civil projects for municipal, federal, and private clients. She leads teams focused on hydrology and hydraulic analysis, stormwater system design, wetland restoration, and site development, with extensive experience in design, permitting, and construction support. Primarily working in Florida, Tiffany routinely leads vulnerability assessments and evaluates projects for climate change impacts, including SLR, and is a key contributor to complex, multi-agency permitting efforts.



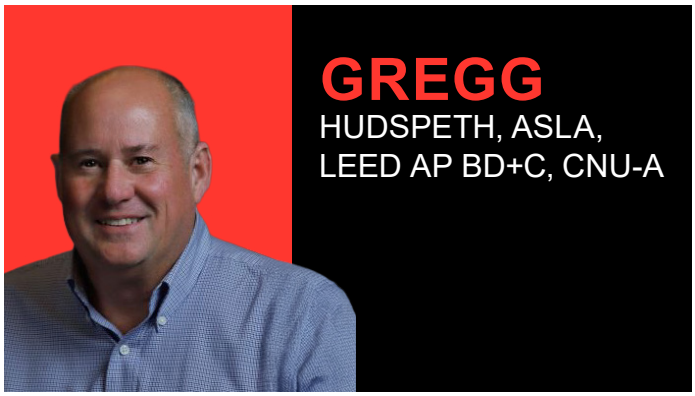
Utility Design Lead

Bryan Anderson is a civil engineer with more than 25 years of experience focusing on client relationship building, promoting collaboration with multidisciplined staff, and delivering quality projects. Bryan's engineering and technical expertise includes hydrological and hydraulic modeling, open channel hydraulics, stormwater management, water quantity, water quality, and floodplain mitigation, environmental permitting, and roadway drainage design. He has a strong understanding of the Florida Department of Transportation design methods, plan preparation, standards, and specifications of stormwater management for transportation projects.



Ecological & Permitting Lead

Angela is an environmental scientist and environmental planner with over 18 years of experience in project management, renewable energy, land development, water resources, and environmental protection. She has led multi-faceted ecological field assessments in freshwater and marine environments. Angela has provided scientific and policy-based leadership on renewable energy and mining industry projects; environmental and urban planning; federal, state, and local permitting; water resources management and ecosystem restoration; and program and project management.



Landscape Design

Gregg is a professional landscape architect in 12 states with more than 42 years of design experience in greenways, streetscapes, and parks. Before joining WSP, he spent three years in China performing construction observation at the Shanghai Disney Resort for the Public Transportation Corridor, Disney Town and the two Disney resort hotels.



GIS Data & Analysis Lead

Dustin is a GIS professional currently leading the Florida region of WSP. Responsibilities include management, implementation, and development of GIS applications as well as several years of experience in development and implementation of workflow models. He has an applied working knowledge of GIS technology including ArcGIS Pro, ArcMap, ArcGIS Online, and GIS mobile application development. He has worked as a database architect, workflow developer and manager, senior project manager and lead technical expert in the field of geospatial solutions.



CHIP
GARDINER, PLS, CFEDS

Survey Lead

Chip has 42 years of experience in surveying and mapping for public and private-sector clients and serves as Operations Manager for WSP's Florida surveying and mapping department. He oversees personnel, resources, project scheduling, tracking, and quality assurance, and brings extensive technical expertise in geodetic surveying, including conventional methods and GPS, as well as route, design, and boundary surveying. His background emphasizes the application of advanced technologies such as global navigation satellite system (GNSS), GIS, and LiDAR to support modern surveying and engineering practices.



MARIAN
ALICEA, PE

Coastal Design & Modeling Lead

Marian is a coastal, civil, and environmental engineer with expertise in coastal flood risk management, stormwater–coastal system integration, and community-scale resilience planning. Her work focuses on SLRadaptation, compound flooding analysis, shoreline stabilization, and resilient infrastructure solutions, supported by strong experience in hydrodynamic modeling, geospatial vulnerability analysis and nature-based shoreline strategies.



JAVED
ALI, PHD

Coastal Design & Modeling

Javed is a water resources engineer with over seven years of international experience specializing in hydrologic and hydraulic modeling, climate resilience, and advanced geospatial analysis. His work focuses on flood risk management, climate and natural hazard assessments, stormwater systems, and sustainable water resources planning, delivering data-driven solutions to support resilient infrastructure and community adaptation.



CHRIS
DORNEY, PHD, AICP

Resiliency Planning & Analysis Lead

Chris is a vice president in WSP's resilience practice with over 15 years of experience in extreme weather and climate change adaptation. He has supported federal, state, and local agencies with resilience policy, planning, and design, leading efforts that range from large-scale risk analyses to asset-level adaptation decisions, and has contributed to national climate resilience research with the National Academies of Sciences.



HUGO
LASTRA, PE, LEED AP
BD+C

Mechanical, Electrical & Plumbing (MEP) Lead

Hugo is a licensed mechanical engineer in Georgia and Florida. Hugo specializes in mechanical engineering, design, project management, and team leadership on a wide variety of projects. His responsibilities range from business development with clients, to construction documents, construction administration, energy models, and Leadership in Energy and Environmental Design (LEED) documentation. This includes leading teams, coordination between disciplines (MEP, architectural, structural, etc.), heating, ventilation and air conditioning (HVAC) calculations, designs, layouts, equipment selections, mentoring of younger engineers, code compliance, sustainable systems and client management.



TODD
MITCHELL, PE, PMP

Structural Lead

Todd is a senior structural engineer with WSP specializing in bridge and building design, inspections, and plan preparation. His experience includes preliminary and final design for a wide range of structure types, including steel and concrete bridges, movable bridges, and structural systems for design-build projects. He also brings expertise in emergency response, load ratings, corrosion assessment and repair, structural strengthening, and specialized structural components and foundations.



CATHERINE
HAYES

Grants

Catherine has 21 years of experience in strategic development and operations across the United States, Africa, the Middle East and South Asia. She brings extensive expertise in federal, state and private-sector grant programming, including pre-award planning, grant writing, post-award management and overall grant administration. Catherine has successfully managed funding from numerous federal and state agencies. She excels at aligning client priorities with appropriate funding opportunities and strategically planning grant programming and project development to support long-term operational and capital objectives.



ELIZABETH
TREADWAY

Alternative Funding Strategies

Elizabeth has more than 41 years of public works experience, specializing in stormwater and solid waste program management, finance, and long-range planning. She has supported communities across the US and Canada in service analysis, permit negotiation, and project prioritization, and leads teams focused on stormwater financial management, rate structures, capital forecasting, and public facilitation.



Capital Improvement Program (CIP) Strategies

Michelle is a tenured transportation and land-use planner, as well as a senior leader in WSP's Southeast region, helping shape and drive the firm's planning focus in Florida. Michelle has a strong knowledge of the regulations of and interactions among state, regional and local transportation agencies, having previously worked as a senior planner and interim director of a regional metropolitan planning organization.



Public Engagement & Visualization

Chris is a public engagement and community involvement specialist with extensive experience leading Florida Department of Transportation (FDOT)-mandated public workshops and hearings. As former Director of Communications for Tampa Bay Area Regional Transit Authority (TBARTA), he managed agency-wide communications, public outreach, and digital content while overseeing regional transportation planning engagement efforts. He brings strong expertise in government relations, strategic communications, media, and public presentation, supported by a master's degree in strategic communication management and award-winning experience in news media.



Public Engagement & Visualization Lead

Paul is a local resident of St Pete Beach. He interacts with community members on a regular basis. He will provide first-hand experience and truly understands the community needs and how to convey the messaging. Paul is also an accomplished engineer with 23 years of dedicated service at the Kentucky Transportation Cabinet (KYTC). Throughout his career, Paul has developed trusted relationships with staff at every level of KYTC, enabling open and effective collaboration across teams. His familiarity with KYTC's processes and personnel, combined with his innovative mindset, positions him as a valuable resource for introducing and evaluating new ideas. Paul demonstrates the ability to facilitate candid discussions about project innovations and creative solutions, weighing advantages and challenges in partnership with KYTC stakeholders.

05 PROJECT APPROACH, INNOVATION & UNDERSTANDING

PROJECT UNDERSTANDING

Understanding the Flood Mechanisms

WSP is committed to providing the expertise and resources needed to help the City of St. Pete Beach achieve its goals for the Don CeSar and Boca Ciega Area Resiliency Adaptation Project. The primary concern at St. Pete Beach is the persistent and worsening flooding that disrupts daily life, damages property, and threatens the long-term viability of these vital coastal neighborhoods. WSP is aware that these neighborhoods experience flooding from three different but interrelated mechanisms that should be addressed holistically:

Tidal flooding is the most frequent flooding mechanism and occurs during normal high-tide cycles, particularly during king tides in the fall months. WSP has reviewed the 2020 Don CeSar Neighborhood SLR Adaptation Alternatives Study, which documented that many roadways in the project area flood during tides as low as 1.8 ft NAVD88, a level that is exceeded multiple times per month.

Rainfall-induced flooding occurs when stormwater runoff exceeds the capacity of the existing drainage system. The undersized pipes, limited inlet capacity, and lack of positive outfall during high-tide conditions combine to create ponding on roadways and in yards. The existing system was designed to a lower standard than current practice and does not account for the compound effects of rainfall coinciding with elevated tidal conditions.

Storm surge flooding represents the most catastrophic risk to the community. WSP reviewed the 2023 City of St. Pete Beach Update to Phase II Vulnerability Assessment study, which documented that storm surge under the current scenario could exceed 11 ft NAVD88 at the Pinellas Bayway, with projections increasing to over 14 ft by 2070 under intermediate-high SLR scenarios. While this project cannot fully protect against major hurricane surge, the recommended improvements can significantly reduce the frequency and severity of nuisance flooding and provide some level of protection against minor tropical systems.

WSP will perform a detailed review of previous studies. WSP understands the nuances of the prior analyses and recognizes that while valuable data has been collected, a clear path forward has not yet been established. WSP's approach is designed to build on existing knowledge, fill critical gaps, and drive the project toward a clear, actionable, and fundable conclusion. WSP understands the urgency of the City's January 2027 target for a Design-Build Readiness Package and has structured our approach to meet this aggressive schedule.

PROJECT APPROACH

Task 4.1 Project Management and Coordination

Our approach to project management is grounded in collaboration, transparency and precision. We will work closely with the City Project Manager and key staff to ensure alignment with the City's vision and objectives from day one. By leveraging proven project management methodologies and best practices, we will establish clear communication protocols, facilitate effective stakeholder engagement, and maintain rigorous oversight of schedule, budget, and deliverables. From the kickoff meeting through monthly reporting, regular project management meetings, and the development of a comprehensive Project Management Plan (PMP), our team will provide structured yet adaptable processes that anticipate challenges and proactively address risks. **This approach ensures that all work elements are completed on time, within budget, and to the highest standards of quality, while fostering a collaborative environment that supports the City's goals and stakeholder needs.**

Kickoff meeting: To verify full alignment with the City's vision and objectives from the outset, our team will schedule a kickoff meeting within two weeks of the Notice to Proceed (NTP). This meeting will serve as the foundation for project success, establishing clear expectations and communication protocols while confirming priorities and deliverables.

During the kickoff meeting, we will facilitate a structured discussion covering the project timeline, budget, reporting requirements, internal meeting cadence, focus group and workshop schedules, communication channels, and other key topics critical to project execution. Our goal is to create a shared understanding and collaborative framework that sets the stage for efficient and transparent project delivery.

To maximize productivity and engagement:

- We will provide a detailed agenda at least 48 hours in advance, allowing participants time to review and suggest revisions.
- We will prepare and distribute presentation materials, handouts, and a sign-in sheet before the meeting.
- Within 48 hours after the meeting, we will deliver comprehensive meeting notes documenting decisions,

next steps, and action items to ensure clarity and accountability.

Monthly Reporting and Invoicing: Our team will provide accurate, timely and transparent monthly reporting and invoicing in full compliance with the City's requirements. We understand the importance of clear documentation for project oversight and accountability, and we have extensive experience preparing invoices and progress reports for the project. This familiarity ensures that our submissions will meet the City's standards and streamline the review and approval process.

Each monthly progress report will follow an approved format and include all required elements, such as:

- Executive Summary and Progress Narrative
- Detailed description of tasks completed
- Updated project schedule with percentage completion for each task, deliverable, and milestone
- Summary of costs incurred per task/milestone
- Schedule tracking narrative and list of deliverable items
- Management issues, corrective actions, and resolutions
- 30-day look ahead for upcoming activities

In addition to reporting, we will prepare accurate and detailed invoices that align with the City's invoicing protocols, ensuring clarity and consistency between financial documentation and project progress. Our proven approach minimizes administrative burden for the City and supports efficient project management.

By combining precision, compliance, and proactive communication, we ensure the City receives complete and actionable information each month - keeping the project on track and within budget.

Regular Project Management Meetings: To maintain transparency, alignment, and momentum throughout the project, our team will schedule, organize, and lead monthly project management meetings with the City Project Manager and relevant staff. These meetings will serve as a critical forum for progress updates, issue resolution, and collaborative decision making, making sure the City remains fully informed and engaged at every stage.

Our team's experience managing projects ensures these meetings are structured, purposeful and results-driven, fostering collaboration and proactive problem-solving. By combining clear communication with disciplined project oversight, we keep the project on track, anticipate challenges, and maintain alignment with the City's goals and timelines.

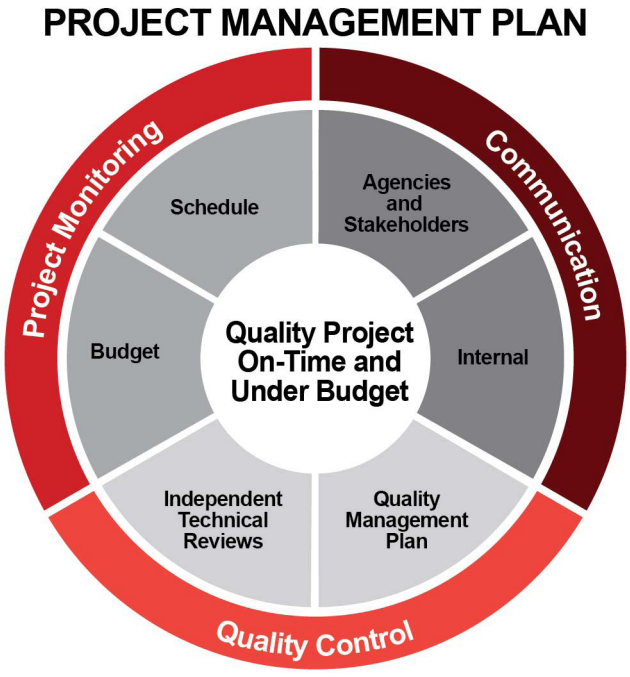
Project Management Plan: Our team will deliver a comprehensive and strategic PMP designed to ensure seamless execution and exceptional results. The PMP will serve as the foundation for project success, detailing the key project team, scope of work, resource management protocols, document control procedures, and rigorous QA/QC measures, along with clear communication strategies for status reporting and deliverable tracking.

Within 15 days of the project kickoff meeting, we will provide the City with a draft PMP for review and feedback. Once finalized, the PMP will function as a living document, guiding all activities and proactively identifying potential risks to maintain schedule integrity and budget compliance.

To drive efficiency and transparency, the PMP will include a detailed, visually intuitive Gantt chart (Microsoft Project or equivalent) that maps all tasks, deliverables, start dates, durations, submission deadlines, key milestones, and dependencies - including critical path items. This schedule, as outlined in section 6, will also include engagement with the City's advisory and community committees, including the chart, which will clearly illustrate interdependencies between stakeholder meetings, deliverables, and outcomes, ensuring clarity for all participants.

Project Files: Our team will maintain a highly organized and transparent system for managing all draft and final deliverables throughout the project. All deliverables will be provided in electronic format and made accessible to the City and the project team for the duration of the project term. To ensure ease of access and collaboration, we will use secure online platforms such as Microsoft Teams or SharePoint, enabling the City to download materials at any time.

- WSP will implement a structured folder hierarchy to keep all project documentation clear and organized:
- **Task-Level Organization:** Each task will have its own dedicated folder.
- **Deliverable-Level Organization:** Within each task folder, subfolders will be created for each deliverable, containing the final version and any relevant supporting files.



- **Meeting Documentation:** A separate folder will be maintained for each meeting, including agendas, notes, and related materials to ensure complete transparency and easy reference.

Task 4.2 Public Engagement and Community Buy In

WSP is well experienced in conducting public involvement plans and executing them to meet the requirements of FDOT's PD&E Handbook, Chapter 11 (Topic No. 650-000-001) and the Efficient Transportation Decision Making (ETDM) Manual (Topic No. 650-000-002). WSP undertakes public engagement not only to ensure project compliance with Florida state requirements, but to keep public constituents informed and engaged. Our approach does more than meet engagement requirements; it builds community understanding and support.

City of St. Pete Beach residents are important stakeholders in the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan. Through public involvement participation, members of the public can become contributing partners, aiding City of St. Pete leaders in finding mutually beneficial solutions to long-term coastal and stormwater resiliency infrastructure needs. Properly designed and implemented, the public workshop process is a primary vehicle to meet the City's priority for a community-supported solution addressing the issues of chronic tidal, dry-weather, and rainfall flooding.

WSP adheres to four guiding principles in the public involvement process:

- **Process:** Engagement is a continuous process throughout the project by which all community stakeholders can learn and be heard. The City's proposal for three workshops aligns with this goal, by providing regular and ongoing means for public participation.
- **Stakeholders:** Defining project stakeholders includes the identification of all who will be impacted by the decisions made during the project. This includes property owners and users, community leaders, user groups, business owners, community leaders, elected and appointed officials and the general public. The WSP team will develop a plan to inform stakeholders of workshop opportunities at least 30 days before any scheduled event.
- **Outreach Tools and Techniques:** Understanding the audience provides the foundation on which public involvement campaigns can be developed. In accordance with FDOT directives, the most appropriate outreach techniques will be determined and implemented. This can include the use of electronic media (i.e., online surveys, website, social media) to maximize public understanding of the project and upcoming workshop opportunities.



- **Documentation:** Recording public comments and forwarding inquiries as the project develops are critical to ensuring public priorities are recognized, considered, and incorporated during the project process. WSP will establish the process and procedures to capture public comments and questions, both online and at in-person workshops, and memorialize them for project use. This will include a process of responding to questions as they are submitted.

Public Involvement Plan: WSP will develop a public involvement plan (PIP) specific to the requirements of the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, which will be tailored to the City and FDOT PD&E standards. Included in the PIP will be an outline of procedures and activities to be undertaken in the public workshop process. **Three workshops will be conducted in accordance with the project requirements. Objectives for each workshop are to 1) educate [scoping and existing conditions]; 2) gather public feedback [alternatives and funding options]; 3) build project support [preferred alternative confirmation and 30% design presentation]. WSP will adhere to the milestone schedule provided by the City and will coordinate exact dates and locations with the City before scheduling any workshops.**

WSP has the capability to make each workshop hybrid, which is now an FDOT requirement. Hybrid workshops provide the public with an option to attend a workshop either in person, at a designated time and location, or online via the internet. Virtual workshops can be hosted by either WSP or the City. The project team will coordinate with the City to determine the best means and platform to meet FDOT's hybrid workshop requirements.

WSP can also develop, host and manage a project website, which can increase transparency to the public by providing a readily accessible resource for project information and public education. The website can also provide a means for the public to send comments or ask questions of the

project team, as well as host online surveys, another invaluable tool to measure public feedback. **WSP recently implemented this strategy for Monroe County with great success: https://www.keysroadsplan.com/.**

Supporting Materials: Content for online and print materials, including maps and surveys, will be developed by WSP and provided for editorial review and revision by the City before any publication. The WSP team includes a professional staff of graphic designers with GIS capability to produce content, including:

- Maps (both print and web-based)
- Visual simulations
- Online surveys
- Fact sheets
- Presentation boards (for public workshops)
- Project website

Workshop Equipment: As needed, WSP can provide equipment for use at public workshops. This includes LCD projectors, projection screens, tripod display easels for maps and informational posters, flip charts, and peripherals (presentation clickers, extension cords, etc.)

Plain Language: WSP adheres to FDOT's plain-language directive, which requires the use of clear and straightforward language in government communications. This is defined by materials that are easy to read and understand, while avoiding complex technical terms and jargon.

Alternative Languages: The WSP team has multilingual capabilities, and upon request, can convert all English language materials into an alternative language, including Spanish, Portuguese and Creole.



Task 4.3: Data Collection and Existing Conditions

WSP will establish a comprehensive and accurate baseline of existing conditions, creating a “single source of truth” that will inform all subsequent project phases. Our process begins with a comprehensive synthesis of all existing data, followed by a targeted field investigation program to fill critical data gaps efficiently and cost-effectively.

Data Integration and Gap Analysis

WSP will begin the project by creating a unified digital workspace that integrates all available data sources into a single ArcGIS geodatabase. This geodatabase will serve as the central repository for all project data and will be delivered to the City as a valuable long-term asset for future planning and asset management. The data integration process will include the following sources:

Data Category	Sources	Integration Approach
Prior Studies	▪ 2020 Don DeSar Neighborhood Sea Level Rise Adaptation Alternatives Study; ▪ 2021 Stormwater Master Plan Update Phase 2 – Don CeSar & Boca Ciega Section; ▪ 2023 Maritana Neighborhood Water Threats Adaptation; ▪ 2023 City of St. Pete Beach Update to Phase II Vulnerability Assessment	Extract GIS layers, model files, and tabular data; reports and cost estimates; reconcile discrepancies
Topographic Data	Pinellas County LiDAR (2020); USGS 3DEP	Develop 1-ft contour digital elevation map (DEM); identify void areas requiring supplemental survey
Infrastructure	City GIS database; as-built records; FDOT plans	Compile pipe network, structures, outfalls; flag missing or conflicting data
Environmental	NWI; Southwest Florida Water Management District (SWFWMD) land use; Fish and Wildlife Conservation Commission (FWC) species data	Map wetlands, seagrass, mangroves; identify listed species habitat
Tidal/Water Level	National Oceanic and Atmospheric Administration (NOAA) St. Pete tidal gauge; SWFWMD monitors	Compile historical records for model calibration
Rainfall (current and future)	NOAA Atlas 14; future rainfall projections (UF/FSU)	Develop design storm hyetographs; establish future rainfall scenarios
Storm surge	NOAA SLOSH; 2023 Update to Phase 2 Vulnerability Assessment	Compile existing storm surge data for extreme event analysis
Sea Level Rise	Climate Science Advisory Panel (CSAP) 2025; NOAA 2022 Technical Report	Establish SLR scenarios for planning horizons
Utilities	Duke Energy; Pinellas County utilities; telecom	Request utility atlases; identify potential conflicts
Historical flooding information	Flood Complaints Database	Model calibration and problem area identification

This integrated data set will be carefully reviewed to identify critical data gaps. WSP’s gap analysis will produce a prioritized list of data needs, allowing WSP to execute a highly targeted and cost-effective field investigation program that supplements, rather than duplicates, existing information.

DEM Development and Void Analysis: WSP has already obtained the latest Pinellas County DEM, which the WSP team utilized in the Pinellas County Vulnerability Assessment study and is currently using for the City of Dunedin Vulnerability Assessment and Adaptation Plan study.

Targeted Field Investigations: Based on the data gap analysis, WSP will deploy our in-house teams to conduct a targeted field investigation program. WSP has field staff local to Pinellas County who can be on site eithin an hour’s notice. Paul Looney, our public engagement lead, is a City of St. Pete Beach resident. This program is designed to be cost-effective by targeting only those areas where existing data is insufficient.

Topographic and Bathymetric Surveys: WSP’s licensed surveyors will measure critical elevations not adequately represented in the LiDAR data, including seawall crest elevations, roadway crowns and inverts, drainage structure inverts and rim elevations, and near-shore bathymetry in areas where living shorelines or outfall modifications are considered.

Subsurface Utility Engineering (SUE): WSP staff can perform Quality Level B (designating) and Quality Level A (locating) SUE investigations at critical conflict points, particularly along any proposed pump station sites and major conveyance alignments. This precise utility location data will minimize the risk of costly conflicts and relocations during construction.

Geotechnical Investigations: WSP has in-house experienced geotechnical staff that will review soil borings, and laboratory analysis will be performed at proposed locations for major structural components, such as pump stations and seawall reconstructions. This data will inform foundation design, dewatering requirements, and construction cost estimates.

Environmental Resource Delineation: Our environmental scientists will perform detailed field delineations of wetlands and other surface waters. This work will verify the findings of the 2023 Maritana Neighborhood Water Threats Adaptation Study and establish precise boundaries for permitting. The field delineation will identify and map all wetlands, mangroves, seagrass beds and oyster reefs within and adjacent to the project area.

Outfall and Tidal Valve Condition Assessment: WSP's field crews will physically inspect all accessible outfalls within the project area to verify their condition, connectivity, and the performance of any existing tidal valves. This assessment is critical for understanding the current system's vulnerabilities and for designing effective backflow prevention solutions. For each outfall, WSP will record the material type, diameter, invert elevation, condition rating (1-5 scale), presence and type of backflow preventer and operational status.

Existing Conditions Report and GIS Database: All collected and synthesized data will be integrated into a comprehensive ArcGIS geodatabase. This geodatabase will serve as the "single source of truth" for the project and will be delivered to the City as a valuable long-term asset for future planning and asset management. WSP will prepare an existing conditions report that summarizes the data collection effort, characterizes the existing drainage systems, and identifies key problem areas and constraints.

Task 4.4: Preliminary Engineering & Alternatives Analysis

WSP will develop a dynamic, hydraulic model to quantify existing flood risks and design future solutions. This state-of-the-art model will serve as the technical core of our analysis, allowing us to test a robust suite of alternatives under a range of future conditions. WSP has a team of expert modelers with extensive experience in the complex coastal environments of the Tampa Bay region.

Advanced Hydraulic Modeling Platform (ICPR4): WSP will develop a dynamic, hydraulic model using ICPR4, which is widely accepted by most agencies in Florida, including SWFWMD and FDOT, and ideal for simulating the complex interactions of rainfall-runoff, tidal influence and overtopping that characterize flooding in the project area.

Hydrologic and Hydraulic (H&H) Parameters: The model will be parameterized using industry-standard and locally accepted data sources. This includes:

Parameter	Data Source	Application
Land Use	SWFWMD FLUCCS	Curve Number (CN) and Impervious Area determination
Soils	Natural Resources Conservation Service (NRCS) SSURGO Soil Survey Geographic Database (SSURGO)	Hydrologic Soil Group (HSG) for CN determination
Curve Numbers	TR-55 / SWFWMD Guidelines	Rainfall-runoff transformation
Manning's 'n'	Standard Tables / Field Verification	Overland flow and channel roughness
Rainfall	NOAA Atlas 14 / SWFWMD	Design storm depths

These parameters will be refined during the calibration process to ensure the model accurately represents observed conditions.

Boundary Conditions (Tidal and Rainfall): The model will be driven by a comprehensive set of boundary conditions to simulate a full range of flood-producing events. This includes both tidal events and rainfall-driven events, evaluated for multiple planning horizons.

Tidal Boundary Conditions: The downstream boundary of the model will be driven by **tidal stages derived from NOAA Gauge 8726520 (St. Petersburg)**. WSP will simulate a range of tidal conditions, including mean higher high water (MHHW) and king tide events, to assess the system's vulnerability to tidal flooding. For future condition analysis, the tidal boundary will be raised to reflect projected SLR.

Rainfall Boundary Conditions (Design Storms): WSP will simulate a comprehensive suite of design storm events to evaluate system performance under a range of rainfall intensities, including current and future conditions. Future rainfall depths will be derived from NOAA Atlas 14 andor SWFWMD regulatory rainfall amounts, using the more conservative (larger) value to make sure flooding is not underestimated. **WSP is currently performing similar future rainfall analysis for the City of Dunedin's Vulnerability Assessment, applying the latest academic**

research from FIUto project future rainfall intensity and duration. WSP is applying future rainfall change factor to asses the 5-, 10-, 25-, 50-, 100- and 500-year return period data for the horizon years of 2050 and 2080, under the 2022 NOAA SLR Intermediate-Low and Intermediate scenarios.

Combined Rainfall and Tidal Events: To simulate the most challenging flood conditions, WSP will also model combined events where a design storm (e.g., 25-year, 24-hour) coincides with a high-tide condition (e.g., king tide). This compound flooding scenario is often the most damaging and is a critical consideration for coastal communities like St. Pete Beach.

Future Conditions and SLR Scenarios: To confirm a resilient, forward-looking design, WSP will model three different SLR scenarios for three future time horizons, consistent with the RFP requirements and the 2025 Tampa Bay CSAP recommendations, which are regionally corrected from the 2022 NOAA Technical Report using data from the St. Petersburg tide gauge. **To ensure eligibility for FDEP's Resilient Florida grant program recommends to analyze the planning-level horizons of 2050 and 2080 using both the Intermediate-Low and Intermediate scenarios, consistent with Florida Statute 380.093. This can be in addition to time horizons 2030, 2050, and 2070 specified in the RFP.**

Planning Horizon	NOAA Int-Low	NOAA Intermediate	NOAA Int-High
2030	+0.59 ft	+0.59 ft	+0.62 ft
2050	+1.05 ft	+1.18 ft	+1.38 ft
2070	+1.51 ft	+1.90 ft	+2.62 ft
2080	+1.74 ft	+2.43 ft	+3.44 ft

Note: Values are relative to the 2000 MSL baseline, based on the CSAP 2025 projections for the St. Petersburg gauge (Station 8726520).

Model Calibration: Before its use for alternatives analysis, the model will be carefully calibrated to ensure it accurately represents existing conditions.

Calibration Data: WSP will use best available calibration data, including:

- High-water marks from recent flood events (e.g., Hurricane Idalia, king tide events)
- Resident photographs and videos documenting flood extents and depths
- City flood complaint records with dates and locations
- Tidal gauge data from NOAA Gauge 8726520

Alternatives Development and Evaluation

WSP will use the calibrated model to evaluate a series of adaptation alternatives. The alternatives will be developed based on prior studies, WSP's engineering expertise, and input from the City and community. The alternatives will be organized into clear, logical categories:

1. **Perimeter Defense Alternatives:** These alternatives focus on preventing tidal and storm surge waters from entering the project area.
   - **Raised Seawalls:** Evaluation of various seawall heights (e.g., 5.0 ft, 5.5 ft, 6.0 ft NAVD88), alignments, and construction types (e.g., concrete, vinyl sheet pile, composite). WSP will evaluate the three seawall design options from the 2021 Stormwater Master Plan Update Phase 2 – Don CeSar & Boca Ciega Section study: (1) Raised double wall bulkhead with walkover, (2) Raised bulkhead with walkover for homes with pools, and (3) Landscaped berm with walkover behind existing bulkhead.
   - **Landscaped Berms:** Evaluation of earthen berms with vegetated slopes as an alternative or supplement to vertical seawalls.
   - **Hybrid Living Shorelines:** Evaluation of nature-based solutions that incorporate natural elements like oyster reef breakwaters, mangrove plantings, and coir logs to provide both coastal protection and ecological uplift. These approaches align with the City's sustainability goals and may be favored by regulatory agencies.
2. **Interior Drainage Management Alternatives:** These alternatives focus on managing stormwater within the project area and preventing tidal backflow.
   - **Stormwater Pump Stations:** Sizing and location analysis for new stormwater pump stations to actively discharge stormwater during high-tide conditions when gravity outfalls are submerged.
   - **Backflow Prevention:** Evaluation tidal backflow prevention technologies, including passive inline check valves and smart-controlled gate systems that can be remotely operated based using SCADA and real-time tidal and rainfall data.
   - **Conveyance System Upgrades:** Sizing analysis for new or upsized stormwater pipes and inlets to increase system capacity.
3. **Storage and Infiltration Alternatives:** These alternatives focus on reducing runoff volumes and peak flows.
   - **Underground Storage Vaults:** Assessment of opportunities for underground detention/retention vaults beneath parks such as Lazarillo Park, parking areas or ROWs.
   - **Pervious Pavements:** Evaluation of permeable pavers or porous asphalt for public parking areas and low-traffic roadways to promote infiltration.
   - **Green Infrastructure:** Assessment of bioswales, rain gardens and other green infrastructure elements in public spaces and ROWs.

4. **Roadway Adaptation Alternatives.** These alternatives focus on raising roadway elevations to reduce flooding.
    - **Roadway Regrading and Elevation:** Evaluation of raising roadway profiles to meet the 5.0 ft NAVD88 level of service target. This is a significant undertaking that will require coordination with adjacent properties and utilities.
    - **Enhanced Roadway Drainage:** Evaluation of curb and gutter systems, valley gutters, and enhanced inlet spacing to improve roadway drainage.

Multi-Criteria Alternatives Evaluation: Each alternative (and combinations of alternatives) will be scored against a transparent, weighted multi-criteria matrix. This process ensures the selection of a preferred alternative that provides the best overall value to the City. Example criteria below:

Evaluation Criterion	Weight	Description
Flood Reduction Effectiveness	30%	Quantified reduction in flood frequency, depths and extents
Capital Cost	20%	Opinion of Probable Construction Cost (OPCC)
Operations & Maintenance Cost	10%	Estimated annual operation and maintenance (O&M) costs over a 30-year lifecycle
Funding Eligibility	15%	Alignment with Resilient Florida, Hazard Mitigation Grant Program (HMGP) and SWFWMD grant criteria
Environmental Impact/Benefit	10%	Potential for environmental impacts (negative) or ecological uplift (positive)
Constructability	10%	Ease of construction, phasing potential, and minimization of public disruption
Community Acceptance	5%	Anticipated level of community support based on workshop feedback

Seawall Dependency and Parallel-Path Alternatives

WSP recognizes that the performance of many alternatives is dependent on the condition and elevation of privately owned seawalls. The Maritana Neighborhood Water Threats Adaptation Study (2023) documented that many existing seawalls are in poor condition and are below the elevation required for effective flood protection.

For any alternative whose performance is dependent on private seawall condition or elevation, WSP will explicitly identify the dependency and provide parallel-path alternatives that remain functionally independent of seawall replacement timing. For example, if the preferred alternative includes a perimeter defense strategy that assumes seawalls are raised to a uniform elevation, WSP will also evaluate a parallel-path alternative that achieves the same level of service through enhanced interior drainage (e.g., larger pump stations, additional storage) without relying on seawall improvements. This approach ensures that the City has a viable path forward regardless of the pace of private seawall replacement.

Deliverables

All hydrologic/hydraulic models will be submitted in their native ICPR format, complete with all model files, input data, output files, metadata, and calibration report. The results of the alternatives analysis will be documented in a comprehensive Preliminary Engineering Report, which will include a clear and defensible recommendation for the preferred alternative.

Task 4.5 Funding Options Analysis

WSP will evaluate and recommend optimal funding and delivery pathways for the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, balancing project urgency, regulatory requirements, funding eligibility, and implementation risk. **This analysis will support early decision making in FY 2026 and position the City to secure near-term and long-term funding from federal, state, local, and private sources.**

WSP's approach is grounded in extensive experience delivering coastal resilience, flood mitigation, and climate adaptation projects across Florida using multiple funding and delivery models, including Resilient Florida, Florida Division of Emergency Management (FDEM) Hazard Mitigation Assistance, FEMA Building Resilient Infrastructure and Communities (BRIC), water management district programs, and locally funded accelerated delivery approaches.

WSP will prepare an early FY 2026 technical memorandum evaluating whether the project should proceed under a federal PD&E/National Environmental Policy Act (NEPA) framework or a locally accelerated delivery approach, such as a special assessment district, design-build or P3.

The evaluation will include:

- Comparison of federal PD&E/NEPA versus local/non-federal delivery pathways, including:
    - Schedule implications and critical path milestones
    - Regulatory and permitting requirements
    - Cost, risk, and documentation requirements
    - Impacts on eligibility for federal, state, regional, and private funding programs
- Assessment of suitability for:
    - Special assessment districts
    - Design-build and alternative procurement methods
    - P3s
    - Hybrid delivery approaches that preserve future federal funding eligibility

- Identification of decision points required to maintain eligibility for Resilient Florida, FDEM, FEMA, water management district, and other funding programs
- Clear, actionable recommendations supported by cost, schedule, risk, and funding considerations

Relevant WSP Florida Experience Includes:

- FDOT PD&E and NEPA Studies across Districts 1, 6 and 7, where WSP evaluated federal versus state-led delivery paths and advanced projects through Type 1 and Type 2 Categorical Exclusions.
- City of Miami Beach Stormwater and Coastal Resilience Program, supporting phased implementation strategies that balanced accelerated local delivery, alternative procurement, and long-term federal funding opportunities.
- Tampa Bay regional resilience and transportation studies evaluating NEPA applicability, alternative delivery methods, and funding tradeoffs for complex, multijurisdictional projects.

WSP will lead the development of an innovative, accelerated delivery strategy that enables the City of St. Petersburg and The Don Cesar to implement critical hurricane resilience improvements quickly, efficiently, and responsibly. **By evaluating P3 structures, WSP will help unlock private capital, advanced technical expertise, and operational efficiencies, while ensuring strong public oversight and protection of community and historic interests.**

For The Don Cesar, WSP will identify and structure P3 opportunities that may include:

- Private financing of resilience improvements integrated with long-term operating or lease agreements, reducing upfront public capital requirements while accelerating construction and deployment.
- Strategic risk sharing for design, construction, lifecycle maintenance, and post-storm recovery, aligning incentives for performance, durability, and long-term asset protection.
- Seamless integration of resilience investments with hotel operations, allowing construction sequencing that minimizes service disruptions, limits downtime, and protects revenue continuity.

WSP will advise the City and stakeholders on the most effective P3 delivery models - such as design-build-finance, concession-based arrangements, or hybrid structures - and will assist in crafting agreements that are transparent, equitable, and protective of public interests, while preserving the historic character and economic value of this iconic coastal landmark. Aligning accelerated delivery with long-term funding opportunities even as the City pursues an accelerated local delivery approach, **WSP will ensure that project development remains fully aligned with current and future funding opportunities.** Our team will proactively:

- Maintain project documentation, environmental review, and design decisions consistent with Resilient Florida, FDEM, FEMA BRIC and water management district requirements.
- Identify and manage key decision points to preserve eligibility for reimbursement or future phased funding.
- Develop hybrid delivery strategies that enable early construction of urgent resilience improvements while maintaining access to later state and federal participation.

This disciplined, forward-looking approach allows the City to act decisively on immediate hurricane resilience needs without compromising long-term funding flexibility.

Stakeholder Coordination and Governance Leadership

WSP will serve as a trusted integrator, facilitating structured coordination among all stakeholders, including:

- City of St. Petersburg departments
- Don CeSar ownership and operational leadership
- Regulatory and historic preservation agencies
- Potential private development, construction, and financing partners

WSP will support the establishment of clear governance structures, defined roles and responsibilities, and transparent decision-making processes to ensure accountability, collaboration, and efficient delivery throughout the project lifecycle.

Delivering Implementation-Ready Solutions

The result of WSP's engagement will be a clear, actionable, and implementation-ready delivery strategy that positions the City and the Don CeSar for success. Deliverables will include:

- Recommended delivery model(s) and procurement approach
- Funding and financing framework
- Risk allocation, schedule, and phasing strategy
- Near-term actions to initiate design, procurement, and construction

Through this approach, WSP will enable the City of St. Pete Beach and The Don CeSar to accelerate hurricane resilience improvements, reduce long-term risk, and safeguard an iconic economic and historic asset while maintaining flexibility to adapt, grow and leverage future funding opportunities.

Funding Sources and Matching Requirements Analysis

WSP will identify and evaluate potential federal, state, regional, local, and private funding sources applicable to the project, aligned with coastal resilience, flood mitigation, and climate adaptation goals.

For each funding source, WSP will document:

- Program eligibility requirements
- Typical funding and matching ratios
- Maximum award amounts
- Key grant deadlines and cycles
- Competitiveness and alignment with project readiness
- Risks or constraints affecting funding success

Grant Application Preparation and Submittal (Up to Two Applications)

Based on the City's direction, WSP will prepare up to two competitive grant applications, leveraging our in-house grant writing expertise and knowledge of agency evaluation criteria.

Services include:

- Grant narrative development and technical justification
- Alignment of project scope with funding and delivery requirements
- Budget, schedule, and match documentation
- Benefit-cost and risk reduction narratives (as required)
- Assembly, quality control and agency coordination

Deliverables:

Early FY 2026 funding and delivery pathway technical memorandum, including a funding matrix summarizing funding sources, matching requirements, deadlines, delivery compatibility, and strategic fit, and up to two complete grant application packages ready for submittal.

Task 4.6 Environmental Documentation and Permitting Strategy

Task 4.6.1 Pre-Application Meetings and Agency Coordination

WSP will first investigate if the proposed work qualifies for a Type 2 categorical exclusion (CE) and subsequently, federal funding, prompting a NEPA review. The agency for which the CE is potentially issued through will determine specific NEPA regulations.

In the event the proposed work does not qualify for a CE, WSP will coordinate with all applicable agencies, ranging from federal, state and local jurisdictions. These may include USACE, FDEP, SWFWMD, FDOT and City or county. WSP's goal will be to achieve all necessary permits at the lowest possible level of regulation first, while minimizing adverse environmental impacts. To streamline this process, WSP will coordinate and schedule pre-application meetings with all entities listed above. These meetings may occur concurrently based on agency schedules but is not guaranteed.

To track the above due diligence effort and determine relevant agencies based on the work proposed; WSP will prepare a permit matrix to summarize the local, state, and federal permitting requirements. The matrix will include a summary of additional approvals and authorizations that may be required by applicable agencies.

Task 4.6.2 Permit Applications and Processing, Field Review and Agencies' Request for Additional Information

WSP will apply for local, state and federal permits where necessary and will include the compilation of environmental information in the form of an environmental narrative to be submitted to the regulatory agencies with the permit applications. The environmental document will include graphics, Uniform Mitigation Assessment Method (UMAM) forms, and other agency-required data sheets. WSP will respond to RAIs from the regulatory agencies as they are received and provide revised documents to receive approved permits for construction. As part of the permitting process, many agencies require on-site reviews of the existing conditions and to walk the proposed project area. These field reviews are often attempted to



Conceptual Design Under Park Storage

be scheduled jointly with the various agencies when feasible. Therefore, the number of necessary agency site visits is subject to depending on joint scheduling.

Deliverables:

- Permitting Matrix
- Pre-Application Meeting Summaries
- Agency Application Draft Packages
- Final Environmental Documents
- RAI Response's and Attachments

Deliverables:

- Draft and Final Environmental Document or Environmental Resource Permit (ERP) Pre-Application Package.

Task 4.7: Preliminary (30%) Design for Priority Basins

Once the City approves the preferred alternative, WSP will advance the design for the priority basins (3, 12, and 13) to a 30% completion level, creating a well-defined basis of design for the future design-build team. **The 30% design package will provide sufficient detail to support a progressive design-build procurement while allowing the design-build team flexibility to innovate and optimize the final design.**

WSP will combine the data gathered on the site with the results of the ICPR model and input from stakeholders to develop 30% designs for the three priority basins (3, 12, and 13). These stakeholders include Duke Energy, Pinellas County Utilities, telecom providers and other utility owners. WSP will work with them to identify conflicts, document anticipated relocations, and determined associated responsibilities. The 30% design will consist of one drawing set that includes the proposed approach for the three priority basins. Within this drawing set, WSP will include key features of the proposed solution, which may include:

- Pump station layouts, control systems and vaults;
- Stormwater collection and conveyance system modifications;
- Shoreline protection improvements;
- Utility conflicts and relocations; and
- Landscape and aesthetic elements

Along with the 30% design drawings, WSP will submit construction cost estimate, phased construction plan, and design report. The construction cost estimate will be prepared to an accuracy that is typical for 30% designs (+30% / -20%). The design report will summarize the literature review, methodology, assumptions, and results that were the foundation of the design presented in the 30% design drawings.

Design Criteria and Standards

The 30% design will be developed in accordance with the following criteria and standards:

Design Element	Criterion/Standard
Level of Service	5.0 ft NAVD88 (25-year, 24-hour storm + 2050 Intermediate SLR)
Pipe Design	FDOT Drainage Manual
Pump Station Design	FDOT Pump Station Design Guidelines; HI standards
Structural Design	FDOT Structures Manual; ASCE 7-22
Electrical Design	NEC; NESC; Duke Energy standards
Environmental	SWFWMD ERP; USACE Section 404; FDEP CCCL
Accessibility	Americans with Disabilities Act (ADA); FDOT Design Standards

30% Design Package Components

The 30% Design Package will include the following components for each priority basin:

Pump Station Design: For basins requiring stormwater pumping, WSP will develop preliminary designs, including:

Design Element	30% Deliverable
Pump selection	Pump curves; preliminary sizing (capacity, head, power)

Design Element	30% Deliverable
Wet well design	Plan and section; volume calculations; HGL analysis
Control system	Control philosophy; preliminary panel layout
Electrical	Preliminary one-line diagram; service requirements
Site layout	Plan view showing pump station, access, landscaping
Architectural	Preliminary elevations; material selections

Stormwater Collection and Conveyance: WSP will develop preliminary designs for new or upgraded collection systems, including:

Design Element	30% Deliverable
Pipe network	Plan and profile; pipe sizes and materials
Inlet design	Inlet locations and types; grate selections
Outfall design	Outfall structures; backflow prevention
Connections	Tie-in details to existing system

Utility Conflicts and Relocations: WSP will lead the effort to coordinate with Duke Energy, Pinellas County Utilities, telecom providers, and other utility owners. The utility coordination process will begin with a formal utility notification letter to all known utility owners within the project area. **WSP will schedule a utility coordination meeting within 60 days of NTP to review preliminary design concepts and identify potential conflicts.** For each identified conflict, WSP will document the nature of the conflict, the responsible party for relocation, the estimated cost, and the anticipated timeline. This information will be compiled into a utility conflict matrix that will be included in the design report.

Landscape and Aesthetic Elements: WSP will develop conceptual landscape plans that integrate infrastructure improvements with the character of the neighborhood. **WSP will also leverage in house rendering capabilities to visually represent aesthetic project elements so the public can have a solid understanding of proposed improvements.**

The landscape design will screen pump stations and other above-ground infrastructure from view using native plantings. WSP will incorporate aesthetic elements such as decorative fencing, architectural treatments, and public art opportunities where appropriate. The design will minimize tree removal and will include a tree replacement plan for any trees that must be removed.

Opinion of Probable Construction Cost (OPCC)

WSP will prepare a detailed, quantity-based cost estimate which will include line-item costs for all major work items, including:

- Direct construction costs
- Mobilization
- Contractor overhead and profit
- Design contingency
- Construction contingency
- Engineering during construction
- Permitting and mitigation
- Utility relocations

The OPCC will be presented in a format that supports phased implementation and funding applications, with costs broken down by basin, by improvement type, and by funding eligibility category.

Design Deliverables

Draft and Final 30% Design Package (drawings, construction cost estimate and design report)

Task 4.8: Phasing and Implementation Plan

WSP will develop a strategic Phase and Implementation Plan to assist the City in reaching its goal of completing full PD&E and 30% design for priority Basins 3, 12 and 13, while also developing concept-level planning, cost estimates, and environmental screen summaries for the remaining basins. This plan will include an implementation and funding sequence for all 13 basins but will prioritize early construction of the three basins that are being advanced to 30% as part of this scope. As part of this plan, WSP will identify and recommend short-term improvements that the City can implement while the long-term solution is being developed. WSP anticipates short-term improvements may include backflow preventers, valve upgraders, temporary pumps, system cleanouts, etc.). To increase the implementability of the plan, WSP will coordinate the development of this plan with the City's Capital Improvement Plan and define design-build procurement structures where proposed packages are delineated by basin.

Proactive Planning Approach



County Wide Adaptation

- ✓ Roads
- ✓ Habitat/Resources
- ✓ Elevate or mitigate City buildings
- ✓ Infrastructure



Private Response

- ✓ Elevate or mitigate private structures
- ✓ Lot fill and driveways
- ✓ Shorelines



Achieving Resiliency

- ✓ City services and assets
- ✓ People
- ✓ Habitat
- ✓ Economy

Phasing Strategy

The phasing plan will be developed based on a set of strategic principles:

- **Prioritize High-Impact, Quick-Win Projects:** WSP will identify improvements that can be implemented quickly and provide immediate, visible flood relief to build public confidence. These early-action improvements may include valve upgrades, inlet improvements, and minor conveyance enhancements that can be constructed under existing City contracts or through simplified procurement.
- **Logical Construction Sequencing:** WSP will group improvements into phases that can be constructed efficiently, minimizing public disruption and maximizing contractor productivity. Downstream improvements will generally be constructed before upstream improvements to ensure that the system can convey flows as capacity is added.
- **Alignment with Funding Cycles:** WSP will structure phases to align with anticipated grant funding cycles, allowing the City to leverage external funding for each phase. The plan will identify which improvements are eligible for Resilient Florida, HMGP, SWFWMD, or other funding programs.

Priority Basin Implementation

The FY 2026 budget of $800,000 is intended to complete full PD&E and 30% design for priority Basins 3, 12, and 13, which experience the most severe tidal and rainfall flooding. The phasing plan will prioritize early construction of these basins, with the following target sequence:

Phase	Basin(s)	Improvements
1A	Early-Action	Valve upgrades; inlet improvements
1B	Basin 12	Pump station; conveyance upgrades
1C	Basin 3	Pump station; backflow prevention
1D	Basin 13	Conveyance upgrades; storage

Concept-Level Planning for Remaining Basins

For the remaining basins within the Belle Vista, Lido, and Boca Ciega Isle neighborhoods, WSP will develop concept-level planning, cost estimates, and environmental screening summaries to establish a baseline for future design phases and grant applications. This concept-level work will include:

Deliverable	Description
Basin characterization	Summary of drainage area, land use, existing infrastructure
Problem statement	Description of flooding issues and root causes

Deliverable	Description
Conceptual alternatives	Identification of potential solutions (not engineered)
Planning-level cost estimate	Order-of-magnitude cost range
Environmental screening	Desktop review of potential environmental constraints
Funding eligibility assessment	Preliminary assessment of grant program alignment

This screening-level evaluation will be conceptual only and will not include basin-specific engineering, modeling, or detailed cost estimating. The purpose is to establish a framework for future phases and to support grant applications that may require a comprehensive project scope.

Early-Action Improvements

WSP will identify potential early-action improvements that can be implemented while long-term design advances. These improvements provide immediate flood relief and demonstrate progress to the community. Potential early-action improvements may include:

Improvement Type	Description
Tidal valve upgrades	Replace failing flap gates with duckbill or inline check valves
Inlet improvements	Add or upgrade inlets in chronic ponding areas
Minor conveyance	Upsize short pipe segments to eliminate bottlenecks
Interim tidal controls	Install temporary tide gates or sandbag barriers
Vegetation management	Clear debris and vegetation from channels and outfalls

Capital Improvement Program (CIP) Integration

The phasing plan will be coordinated with the City's CIP to make sure funding is programmed for each phase. WSP will work with City staff to develop a multi-year funding strategy that leverages a combination of grant funds, local revenues, and potentially special assessments.

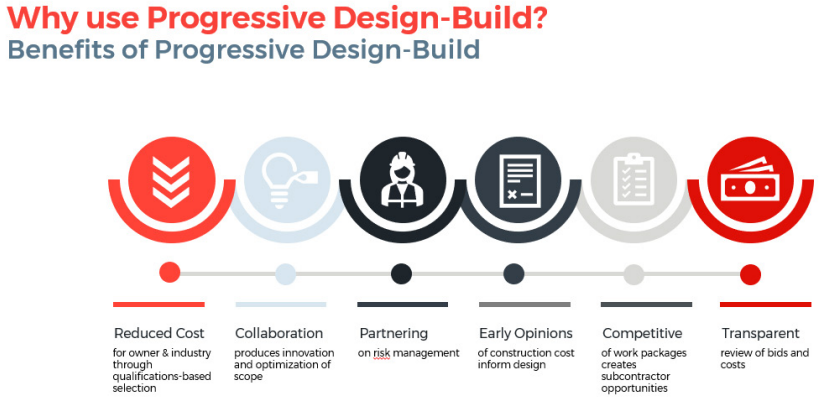
Progressive Design-Build Procurement Structure

The phasing and implementation plan will be structured to support a progressive design-build procurement in FY 2027. WSP will develop a design criteria package (DCP) that defines the project scope, performance requirements, and design standards, allowing design-build teams to compete on qualifications and approach. The DCP will include:

DCP Component	Description
Project description	Narrative description of project scope and objectives
Performance requirements	Level of service targets; design life; reliability
Design criteria	Technical standards and specifications
30% design plans	Preliminary plans as basis of design
Geotechnical data	Summary of geotechnical investigation
Environmental constraints	Summary of permitting requirements and constraints
Utility information	Utility conflict matrix and coordination status
Procurement schedule	Anticipated procurement and construction timeline

Deliverables

The phasing plan deliverables include the draft and final phasing and implementation plan, the early-action improvements memo and DCP.



QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PROCEDURES.

WSP's Project Review Policy is the company's established quality assurance program. **WSP conducts a formal peer review program for each project, regardless of its size, to ensure the quality of each project.** At the start of a project and at specified milestones, the project manager, project principal, task managers, and key technical personnel meet to develop project strategy, review project progress and status, and validate our conclusions and recommendations. The peer review process culminates with senior technical review of all documentation for technical findings and overall consistency with project strategies.

To provide quality and consistency in our project delivery, WSP developed a company-wide wide health, safety, environment quality management system (HSEQMS) that defines the responsibilities of management and the processes that control the way we conduct our business and manage our projects.

WSP's HSEQMS Manual (QMS-100) provides and supports a framework for risk management, work product review, methods for continual improvement, and consistency of approach.



1 Plan

- Prepare project specific Quality Management Plan (QMP)
- Define criteria and standards
- Define project requirements
- Identify senior independent reviewers
- Schedule QC reviews
- Review experience from other projects

2 Perform

- Perform QC reviews at milestones
- Review reports' readability and completeness
- Review calculations and assumptions
- Review expectations
- Review all deliverables
- Assess technical approach

3 Check

- Complete all changes
- Back check edits/changes
- Create and file QC records
- Prepare QC comment resolution document

4 Deliver

- Submit deliverables with comment resolution document
- Share lessons learned

The HSEQMS is comprehensive, iterative and standards-based, as discussed below.

- **Comprehensive:** Structured around the Plan, Do, Check and Act, and Review framework. Our HSEQMS contains policies and procedures which address organizational structure; roles and responsibilities; planning; legal requirements; risk management; improvement; employee competence, training, and awareness; and document control.
- **Iterative:** Incorporates internal auditing, management review, and technical community feedback for continuous improvement to help WSP's project teams assess project technical and financial performance. Performance is measured and monitored on a regular basis and includes qualitative, quantitative, leading, and lagging indicators in addition to progress against goals and objectives, as well as preventative and corrective actions. The internal audits, which cover safety, account and deliverable management, and conflict of interest management and resolution, are a source of pride within WSP and a driver for ever higher standards for our operations and project delivery.
- **Standards-Based:** Based on ISO 9001 and has been externally certified in select offices in the US



We have developed a culture of thorough environmental and engineering evaluations that are subject to a consistent process of checking and reviewing by experienced professionals.

Every document produced by WSP follows a QC procedure and is checked for accuracy and reviewed by qualified personnel before delivery to the client.

WSP has developed a standard set of processes in which all project managers are trained to mitigate risk and assure project success. In addition, projects are regularly audited on both financials and overall hygiene of peer and senior reviews at the office level on an annual basis to verify that our standards are consistently met.

Specifically for this project, our programmatic approach will serve as an additional source of QC, not only over the technical excellence of the project, but also to confirm the standard of care is being maintained in a rapidly developing industry.

The service category leaders, who serve as technical resources to our project manager, will take ultimate responsibility for making certain that a consistent, technically sound, and fully optimized environmental solution will be provided.

ENVIRONMENTAL COMPLIANCE

WSP maintains strong relationships with regulatory agencies at every level - from FDOT, FDEP, and all five Water Management Districts, to USACE, Mobile and Jacksonville Districts), Duke Energy, local counties, municipalities and utilities. These established connections with decision-makers, compliance and enforcement staff allow WSP to streamline permitting and approval processes for our clients.

WSP brings unmatched experience preparing environmental documentation under NEPA, from programmatic CEs to complex environmental impact statements (EISs). Our teams integrate GIS analysis, field surveys, and industry-standard protocols to identify environmental red flags early during project planning and conceptual design, reducing redesign needs and minimizing cost and schedule impacts.

The WSP team delivers a full suite of environmental and cultural resource surveys and studies, including in-water and on-ground cultural resource surveys, feasibility studies, threatened and endangered (T&E) species surveys and studies, wetland delineations, and sustainability and environmental permitting initiatives.

INNOVATION

WSP brings a proven record of innovation in coastal, stormwater, and climate resilience projects throughout Florida, consistently delivering forward-looking solutions that blend technology, advanced modeling, and practical implementation strategies. Our approach for the Don CeSar & Boca Ciega Area Resiliency Adaptation Project incorporates several key innovations that improve accuracy, reduce risk, accelerate delivery and strengthen long-term resilience planning.

WSP will leverage ICPR4 hydraulic modeling to simulate the complex interactions between rainfall, tidal cycles, storm surge, backflow, seawall performance, and overland flow. **This advanced modeling framework, paired with future rainfall projections and SLR scenarios consistent with FDEP's latest regulatory requirements, ensures the City receives a truly forward-looking, climate-ready evaluation rather than a traditional historical-based design.** WSP has successfully applied this approach to the Dunedin and Pinellas County vulnerability assessments, where it improved regulatory procedures, predictive accuracy and strengthened funding competitiveness.

WSP also brings significant innovation through our data integration and digital engineering workflow. Our team will develop a project-wide ArcGIS geodatabase that consolidates LiDAR, tidal gauge data, utility information, historical flooding records, environmental datasets, and prior study findings into a unified dataset. This enables more precise engineering decisions, seamless coordination with City staff, and a consistent basis for modeling, alternatives analysis, and future design-build procurement.

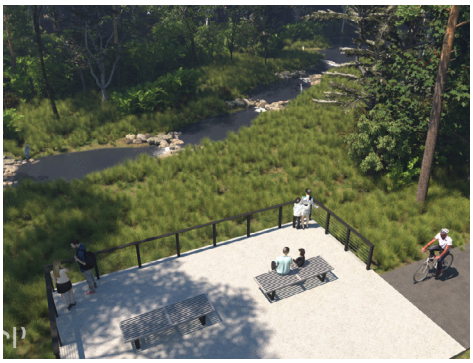
Innovation extends beyond engineering to include nature-based solutions, advanced tidal control technology, and hybrid adaptation strategies. WSP will evaluate living shorelines, mangrove enhancement, and oyster reef breakwaters alongside traditional upgrades such as pump stations, seawall elevations, and conveyance improvements - providing resilience options that align with community values, environmental priorities, and permitting pathways. WSP also brings experience deploying smart backflow prevention systems that leverage sensors and remote operation to improve real-time tidal control and reduce nuisance flooding.

Innovation in Public Engagement

WSP leverages in-house state-of-the-art visualization, communication and public engagement tools to transform public involvement into a meaningful, data-driven, and accessible experience. Our approach goes beyond standard workshops to elevate community understanding and build lasting trust and support.

WSP employs interactive 3D models, high-resolution renderings, and flood-simulation animations that visually demonstrate tidal flooding, rainfall impacts, storm surge behavior, and the benefits of proposed improvements. These tools translate complex engineering concepts into clear, relatable visuals - enabling residents to "see" how improvements will function and how flood conditions change under different scenarios. WSP's Design Visualization team

creates immersive before and after scenes, virtual fly throughs, and cross-sectional animations tailored for both in person and virtual environments.







WSP design visualization applies a robust suite of state-of-the-art visual communication tools and technology to help you present complex and technical project information. From conceptual planning and design through project delivery and public engagement, design visualization brings the project to life so stakeholders can visualize otherwise difficult-to-comprehend alternatives, concepts and project elements.

VALUE

Leverage our experience and expertise with new and emerging design visualization tools to empower your project team:

- Accelerate project planning, design and delivery
- Demonstrate project effectiveness and support project accountability
- Clarify complex, controversial, difficult-to-describe projects
- Build stakeholder consensus and facilitate informed decision-making and approvals
- Evaluate and present design options
- Support adoption and demonstrate benefits of new technology
- Expedite project financing/fundraising
- Promote marketing strategies

WSP's hybrid workshop model, already successfully used in multiple Florida coastal communities, allows residents to participate either in person or virtually, increasing reach and equity. Digital engagement tools - project websites, story maps, interactive surveys, comment portals, mobile friendly dashboards, and QR-based information access - make sure stakeholders can provide input on their own schedule. Our public involvement process integrates real-time polling, live annotation of community concerns on maps, and instant feedback mechanisms to capture hyperlocal knowledge that improves engineering outcomes.

WSP also applies clear, accessible **plain-language communication**, multilingual capability and ADA compliant materials to broaden participation and ensure every resident can meaningfully engage. The result is an engagement program that is transparent, inclusive, highly visual, and aligned with FDOT PD&E and Resilient Florida expectations - delivering stronger community buy in and smoother project delivery.

COMMUNITY COORDINATION

Paul Looney, our public engagement lead, is a local resident of the City of St. Pete Beach. He will provide invaluable first-hand knowledge of the challenges the local residents are encountering and will be able to communicate with residents at a neighborhood level. Paul will be supported by Chris Jadick, an experienced public engagement professional who will design and implement tailored outreach programs that include agency coordination, media engagement, business and community group outreach, and direct public communication using proven tools and methods. The team facilitates inclusive engagement activities such as public information meetings, small group/ neighborhood meetings, and project hotlines to gather input, ideas, and requests for project elements (e.g., landscaping or plantings). The WSP team applies nationally recognized Communications Advisory Services expertise to ensure equitable participation, reach underserved audiences, and build public trust throughout projects. WSP incorporates lessons from disaster recovery and infrastructure programs where effective community engagement has been critical in securing buy in, enhancing resilience and reducing project delivery risks.

REPLICABILITY

WSP's approach is intentionally structured to serve not only the Don CeSar and Boca Ciega neighborhoods today, but to function as a citywide, repeatable blueprint for future coastal resilience planning, design and construction. By building a scalable foundation, a consistent decision-making framework, and a standardized public engagement model, this project becomes a template that the City can deploy across the 13 basins.

At the core of replicability is the creation of a unified ArcGIS geodatabase and fully integrated ICPRv4 model. Once established, these two datasets allow each additional basin to be added quickly and cost-effectively without rebuilding analyses, datasets or calibration from scratch. This verifies every future basin benefits from shared assumptions, consistent SLR and rainfall projections, uniform evaluation metrics and streamlined QA/QC - reducing costs and accelerating future planning.

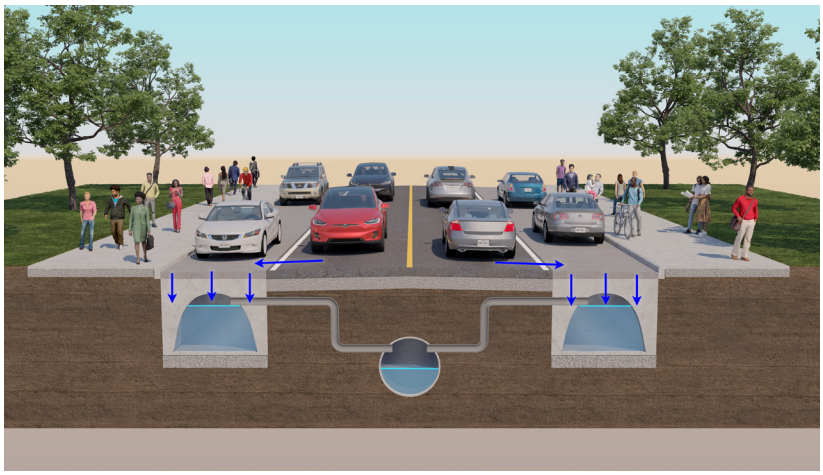
Replicability is further strengthened through WSP's Neighborhood-Scale Vision, which establishes a consistent and transparent framework the City can reuse for basin prioritization, alternatives evaluation, permitting strategy, and funding alignment.

WSP's public engagement tools - including visualization templates, interactive workshop formats, story maps and multilingual outreach materials - are fully reusable for every neighborhood in St. Pete Beach. This confirms consistent messaging, reduces preparation time for each new phase, and builds a recognizable engagement "brand" that increases community trust and participation.

Finally, because the phasing, modeling, and funding strategies developed here mirror methods WSP has already implemented successfully in Pinellas County, City of Dunedin, Miami Beach and Monroe County, the City benefits from a resilience framework that has been tested, validated and proven replicable in other Florida coastal communities. The result is a long-term program the City can scale basin by basin - confident that each future phase will integrate seamlessly with today's work.

PHASED IMPLEMENTATION

WSP will develop a strategic and actionable phasing and implementation plan that provides the City with a clear roadmap from concept to construction. This plan enables the City to maintain momentum toward long-term flood resilience goals, and align improvements with funding cycles, permitting pathways, and design-build delivery requirements. **WSP will draw directly from our successful delivery of multi-year, multi-basin resiliency programs such as Monroe County.**





New York City Housing Authority Underground Stormwater Retention Conceptual Designs

Central to the strategy will be a Neighborhood-Scale Vision that integrates capital project planning, future design development, and funding alignment into a unified roadmap. This integrated framework ensures that basin-level solutions, long-term infrastructure needs, and grant-ready project components advance in parallel - positioning the City to efficiently progress from planning to design, funding and construction. WSP will incorporate **adaptive design principles** to make sure improvements remain functional under evolving climate conditions. Because future rainfall intensities, tidal levels, and SLR projections will continue to change, our approach emphasizes **modular, upgradable and climate-ready infrastructure**. Pump stations, conveyance systems, storage features, and roadway elevations will be sized using both current conditions and **future planning horizons**, with the ability to be expanded, elevated, or augmented with less intrusive construction. The phasing plan is built around this adaptability - each basin's improvements will be engineered so additional capacity, pump redundancy, valve upgrades, or seawall elevations can be added as new climate data or regulatory requirements emerge. **This verifies the City is not locked into a static design, but instead benefits from a flexible, scalable system that can evolve with future SLR scenarios, updated rainfall projections, and long-term resilience needs.**

06 SCHEDULE AND RESOURCE MANAGEMENT

SCHEDULE MANAGEMENT

WSP accomplishes schedule control through careful project planning, measuring performance against the plan, evaluating corrective actions as needed, and communicating this information to the project team and the City in a timely manner. **As part of the development of the project scope, a great deal of attention is focused on the project schedule. Through careful planning, every subtask of the project is evaluated from a resource and scheduling basis. A project schedule is formulated based on the City's needs and resource requirements. Alternative resources are identified during the planning stage.**

During this planning process, every effort is made to anticipate problem areas allowing for contingency plans to be developed. Resource needs are assessed at the project outset and ample staff and equipment are assigned well in advance to ensure our staff will meet the required schedules and budgets for each project. Our team understands the importance of meeting schedule requirements, specifically with projects involving federal requirements, such as federal grant funding that requires critical milestone submittals and hard timelines met for project development and funding. Our staff is committed to meeting these requirements on behalf of the city for each project issued under this contract.

Project managers will use Microsoft Project to assist them in managing the task assignments in complex projects. When unpredictable and unavoidable events occur that may require schedule changes, WSP makes the necessary adjustments to bring the project back on schedule as quickly as possible, while keeping our client informed. Our scheduling and cost control system allows for the successful execution of work ranging from single-phased projects up to multiple-site, multiple-task, multiple-year programs.

WSP manages schedules through **structured planning, proactive coordination, and continuous monitoring** to ensure all project milestones within the FY 2026 scope are met and the design-build readiness package is delivered on time and in alignment with the City's January 2027 deadline. WSP will seek opportunities to streamline tasks and complete major milestones concurrently.

At project initiation, WSP will develop a detailed master schedule in Microsoft Project that identifies tasks, dependencies, critical path activities, and deliverable dates across modeling, data collection, engagement, environmental coordination, funding analysis, and 30% design. **To maintain momentum and avoid bottlenecks, WSP will integrate task-level look ahead schedules, monthly progress updates, and milestone tracking consistent with the City's reporting requirements.**

Schedule management is reinforced through WSP's **structured communication framework**, including biweekly or monthly progress meetings, real-time Teams collaboration, and rapid decision capture following each internal and client coordination session.

This disciplined approach provides the City with confidence that key milestones will be met, risks will be managed early, and the project will remain on a clear trajectory toward timely design-build procurement.

City of St. Pete Beach - Don CeSar & Boca Ciega Area Resiliency Adaptation Project Schedule																									
	2026												2027												28
Task Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
RFP Procurement & Selection																									
Notice to Proceed (March 2026)																									
Project Management																									
Data Collection & Existing Conditions																									
Workshop #1 – Scoping & Existing Conditions																									
H&H Model Development																									
Funding Report / Financial Roadmap																									
Alternatives Analysis																									
Workshop #2 – Alternatives and Funding Options																									
Grant Development Submissions																									
30% Design Development																									
30% Design & OPCC																									
Phasing & Implementation Plan																									
Workshop #3 – Preferred Alternative Confirmation & 30% Design Presentation																									
Final Reports																									
Design-Build Readiness Package																									
Construction Start																									

**** Workshop #3 will present the completed 30% design to the neighborhood and confirm the Preferred Alternative; no major redesign is anticipated after this workshop.***

***** The Design-Build Readiness Package will include 30% plans, permitting strategy and procurement preparation materials to support initiation of a design-build procurement.***

RESOURCE MANAGEMENT

WSP's business model is designed to provide precise support to projects on an as-required basis. Our staff planning tools, scheduling and open communication allow us to effectively provide the required and qualified resources for each project. We have processes in place that allow us to grow as needed to meet the needs of our clients and their strategic goals. We serve as trusted partners, often participating in discussions regarding upcoming projects, which allows us to plan our workload and ensure we can execute projects successfully.

Our organizational structure provides the City with a vertically integrated team capable of managing, coordinating, administering and delivering timely and quality work products. Our structure for this contract is designed around the following principles:

- Centralized control and accountability embodied in our local contract managers
- Work execution authority delegated to available and dependable project/task managers
- Quality assurance/quality control (QA/QC) and health and safety (H&S) functions separate from project execution to assure independent review and accountability
- Committed and knowledgeable discipline leads and subject matter experts (SMEs) ready to effectively support project teams
- Work and task plans, H&S plans and QA plans prepared in a way that is easy for the City to review and approve

PROJECT STAFFING

Using real-time, look-ahead staffing and utilization reports, our management team can forecast, plan and schedule adequate staffing for this project and maintain the core project team that we commit. This approach eliminates learning curves, preserves institutional knowledge on sites and ultimately delivers task orders on schedule and within budget.

WSP confirms our team has the ability, experience, resources and capacity to provide the services detailed in the provided scope of work. Our deep bench of staff, constant recruitment and internal workshare allow our project managers to effectively forecast and balance workloads to satisfy project needs, from planning through implementation. Our local project team members offer extensive knowledge of regional issues of importance to the City, and the close proximity of our offices will enable the project team to rapidly respond to project needs and allow for frequent transfer of plans and information.

The size and structure of our full-service, multidisciplined team allow us to mobilize quickly and commit the necessary resources required to ensure a quality product is delivered on schedule and within budget. Our highly qualified, mostly local Tampa Bay region professionals can act as an extension of the City staff when the need arises, bringing specialized Florida knowledge and experience, with aided service delivery driven by expansive financial, project management and IT systems. We have dedicated administrative and financing departments, and ample financial resources to support tasks that are a part of this contract.

To achieve high-quality environmental services and the necessary regulatory approvals for each effort, we have established processes that we continuously hone so our teams deliver the needed resources for our projects. This volume of work enables us to move our environmental staff to projects experiencing increased workload or new projects when their current assignments are ending. It also presents our staff with variety and new challenges, increasing our retention of highly skilled staff to keep projects running smoothly.

We apply an unbiased, data-driven approach to optimize project performance against operational requirements, while aiming to maximize the social, economic and environmental returns generated from investments. WSP's scale and reach put us in an unrivaled position to advise, advocate and design for our clients. Using this philosophy, we have always been able to scale our resources to meet project requirements.

07 PAST PERFORMANCE & REFERENCES

WSP has a proven record of delivering municipal, stormwater, coastal resilience, and PD&E/design projects **on time, within budget, and to consistently high technical standards**. Our project delivery systems - rooted in disciplined scope management, early risk identification, and robust QA/QC - confirms reliable outcomes even on complex, multi-agency coastal and drainage programs similar to the Don CeSar & Boca Ciega Area Resiliency Adaptation Project.

REPRESENTATIVE PAST PERFORMANCE

- **Pinellas County Vulnerability Assessment:** Delivered a countywide tidal, surge, and rainfall vulnerability study on schedule and within budget. High-quality GIS, DEM and modeling outputs now support county funding, permitting, and capital planning efforts.
- **City of Dunedin Vulnerability Assessment & Adaptation Plan:** Completed one of Florida's first FDEP compliant assessments under new Resilient Florida standards, meeting all milestones and maintaining budget discipline while producing actionable, grant-ready strategies.
- **Monroe County Roadway & Stormwater Adaptation Projects:** Multiple roadway elevation, pump station, and drainage resiliency projects delivered on or ahead of schedule and within strict budget expectations despite complex geotechnical, permitting, and community constraints.
- **City of Miami Beach KB52 Pump Station:** Large-scale 80 MGD stormwater pump station completed within the allocated budget and construction schedule in a dense urban corridor, demonstrating WSP's ability to manage cost and schedule under challenging field conditions.
- **FDOT District 7 Tampa Westshore Interchange:** For one of Florida's largest infrastructure programs, WSP has consistently met FDOT schedule requirements, maintained tight cost controls, and delivered high-quality design packages across roadways, drainage, utilities and structural disciplines.

OUR STRATEGY TO KEEP THIS PROJECT ON SCHEDULE AND ON BUDGET

WSP will apply the same proven controls used on the above projects to ensure this project meets the FY 2026 schedule (Section 6) and achieves all milestone requirements:

1. **Integrated Schedule–Budget Controls**

We maintain a unified schedule linking scope, resources, milestones, and budget. This allows us to detect cost or timeline risks early and take corrective action before impacts occur.

2. **Clear, Structured Project Management Plan**

Within the first 30 days, we will develop a detailed PMP establishing task sequencing, communication protocols, QA/QC, 30% design milestones, budget tracking, and scope change procedures to keep the work aligned with RFP Section 4.1 expectations.

3. **Active Project Controls + Early Risk Management**

Using WSP's cost control systems, we track planned vs. actual progress, variances, and earned value in real time - allowing the City to see exactly where the project stands and enabling rapid mitigation of schedule or cost pressures.

4. **Strict Scope and Change Management**

No additional scope proceeds without formal review and approval. This prevents unplanned design effort, cost overruns, and schedule delays.

5. **Rapid Resource Reallocation**

WSP's large local team and deep bench allow us to assign additional staff if any task threatens a milestone - making sure we meet the City's required FY 2026–2027 target dates.

6. **Robust QA/QC Reduces Rework**

Our ISO aligned QA/QC process ensures deliverables are checked early and often, reducing downstream revisions and protecting both schedule and budget.

REFERENCES

We have included reference information for similar projects performed. We encourage you to contact those listed to gain a better understanding of WSP's commitment to quality work and schedule.

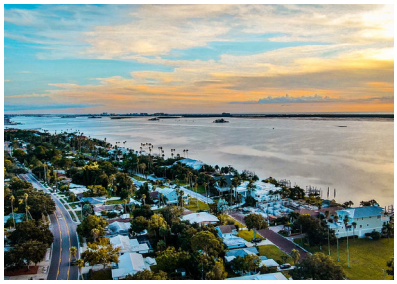
Client/Owner: City of Dunedin, FL

Cost of Project: $380,950

Completion Date: Ongoing

Contact Details:
Michelle Montelcaro
Assistant Public Works Director
727-298-3232
michelle.monteclaro@dunedin.gov

Vulnerability Assessment & Climate Adaptation Dunedin, FL



WSP supported the City of Dunedin, Florida in a Resilient Florida-funded Comprehensive Vulnerability Assessment and is now developing an Adaptation Plan to evaluate and address risks from SLR, tidal flooding, storm surge and extreme rainfall. By analyzing 60 climate hazard scenarios for present day, 2050, and 2080 using advanced hydrologic and GIS tools, WSP quantified risks to critical community assets and engaged the public through coordinated workshops and committee meetings. The assessment identified four high-risk focus areas and produced technical deliverables - such as hazard maps and GIS databases - that now inform Dunedin's capital planning, grant applications, and resilience strategy, with project completion expected in early 2026.

Client/Owner: Monroe County, FL

Cost of Project: $691,400

Completion Date: Ongoing

Contact Details:
Rhonda Haag
Chief Resiliency Officer
305-453-8774
haag-rhonda@monroecounty-fl.gov

Vulnerability and Adaptation Analysis for Sea Level Rise and King Tide Roadway and Stormwater Improvements Monroe County, FL



WSP is collaborating with Monroe County on a Roads Vulnerability Analysis and Capital Plan that involves mapping current roadway elevations against mean high-water levels, flood history, and proximity to the ocean to assess climate risks. Utilizing historical and real-time water data, advanced numerical modeling (MIKE21), and SLR projections for 2025 through 2100, the team will evaluate road vulnerability to tidal flooding, storm surge, and groundwater elevation. The study will prioritize at-risk roadway segments, recommend adaptation strategies - including green infrastructure - and develop detailed mitigation concepts for segments needing improvements between 2025 and 2035, with broader plans for those requiring adaptations beyond 2035.

Client/Owner: Pinellas County, FL

Cost of Project: 490,000

Completion Date: 2021

Contact Details:
Josie Benwell, CPM, ENV
Section Manager
727-464-3519
jbenwell@co.pinellas.fl.us

RESTORE Act Vulnerability Assessment Pinellas County, FL



WSP conducted a comprehensive vulnerability assessment for Pinellas County, Florida, evaluating long-term risks from tidal flooding and storm surge. The team created future flood and storm surge maps for 2040, 2070, and 2100, using advanced modeling to account for SLR and climate impacts. Collaborating with county stakeholders, WSP developed a database of critical infrastructure and analyzed predicted flooding for thousands of assets under various scenarios. Economic models were used to estimate damage costs based on flood depth for each asset class.

08 LOCAL PRESENCE & KNOWLEDGE

WSP is not just a global leader in engineering and professional services - we are a **dedicated local partner** deeply embedded in the Tampa Bay region. **Our primary office, located in Tampa at Skycenter One, centrally located next to Tampa International Airport, serves as WSPs reginal hub for a robust team of engineers, planners, scientists, many of whom are long-time Pinellas County residents.** This local presence places our staff **a short drive away from the City of St. Pete Beach**, enabling **rapid mobilization**, frequent site engagement, and strong day to day collaboration with City staff.

For more than **60 years**, WSP has delivered engineering, environmental, survey, and geologic services throughout Tampa Bay, supporting county and municipal governments, SWFWMD, FDEP, FDOT, FWC, NRCS, federal agencies, and private-sector clients. This six decade legacy has given WSP a deep **understanding of the coastal systems, regulatory processes, and community values** that define Pinellas County Coastal communities.

For the City of St. Pete Beach and the For Don CeSar and Boca Ciega Area Resiliency Adaptation Project, this translates into more than technical capacity - it provides **institutional knowledge, historical context,** and a detailed understanding of how coastal communities evolve, how local infrastructure has changed over time, and how agencies coordinate during complex permitting and funding processes. WSP's unwavering **commitment to exceptional client servic**e ensures responsive communication, seamless execution, and strong follow through from planning through construction.

REGIONAL RESILIENCE EXPERTISE

WSP possesses deep, practical experience in Pinellas County, strengthened through highly relevant recent coastal and vulnerability studies. Most notably, **WSP led the Pinellas County Vulnerability Assessment**, a comprehensive evaluation of flooding risks from SLR, storm surge, tidal conditions, and rainfall under current and future climate scenarios. Through this effort, WSP developed intimate familiarity with the county's geospatial datasets - most critically the **LiDAR derived DEM** - which will serve as foundational inputs for coastal and hydraulic modeling efforts in St. Pete Beach.

WSP is currently applying this same technical expertise in the **City of Dunedin Comprehensive Vulnerability Assessment and Adaptation Plan**, one of the first vulnerability assessments to comply with new **FDEP resilience regulations**. This work includes scenario-based flooding analysis, development of tailored resilience strategies, and evaluation of adaptation alternatives across **60 climate scenarios** - this depth of analysis would greatly benefit the City.

Additionally, WSP maintains l**ong-standing, trust-based relationships with FDOT, SWFWMD, FDEP, and USACE**. These partnerships have been forged over decades of successful project execution and give our team insight into agency-specific procedures, timelines, modeling expectations, and permitting preferences. These established relationships will be leveraged to streamline stakeholder coordination, facilitate pre-application technical alignment, accelerate ERP review processes, and strengthen the City's position for **Resilient Florida** and **FDEM Hazard Mitigation Grant Program** funding.

TAMPA BAY TRANSFORMATIONAL INFRASTRUCTURE

WSP's leadership on the **FDOT District 7 Tampa Westshore Interchange** - one of Florida's largest and most transformative transportation programs - demonstrates the firm's capacity to deliver complex, multidisciplinary, high-impact projects for the Tampa Bay region.

As a trusted design-build partner, WSP is providing roadway, structural, drainage, utility and 3D modeling expertise to **fully reconstruct the region's central interchange**, including the addition of general use and express lanes, and the **design of 41 new bridges and flyovers**. This project is reshaping mobility for Tampa International Airport, the Westshore Business District, and the broader Tampa Bay transportation network.

Our responsibilities also include utility relocation and permitting for the City of Tampa as well as program-level risk evaluation, geotechnical considerations, and technical governance under FDOT's General Engineering Consultant framework.

The scale, visibility and regional significance of the Westshore Interchange make it a **true transformation project for Tampa Bay**, and WSP's trusted role within it demonstrates the firm's capability, reliability, and commitment to supporting the region's long-term mobility and resilience.

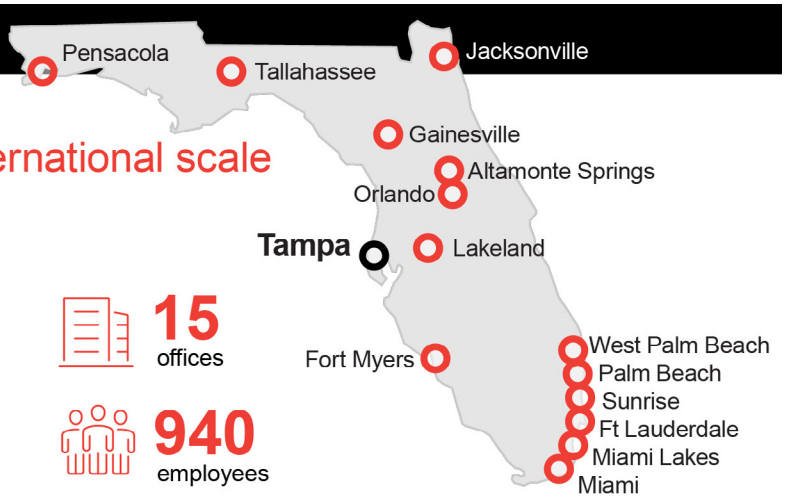
TRUSTED, LOCAL PARTNER FOR THE CITY OF ST. PETE BEACH

With more than six decades of regional experience, a team located just minutes away, and leadership roles on some of Florida's most complex infrastructure and resilience programs, WSP offers St. Pete Beach a combination of proximity, capability, and experience positions WSP as an ideal partner to support the City of St. Pete Beach's coastal resilience objectives, infrastructure planning efforts, and long-term community vision.

WSP IN FLORIDA

We are locally dedicated with international scale

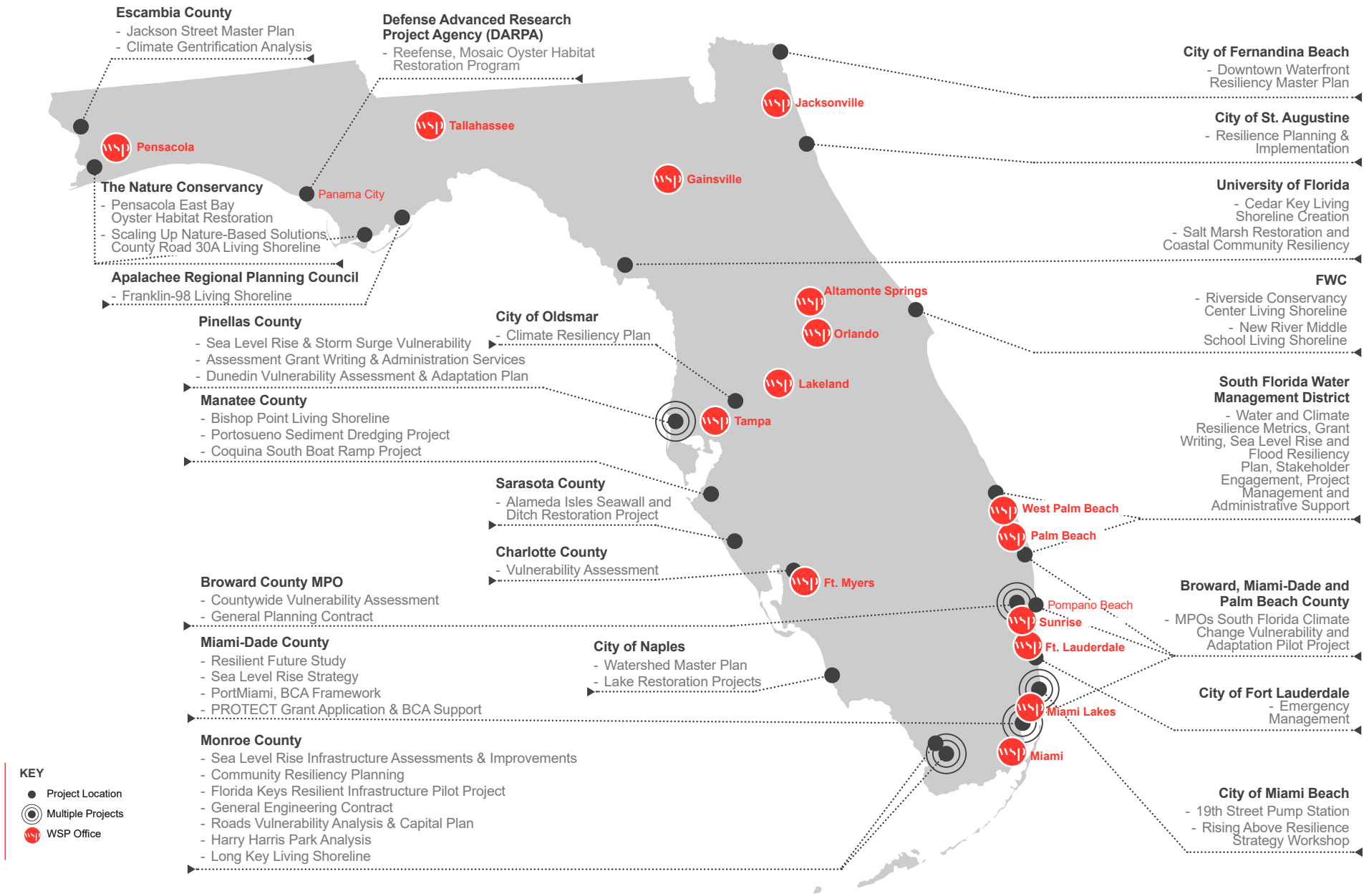
Our strength is our ability to adapt to our client culture and local markets. We provide our clients with the same personalized services as a specialist firm while at the same time leveraging our worldwide expertise to undertake the most complex projects and assist our clients to realize their ambitions. We achieve this by remaining agile, with a common-sense approach, and by keeping our structure and business model simple and lean. Our focus on growth also allows us to better serve our clients by expanding our offering, expertise and geographical reach.



15 offices

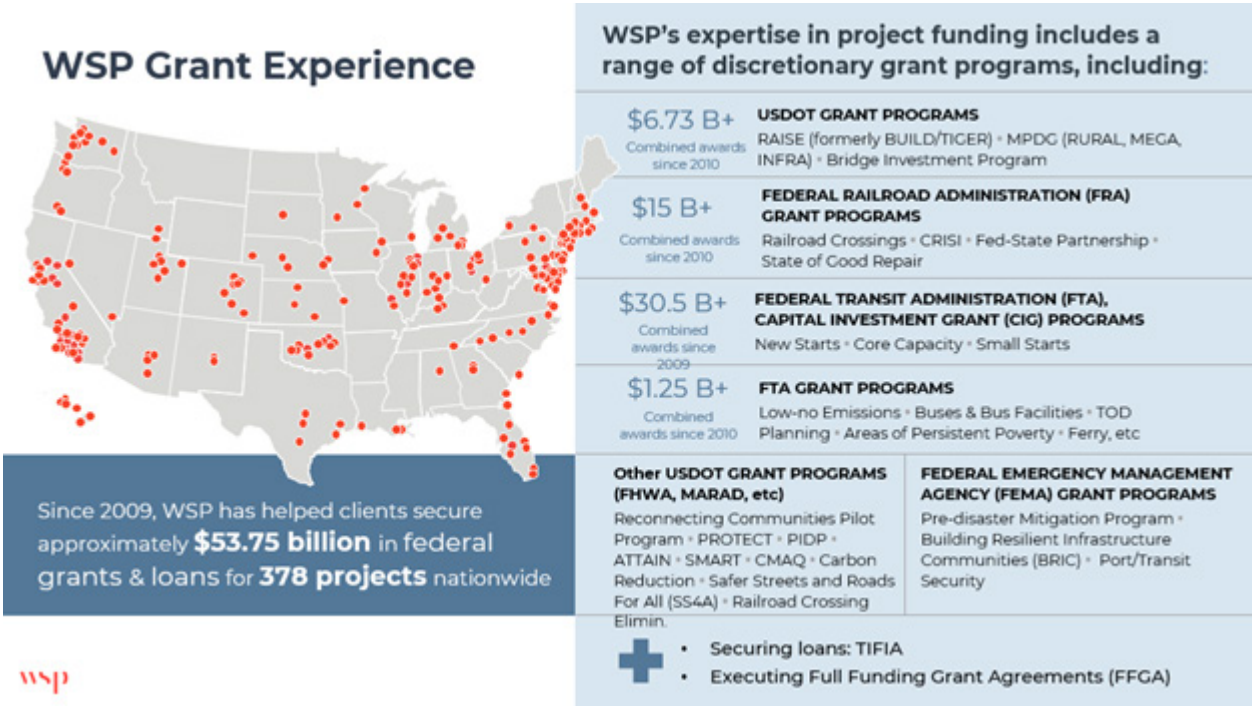
940 employees

WSP Florida Resiliency Experience Project Map



09 FUNDING DELIVERY STRATEGY EXPERTISE

EXPERIENCE WITH FEDERAL, STATE, LOCAL, AND PRIVATE FUNDING SOURCES



For more than 15 years, WSP has partnered with clients to identify, pursue, and secure transformative funding for community-serving infrastructure. To date, WSP has helped clients obtain over $53.75 billion in grant awards across more than 378 federal programs, supporting public health, safety, and community resilience initiatives nationwide. Our team brings deep experience in planning, organizing, coordinating, and prioritizing projects to meet grant deadlines, achieve measurable outcomes, and facilitate clear communication across multidisciplinary teams. Clients include counties, cities, hospital systems, regional commissions, and transit and infrastructure agencies implementing large-scale, federally funded programs.

KNOWLEDGE OF ALTERNATIVE PROJECT DELIVERY METHODS (E.G., DESIGN-BUILD, P3)

Expertise in Federal, State and Accelerated Delivery Paths

WSP brings deep knowledge of alternative project delivery methods, including traditional design-bid-build, design-build, P3s, special assessment districts and hybrid delivery approaches. We routinely evaluate delivery strategies in the context of funding eligibility, schedule acceleration, risk allocation and long-term cost control.

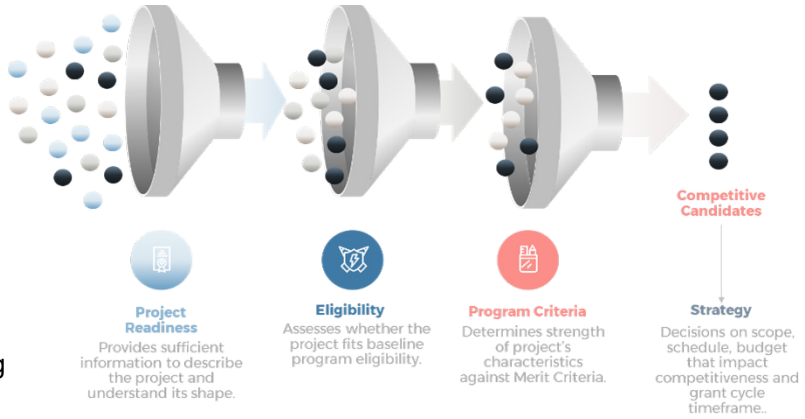
Our team regularly advances projects under federal PD&E/NEPA frameworks as well as locally accelerated delivery approaches, allowing us to clearly advise the City on trade-offs between speed, risk, and access to federal, state, and private funding opportunities.

APPROACH TO GRANT WRITING AND FUNDING APPLICATIONS

Grant Funding Strategy

The WSP team brings extensive expertise in identifying and securing funding for county and municipal clients across the United States. Our team has a proven track record in helping clients access federal and state discretionary funds, with a

focus on aligning funding opportunities with strategic priorities. We closely monitor federal and state grant goals, funding programs, and evolving priorities, providing ongoing tracking, evaluation, and reporting to ensure clients remain positioned to capitalize on opportunities.



WSP's approach is grounded in developing forward-looking funding strategies. We work with clients to align priority projects with anticipated funding opportunities well in advance of notice of funding releases. This enables thorough preparation, including securing internal approvals, refining project scopes and budgets, and positioning projects competitively. We also monitor and update clients on local, state, and federal funding opportunities and assist in matching these opportunities with organizational priorities. WSP develops in-depth summaries of potential funding sources and financing instruments, including traditional public funding, innovative financing options, and value capture mechanisms. These summaries provide descriptions, applicability to capital and operational projects, and analysis of advantages and limitations.

WSP will evaluate and recommend optimal funding and delivery pathways for the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, balancing project urgency, regulatory requirements, funding eligibility, and implementation risk. This analysis will support early decision making in FY 2026 and position the City to secure near-term and long-term funding from federal, state, local, and private sources.

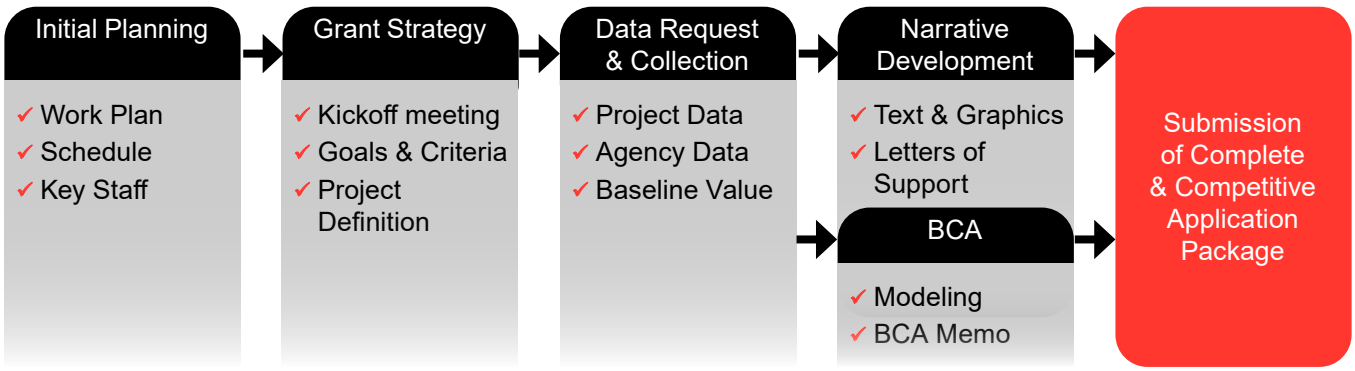
WSP's approach is grounded in extensive experience delivering coastal resilience, flood mitigation, and climate adaptation projects across Florida using multiple funding and delivery models, including Resilient Florida, FDEM Hazard Mitigation Assistance, FEMA BRIC, water management district programs, and locally funded accelerated delivery approaches. WSP will identify and evaluate potential federal, state, regional, local, and private funding sources applicable to the project.

For each funding source, WSP will document:

- Program eligibility requirements
- Typical funding and matching ratios
- Maximum award amounts
- Key grant deadlines and cycles
- Competitiveness and alignment with project readiness
- Risks or constraints affecting funding success

GRANT APPLICATION DEVELOPMENT

WSP works closely with project managers and City leadership to develop compelling grant applications that address program evaluation criteria and highlight key project benefits. Our team crafts narratives that demonstrate how the project supports the grant program's goals while emphasizing measurable outcomes and community impact. WSP understands every grant program varies and may require different levels of effort and approaches. Given this, WSP provides grant services on an on-call basis and can develop costs based on an hourly rate for each task. WSP's Grant Development Team follows the overall process below in the preparation of grant applications. This process includes five core steps, described below.



10 INSURANCE AND BONDING

HISTORY OF CLAIMS

WSP has not been involved in any legal claims, arbitration, or disputes related to public contracts within the past five years. From time to time, in the ordinary course of business, WSP USA Inc. is subject to various legal proceedings, including litigation to recover damages, commensurate in nature and volume with firms of similar size in the industry.

WSP USA Inc. has no environmental claims or litigation which, in our good-faith judgment, might adversely impact our ability to perform the contract. Furthermore, there is no litigation involving any of WSP USA Inc.'s principal stockholders, managers, executives or employees that could similarly affect our ability to successfully perform under this contract.

BONDING CAPACITY

WSP's bonding capacity is $100 million dollar single bond limit and $350 million aggregate.

BOND CLAIM HISTORY

There have been no claims against WSP USA Inc. bonds in the last five years.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/27/2025

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 have ADDITIONAL INSURED provisions or 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 Arthur J. Gallagher Risk Management Services, LLC 300 Madison Ave 28th Floor New York NY 10017	**CONTACT NAME:** AJG Service Team **PHONE (A/C, No, Ext):** 212-994-7020 **FAX (A/C, No):** **E-MAIL ADDRESS:** ggb.wspus.certrequests@ajg.com
INSURED WSPGLOB-01 WSP USA Inc. One Penn Plaza New York, NY 10119	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** QBE Specialty Insurance Company / 11515 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 68826650 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability CLAIMS-MADE			QPL0022630	11/1/2025	10/31/2026	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIRTY (30) DAYS NOTICE OF CANCELLATION.

CERTIFICATE HOLDER

AS A MATTER OF RECORD.

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/25/2025

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 have ADDITIONAL INSURED provisions or 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 Arthur J. Gallagher Risk Management Services, LLC 300 Madison Avenue 28th Floor New York NY 10017	**CONTACT NAME:** AJG Service Team **PHONE (A/C, No, Ext):** 212-994-7020 **FAX (A/C, No):** **E-MAIL ADDRESS:** GGB.WSPUS.CertRequests@ajg.com
INSURED WSPGLOB-01 WSP USA Inc. One Penn Plaza New York, NY 10119	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Liberty Insurance Corporation — 42404 **INSURER B :** Zurich American Insurance Company — 16535 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 73241540 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			GLO9835819-12	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 3,500,000 $ 3,500,000 $ 10,000 $ 3,500,000 $ 14,000,000 $ 7,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			AS7-621-094060-035	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 5,000,000 $ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
A A A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WA7-62D-094060-015 WA7-62D-095609-075 WC7-621-094060-915	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIRTY (30) DAYS NOTICE OF CANCELLATION.

CERTIFICATE HOLDER

AS A MATTER OF RECORD

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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11 REQUIRED AFFIDAVITS AND CERTIFICATIONS

STATEMENT OF ASSURANCE AND COMPLIANCE

WSP affirms it is not presently in violations of any statutes or regulatory rules that might have an impact on the firm's operations. All applicable laws and regulations of the State of Florida and ordinances and regulations of the City of St. Pete Beach will apply.

WSP affirms that it will comply with all applicable State of Florida statutes, rules and regulations governing this procurement, including but not limited to requirements pertaining to public contracting, ethics and disclosures. This includes adherence to any state or local provisions incorporated into the solicitation.

WSP acknowledges and certifies that it is enrolled in and uses the US Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees, and will require all subcontractors to do the same, in accordance with Section 448.095, Florida Statutes.

WSP certifies that its submission is made without collusion, fraud or intent to defraud and is compliant with state and local requirements for Non-Collusion Affidavits.

WSP affirms that it maintains active registration and good standing with the Florida Department of State – Division of Corporations, as applicable, and will provide proof of such status upon request.

WSP agrees to comply with any additional compliance measures required by the procuring entity or associated regulatory bodies, including submission of affidavits, certifications, workforce eligibility documentation, and any other requirements necessary for contract award or execution.

V. PUBLIC ENTITY CRIMINAL AFFIDAVIT

SWORN STATEMENT – PUBLIC ENTITY CRIMES

PURSUANT TO § 287.133 (3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES
THE FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to: City of St. Pete Beach
by: Christine Mehle, PE, CFM, ENV SP Vice President, Local Business Leader
(Print individual's name and title)

for: WSP USA Inc.
(Print name of entity submitting sworn statement)

at: 5411 Sky Center Drive Tampa, FL 33607
(Business address)

and (if applicable), its Federal Employer Identification Number (FEIN):

11-1531569
(FEIN)
or, if the entity has no FEIN, include the Social Security Number:

_____
(SSN)

by the individual signing this sworn statement: _____
(Signature)

2. I understand that a "public entity crime" as defined in § 287.133 (1)(g), Fla. Stat., means a violation of any State or Federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States including, but not limited to, any proposal or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in § 287.133 (1)(b), Fla. Stat., means a finding of guilt or a conviction of public entity crime with or without an adjudication of guilt in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in § 287.133 (1)(a), Fla. Stat., means:
   a. A predecessor or successor of a person convicted of a public entity crime or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under the arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133 (1)(e), Fla. Stat., means any natural person or any

entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the **statement which I have marked below is true** in relation to the entity submitting this sworn statement (indicate which statement applies).

☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Office of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THE PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known to me as identification.

(SEAL)

MAGGIE PROENZA KANAKIS
Notary Public - State of Florida
Commission # HH 336656
My Comm. Expires Mar 20, 2027
Bonded through National Notary Assn.

Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

VI. NON-COLLUSION AFFADAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Christine Mehle, PE, CFM, ENV SP
I state that I Vice President of WSP USA Inc.,
(Name and Title) (Name of Firm)

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I am the person responsible in my firm for the price(s) and amount(s) of this Response, and the preparation of the Response. I state that:

1. The price(s) and amount(s) of this Response have been arrived at independently and without consultation, communication or agreement with any other Provider, potential provider, Proposal, or potential Proposal.

2. Neither the price(s) nor the amount(s) of this Response, and neither the approximate price(s) nor approximate amount(s) of this Response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal, and they will not be disclosed before Proposal opening.

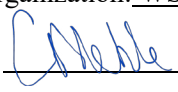
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract, or to submit a price(s) higher that the prices in this Response, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Response.

4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.

5. WSP USA Inc., its affiliates, subsidiaries, officers, director, and employees (Name of Firm) are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the State of Florida for which this Response is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the true facts relating to the submission of responses for this contract.

Name of Organization: WSP USA Inc.

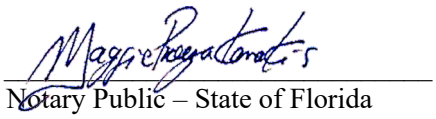
Signed By: 

Print Name: Christine Mehle, PE, CFM, ENV SP

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known to me as identification.

(SEAL)




Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

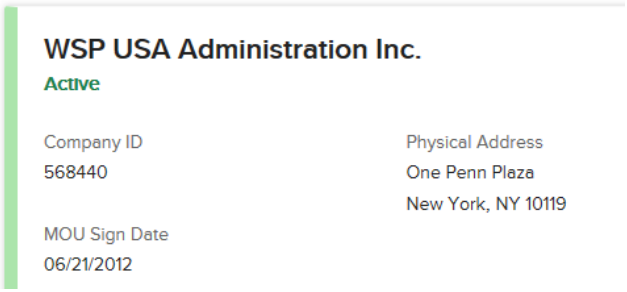
January 27, 2026

Sara Spain, Procurement Manager
St. Pete Beach City Hall
155 Corey Avenue
St. Pete Beach, FL 33706

Subject: **Don CeSar & Boca Ciega Area Resiliency Adaptation – WSP USA**

Dear Ms. Spain:

WSP USA Inc. complies with Section 448.095 of the Florida Statutes. WSP's E-Verify registration is held by our employee administration company WSP USA Administration Inc. WSP utilizes this company for payroll processing and administrative matters, like verification of employment eligibility. Please see below screenshot taken from E-Verify system confirming WSP USA Administration Inc.'s active enrollment, company ID, and MOU effective date.



Very truly yours,

Laura Unger
Assistant Secretary, Deputy General Counsel, Federal Contracts/Compliance

WSP USA
One Penn Plaza
New York, NY 10119

Tel.: +1 212 465-5000

Tel.: +1 212 465-5096
wsp.com

APPENDIX A:
PROFESSIONAL RESUMES

CHRISTINE MEHLE, PE, CFM, ENV SP
PRINCIPAL-IN-CHARGE

Crissy has 24 years of experience in water resource engineering, including comprehensive watershed assessments and improvement planning with a focus on flood protection, habitat improvement, water quality improvements, and sustainability. She excels at program and stakeholder management on large multidisciplinary projects. As the Florida Water Lead, she leads a team of 60+ water resource engineers and scientists committed to restoring our natural systems and built environments. As the principal-in-charge, she is committed to using WSP's resources to meet the City's needs on every project assignment.

PROJECT EXPERIENCE

Hillsborough County, Stormwater Engineering Services, Hillsborough County, FL: Project manager. WSP is providing stormwater and public works engineering services for various capital improvement projects located throughout Hillsborough County. Projects are in various stages of completion from preliminary design and evaluation (PD&E) through design, permitting, and construction.

City of Lakeland, Comprehensive Lakes and Stormwater Continuing Services Contract, Lakeland, FL: Contract manager. WSP has served as a master engineering and environmental consultant for the City of Lakeland for nearly 20 years. In this capacity, we have conducted a wide variety of engineering and water resource related projects under various contracts, including drainage improvements, ditch repairs, master planning, lake restoration, stormwater retrofit design, wetland design and monitoring, and shoreline stabilization.

Pinellas County, Lake Tarpon and Brooker Creek Water Management Plans (WMPs), Pinellas County, FL: Project manager for professional watershed management planning services for the Lake Tarpon and Brooker Creek watersheds in Pinellas County. Services include watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues, recommendations for improvements, conceptual plans, permit meetings, and cost estimates.

Escambia County, Carpenter Creek and Bayou Texar Watershed Management Plan, Escambia County, FL: Project manager for project that involved development of a comprehensive watershed management plan for the Carpenter Creek and Bayou Texar watersheds, totaling approximately 19 square miles in Pensacola, Florida. The management plan provided a roadmap for identifying, addressing, and recommending actions for at least the following main objectives: water quantity and quality, fish and wildlife habitat, public access and recreation and community resilience. In addition to hydraulic and hydrologic watershed modeling, this project included statistical analysis of water quality and hydrologic data, stream assessment and best management practices (BMP) alternatives analysis. This was a highly visible project within the local community, and WSP coordinated several meetings and site visits with stakeholders, media and the public.



EDUCATION

- BS, Civil Engineering, San Diego State University

LICENSES/REGISTRATIONS

- Professional Engineer, FL #68038
- Certified Floodplain Manager, #US-07-02810
- Envision Sustainability Professional #9316

12
Years with WSP

26
Years of Experience

Christine Mehle, PE, CFM, ENV SP (Continued)

Davenport Watershed, Management Plan Update, Davenport, FL: Project manager for professional watershed management planning services for the Davenport watershed which covers the City of Davenport municipal boundary and contributing area (>7 square miles). Phase I services included evaluation and recommendations for updating the city's stormwater utility fee, conducting a stormwater inventory, watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues and public outreach.

Sarasota County, Stormwater Utility Rate Study, Sarasota County, FL: Project manager responsible for evaluating their existing Stormwater Environmental Utility (SEU). As part of the Phase I evaluation process, WSP conducted data collection, literature review, and staff interviews for relevant information, current services, and practices. Specifically, WSP evaluated the current cost of SEU services, development review and permitting processes, inspection procedures, and SEU credits management process and systems. WSP then compared the County's existing rate structure with statewide practices. Current and future tasks include WSP providing recommendations for improvements to the SEU structure, public outreach, and preparation of presentation materials for County Commission meetings. Phase II focused on three primary outcomes. An update to the county impervious data layer within the information technology (IT) GIS system; a team-driven future program for delivery of stormwater services, addressing gaps and unmet needs; and a 10-year financial plan with analysis for three potential rate structures to meet the operations goals defined and recommended by the service review teams. The final work product was a Stormwater Management Program Business Plan that documents the analysis, recommendations for service improvements, and financial analysis with SEU rate options. The Phase II services analysis included future county costs for providing stormwater services, addressing the county development review, permitting, and inspection procedure processes as they pertain to the SEU. An evaluation and update of the equivalent stormwater unit (ESU) used by the county as their basis for billing is one of the rate structures included. WSP assisted with public meetings, code changes, and the adoption of the recommended rate structure changes.

Pinellas County Development Review Services, On-site Support for Reviews, Pinellas County, FL: Project manager for support to Pinellas County Development Review Services to meet the challenges associated with increased development (e.g., site plan, drainage and habitat permit review) and employment gaps. WSP provides engineering and natural resource protections staff as needed for on-site development reviews.

Pinellas, County, Coastal Engineering Review Support, Pinellas County, FL: Project manager for coastal engineering review services on an as-needed basis. WSP assisted Pinellas County with coastal and floodway engineering review services and floodplain administrative tasks, including grant management.

MICHAEL FLOOD
QUALITY ASSURANCE/QUALITY CONTROL

Michael has more than 25 years of consulting experience and is the National Resiliency Lead for WSP. In this role Michael has led most of the national projects focused on determining the risks of extreme weather and climate change and the development of potential strategies for addressing those risks. This work has included work assessing potential impacts to buildings and facilities in the northeast and southeast, communities in Florida, Texas and Massachusetts and facilities across the United States, including Puerto Rico, California, Alaska, Hawaii and Minnesota. The focus of Mike's recent work has been the development of methods, tools and strategies to help agencies make effective decisions in adaptation to climate change and extreme weather risks through development of prioritization processes. This work has included recent work on developing benefit-cost assessments of resiliency projects in the New York region, an assessment of impacts to infrastructure statewide in California and the conduct of training seminars on resiliency strategies and other similar efforts focused on helping agencies make effective decisions

PROJECT EXPERIENCE

Pinellas County Vulnerability Assessment: Serving in the role of project manager on this effort to quantify long-term risks to the county and develop effective strategies to respond and ensure community viability in response to future storm and flooding risks. This effort followed a risk-based methodology to quantify potential future risks from flooding, determine damage and economic costs of future events and use that information to determine the most cost-effective design/response strategies. The community considers this a critical effort in acting to ensure the long-term viability of the region and the recommendations are expected to be incorporated into policy/planning documents.

Miami-Dade SLR Plan: Resilience technical lead on this project to prepare a plan supported by data analysis and risk quantification as a key factor in effective decision making and communication. The plan included recommendations for protecting/relocating key infrastructure assets, focusing development in elevated areas affording better long-term protection and re-considering the infrastructure networks in the county to support long-term targeted growth.

Monroe County (Florida Keys) Seal Level Rise Programmatic Investment Assessments (2 projects): Served in the role of technical lead/ project manager on these projects to define appropriate capital investment decisions for infrastructure and buildings in the county in those areas where low-lying areas are already experiencing the effects of SLR and tidal flooding. The focus of one of these efforts included identifying the most cost-effective and appropriate design/policy option for their ongoing countywide roadway improvement project and the other was on how best to analyze county owned buildings.

FDOT Resilience Training: Served in the role of project manager on this project to develop planning and design strategies for incorporating future conditions into capital project development and for a range of engineering



EDUCATION

- Masters, Urban and Environmental Planning, University of Virginia
- BA, Urban Planning, University of Maryland

15
Years with WSP

29
Years of Experience

Michael Flood (Continued)

disciplines. This all-day course featured course material for six sections including risk analysis methods, inland flooding, coastal flooding, green infrastructure, structures and pavement design. These courses presented methods for utilizing future conditions and an assessment of the cause, effect and consequence perspective of risk analysis to support, and communicate, selected alternative and design decisions. The course was given in three locations statewide and attended by over 200 people.

NJDEP Flood Hazard Risk Reduction and Resilience Project: Resilience technical lead on this US Department of Housing and Urban Development (HUD) funded project to develop a decision-support system which combines state policies, data from multiple sources, and GIS analysis tools into a comparable rating system for communities throughout the state, based on impacts to infrastructure and community assets, helping to support investment efforts. Mike's role was to guide development of a data-driven assessment that enabled comparisons amongst projects in comparison to key state/agency policy measures.

Caltrans Statewide Climate Assessment: Served in the role of project manager on this project to assess existing and long-term potential risks from climate change on state transportation and building assets. The assessment was recently concluded and included work on SLR, storm surge, precipitation changes, landslides, wildfires, and combined effects. This work has included extensive coordination with multiple agencies and academic institutions developing climate data for decision making, including the California Energy Commission – the lead in collecting data into a statewide accessible data portal (CalAdapt).

TXGLO On-call Services: Serving in the role of community resilience lead on this recently awarded contract to support HUD-MIT recovery design elements for community resilience projects across the state of Texas. Mike's role will involve oversight of the development of comparable community metrics to support funding, review of design recommendations and contributions to the benefit-cost assessment program.

Tribal Resilience Program, Western Federal Lands: Technical lead on this project to assess resilience investment programs for tribal nations throughout the western US. Mike's role included oversight of programs intended to provide nations with a framework with which to advocate or apply for resilience funds to improve the long-term resilience of communities facing significant risk, in some cases considering relocation away from at-risk locations where conditions are expected to worsen with changing conditions.

National Highway Institute - Addressing Resilience in Highway Project Development & Preliminary Design: project manager on this effort to develop guidance for transportation agencies nationwide on how to include resilience to extreme weather and climate effects in project planning and design. This course is being generated to facilitate required changes toward addressing uncertainties, long-term risks, changing weather patterns and system impacts in corridor planning and design practice. This work includes close coordination with FHWA/FTA on implementation of recent guidance documents across multiple engineering disciplines.

TODD LAINE, PE
QUALITY ASSURANCE/QUALITY CONTROL

Todd has more than two decades of experience in design and management of transportation projects. His project management experience includes all types of highway design, from rural and urban expressways and arterial highways to local intersection improvements and utility systems. Todd has served as project manager and engineer of record for significant infrastructure projects throughout Florida, including eight design-build projects. Over the last seven years, he has assisted clients with developing requests for proposal and criteria packages for design-build projects.

PROJECT EXPERIENCE

FDOT District 7 Tampa Westshore Area Interchange Design-Build, Tampa, FL: Project/contract manager. WSP is providing design-build services at the main Westshore Interchange in Tampa for FDOT District 7. The region's steady growth in population and increased traffic to Tampa International Airport have reinforced the urgency of completing this project. Over the past two years, the department has developed a concept that achieves the vision of a thriving, mobile Tampa while optimizing opportunities for local contractors to participate in this program. Throughout the process, key stakeholders, including Tampa International Airport (TIA) and the Westshore Alliance, have provided valuable input regarding design, aesthetics, community, and amenities, showing their strong support for this project. This project will fully reconstruct Tampa's Westshore Interchange with a modern design and added capacity, including general use and express lanes. The updated design features 41 bridges and flyover ramps, improving traffic operations and replacing the existing loop ramp from eastbound SR 60 to northbound

FDOT District 7, 2021-2026 Districtwide Design Continuing Services Contract, Districtwide, FL: Project/contract manager. Responsible for miscellaneous projects under this five-year task work order. WSP is responsible for this five-year task work order contract requiring miscellaneous complex design services at the direction of the district design engineer for any facility within the district. The support services vary in scope, magnitude, and complexity and require rapid response to assist the decision-making process. Task work orders include revising or updating previously completed construction plans and documents, reviewing the work of other consultants, and providing post-design services, construction assistance services, and expert witness testimony services for assigned projects.

Highway and Bridge Structural Design Engineering Services, Districtwide, FL: Project/contract manager. WSP is responsible for studies, and design and preparation of roadway construction plans for proposed miscellaneous improvements for the FDOT. Individual projects include work on state highways, county roads and/or city streets within the five counties of District Seven. Engineering services include conducting studies and/or to design and prepare a set of contract plans which may include roadway, signing and pavement markings, signalization, intelligent transportation systems, lighting, sidewalk and/or bicycle ways.



EDUCATION

- BA, Physics, St. Paul, University of St. Thomas (Minnesota)
- BS, Civil Engineering BCE, University of Minnesota

LICENSES/REGISTRATIONS

- Professional Engineer, FL, #60814

9
Years with WSP

27
Years of Experience

Todd Laine, PE (Continued)

FDOT District 7, 2017-2022 Districtwide Design Continuing Services Contract, Districtwide, FL: Senior civil engineer. WSP is responsible for this five-year, task work order contract requiring miscellaneous complex design services at the direction of the FDOT District 7 design engineer for any facility within the district. The support services vary in scope, magnitude, and complexity and require rapid response to assist the decision-making process. Task work orders include revising or updating previously completed construction plans and documents; reviewing the work of other consultants; and providing post-design services, construction assistance services, and expert witness testimony services for assigned projects.

FDOT District 7 General Engineering Consultant, Districtwide, FL: Provided support and guidance to the Florida Department of Transportation development director and Florida Department of Transportation project manager in preparation of a draft work plan and work program budget for five segments of the US Route 98 and US Route 301 in Polk, Pasco and Hernando Counties. This effort was completed under two, 100-hour tasks. WSP is providing multimodal planning services for Florida Department of Transportation District Seven. This has included several transit planning tasks, including review of transit development plans, modal development study assistance, and public involvement. The firm provides on-site staff at the district office to offer the best service for the client.

US 301 Starke Railroad Overpass, Bradford County, FL: Project manager for a new grade-separated crossing of the CSX Transportation, Inc. (CSXT)railway in downtown Starke. WSP is providing preliminary and final design services to implement a new grade-separated crossing of the CSXT railway in downtown Starke. The pilot project is being delivered as part of the Florida Department of Transportation's Statewide Acceleration Transformation project management approach to condense the overall project schedule. Improvements included the implementation of roundabouts, shared use frontage roads, and sidewalks. The project includes a significant public involvement campaign to receive input from community stakeholders on aesthetic features.

Collins Road Design Update, Jacksonville, FL: Project manager for the final design engineering services. WSP was selected to provide final design engineering services for conversion of the existing two-mile, two-lane rural roadway to an urban multi-lane facility with curb and gutter, sidewalks and bicycle provisions on both sides. New water and sewer facilities are required to address conflicts with proposed infrastructure, and the design incorporates a new lighting system along the corridor. Services also include bridge widening and mast arm signals.

GREG CORNING, PE
PROJECT MANAGER

As a project manager, Greg provides technical input and engineering analysis for projects involving climate resiliency and assessment, project management, dredging and dewatering planning and design, stormwater design and permitting, environmental design and permitting, and construction administration, engineering and inspection.

Greg has participated in climate resiliency and assessment projects for parks, facilities, roadways, canals and stormwater assets. He has conducted field exploration and research on several environmental projects, such as sediment analysis for potential contaminants that affect disposal options, surface water quality assessment and monitoring, erosion and sediment analysis, and wetland evaluations. Greg has experience with total maximum daily load (TMDLs), basin management action plan (BMAPs), and has assisted in the management, planning and design for dredging and dewatering, stormwater and wetland projects from the design and permitting stage through construction and final certification. He has given several presentations to stakeholders and the public for contentious issues on behalf of governmental clients.

Greg also possesses experience in the development of grant applications, public meetings and construction documents such as requests for proposals, drawings, technical specifications and cost estimates. He is an active member of the Southeast Florida Regional Climate Change Compact and has been engaged with technical experts on solving the complex solutions to climate change. Greg brings this expertise to the Tampa Bay Regional Planning Council (TBRPC) by engaging with stakeholders and sharing our lessons learned on projects within Florida and across the globe.

PROJECT EXPERIENCE

Manatee County, Coquina South Boat Ramp Replacements, Bradenton, FL: Project manager for the redesign of the existing boat ramp with identical layout per request of the county. WSP examined the layout per ADA requirements and criteria as client specified, and code required loading (Florida Building Code). The design was for a timber deck and framing on timber piles. Pile size and spacing were optimized to accommodate longer slips for boat access. WSP also investigated options for a robust design for vessel impact per the county's request. The design package included drawings, cost estimate, construction bid forms and performance specifications. WSP also assisted with public outreach components and helping with construction administration and close out services for the boat ramp.

City of Dunedin Marina Dredging, Pinellas County, FL: Technical lead for development and implementation of a multi-phase project to determine the feasibility, permit, plan and dredge sediments from the city marina, boat ramp and entrance channel. WSP is providing dredged material management area design, environmental permitting and technical team coordination for dredging, dewatering and disposing of sediments from the city facility.



EDUCATION

- BS, Civil Engineering, Florida Atlantic University

LICENSES/REGISTRATIONS

- Professional Engineer, FL No. 79293

16
Years with WSP

17
Years of Experience

Greg Corning, PE (Continued)

Monroe County, Canal Restoration Demonstration Program, Monroe County, FL: Project engineer, working closely with Monroe County and the Canal Restoration Advisory Subcommittee of the FKNMS Water Quality Protection Program to implement a canal restoration demonstration program consisting of implementation of various residential canal water quality improvements. The technologies implemented include weed barriers, organic removal, backfilling, culvert installation, pumping, and combinations of these technologies. The scope consists of preparation of the design and permit packages for all the restorations, assistance with bidding the construction, and engineering support services during construction. WSP is obtaining all required permits, including a SFWMD ERP, a USACE individual permit, and a Florida National Marine Sanctuary permit. As part of the design scope, WSP is completing all required environmental surveys, bathymetric and topographic surveys, sediment characterization, geotechnical evaluations, and hydraulic modeling. WSP is also conducting public outreach and coordinating all homeowner approvals for staging areas and equipment installation.

Fish-Eating Creek, US Department of Agriculture - NRCS, Okeechobee, FL: Staff engineer, assisted with the design of the restoration system and construction drawings. Greg prepared permit applications, technical specifications, operation and maintenance plan, quality assurance plan and bid specifications. He developed a conservation plan that identified how wetland functions and values will be restored, enhanced, protected, maintained and managed to accomplish the goals of the US Department of Agriculture (USDA) NRCS Wetlands Reserve Program (WRP). The plans were modeled to evaluate the effectiveness of the restoration elements in terms of long-term hydrologic restoration using the USDA-NRCS developed Soil Plant-Air-Water (SPAW) and ICPR model. The model development included delineation of sub basins, spillway elevations, seepage rates, upstream/downstream relationships, and other applicable parameters for the model. The model outputs are used to develop inundation and depth maps depicting the extent and duration of the modeled hydrologic improvements. The project efforts include assessment of the general health and condition of the various habitats, identification of the presence of exotic and invasive species, and evaluation of current site hydrology. The project goals include development of conservation plan for the restoration of historical habitats, based on proper hydrology and vegetation community structure. The design and permitting of this 34,122-acre wetland restoration project has been completed and WSP is currently providing construction administrative services.

NABIL BAWANY, PE, CFM
DEPUTY PROJECT MANAGER

Nabil is a professional engineer with 11 years of experience, specializing in water resources and civil engineering design. Nabil recently Joined WSP after 8 years of local government experience. This unique perspective allows him to understand and deliver on client's needs.

His expertise includes flood resiliency projects, project management, stormwater management systems, drainage solutions, operational guidance, government policy creation and review, all phases of watershed management planning, hydraulic modeling, stormwater design, residential and commercial land development, and government policy and grant procurement.

Nabil is a proven project manager with experience managing 10-12 projects simultaneously, monitoring schedules and budgets while advancing project objectives.

Nabil has served as Pinellas County's watershed planning Section manager, with experience leading a small team of professionals as well as providing operational guidance to field staff. Through his experience, Nabil has also been involved in cutting-edge resiliency planning and adaptation strategies including government policy, living shoreline design review, bridge and roadway adaption design review, and many more initiatives.

PROJECT EXPERIENCE

Carpenter Creek and Bayou Texar Watershed Management Plan BMP Alternative Analysis, Texar, Escambia County, FL: Nabil provided QA/QC for BMP alternative analysis. The project involved the development of a comprehensive watershed management plan for the Carpenter Creek and Bayou Texar watersheds, totaling approximately 19 square miles in Pensacola, Florida. The management plan will provide a roadmap for identifying, addressing, and recommending actions for at least the following main objectives: water quantity and quality, fish and wildlife habitat, public access and recreation, and community resilience. In addition to hydraulic and hydrologic watershed modeling, this project will include statistical analysis of water quality and hydrologic data, stream assessment, and BMP alternatives analysis. This is a highly visible project within the local community, and WSP has coordinated several meetings and site visits with stakeholders, media, and the public, and will continue to collaborate with the interested parties throughout the project.

Vulnerability Assessment and Adaptation Plan, City of Dunedin, FL: Project manager for the development of a comprehensive climate vulnerability assessment and adaptation plan for the City of Dunedin. Responsibilities include performing exposure and sensitivity analyses for SLR, storm surge, rainfall-induced, and compound flooding scenarios using GIS-based modeling, as well as compiling and analyzing critical and regionally significant asset data. The project also involves stakeholder engagement, public outreach and preparation of technical reports, maps, and geospatial datasets in compliance with FDEP's Resilient Florida Program standards.



EDUCATION

- BS, Civil Engineering, Civil and Environmental Engineering, University of South Florida

LICENSES/REGISTRATIONS

- Professional Engineer, Florida No. 86625
- Certified Floodplain Manager #US-16-08996
- Emergency Management Operations, FEMA Certified 100,200,700

3
Years with WSP

13
Years of Experience

Nabil Bawany, PE, CFM (Continued)

PREVIOUS EXPERIENCE

Before joining WSP, Nabil's experience included:

Pinellas County, SLR and Storm Surge Vulnerability Assessment, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. To assess the county's vulnerability to rising seas and potential surge impacts, the county undertook a complex study to model and create flood inundation maps coupled with storm surge scenarios. Various maps for SLR scenarios, horizons and inundation durations, combined with storm surge projections, were used to help identify vulnerable assets and develop adaptation alternatives. The vulnerability assessment involved various stakeholders including local municipalities private and public utilities. The project was funded through the RESTORE Act which added another layer of complexity.

Pinellas County, Tide Check Valve Location Identification, Pinellas County, FL: Acting as project manager, Nabil was responsible for identifying the most vulnerable stormwater outfalls throughout unincorporated Pinellas County. Using SLR and storm surge projections Nabil was successful in identifying ideal candidates. Nabil also was successful in obtaining federal earmarks grant funding in the amount of $240K for the installation of tide check valves.

Pinellas County, Curlew Creek Smith Bayou Watershed Management Plan, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. The involved development of a comprehensive watershed management plan for both Curlew Creek and Smith Bayou watersheds being developed concurrently. The WMP consisted of multiple phases including watershed evaluation, floodplain analysis, LOS determination, SWRA, and BMP alternatives analysis. The WMP resulted in 12 BMP recommendations for water quality, flood reduction, and natural system improvement projects. This project was co-funded by the SWFWMD, the cities of Clearwater and Dunedin.

Pinellas County, Lake Tarpon and Brooker Creek Watershed Management Plans, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. WSP is performing professional watershed management planning services for the Lake Tarpon and Brooker Creek watersheds in Pinellas County. Services include watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues, recommendations for improvements, conceptual plans, permit meetings, and cost estimates. BMP recommendations will improve flooding and water quality conditions for Lake Tarpon and Brooker Creek and will consider SLR and community benefits. Mr. Bawany successfully obtained grant funding for this project from SWFWMD cooperative funding initiative.

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TIFFANY DAVIES, PE
STORMWATER DESIGN & MODELING LEAD

Tiffany is a senior engineer with more than 20 years of professional civil engineering experience. She has been the project manager on numerous civil engineering projects for municipalities, federal clients and private clients. She manages a team of engineers in the water resources department, focusing on civil engineering, hydrology and hydraulic analysis, site civil, and wetland restoration projects.

Tiffany has been responsible for the design, permitting and construction phase services of numerous civil engineering projects entailing modeling and design of stormwater management systems, design of recreational facilities, design of roadways, layout and design of residential developments, water and wastewater transmission/collection system design, and site development services for commercial sites. She has extensive permitting experience in all levels of government from federal to state and local permits and is a key member of WSP's permitting team. This team has successfully obtained permits for a wide variety of projects, including a multi-million-dollar high speed passenger rail project.

Tiffany is also experienced with completing site layout and designs, including parking lots, potable water and wastewater, park and recreational facilities, and stormwater structures and systems, which have included wet detention lakes, dry retention ponds, and underground vault and underdrain systems. Primarily working in Florida, she leads teams in performing vulnerability assessments and routinely analyzes projects for climate change scenarios such as SLR.

PROJECT EXPERIENCE

Monroe County, Roads and Vulnerability Analysis and Capital Plan, Monroe County, FL: Associate engineer responsible for performing technical liaison duties and quality control review. Climate change, such as extreme weather conditions and SLR, has prompted planners and officials to focus on strategies that support a more resilient system. The roadway system is vital for its access/evacuation and mobilization within the Florida Keys. As part of the county's sustainability approach, this project will merge climate change science and modeling with transportation engineering and planning to develop a long-term roads adaptation plan based on design criteria, SLR projections, adaptation methodology, policy/financing evaluation, and public/stakeholder outreach. The project will be divided into three phases: study and analysis, engineering design and adaptation plan.

Florida Fish & Wildlife Conservation Commission (FWC), Hickory Mound Impoundment (HMI) Hydrologic Vulnerability Analysis, Taylor County, FL: Associate engineer and task manager for a hydrologic assessment of the HMI area and contributing watersheds. Tiffany assisted in the identification of potential impacts along the levee during hurricanes or other significant storm events. Task 1 and Task 2 of the project included data collection and a H&H analysis. Future project tasks include proposed alternatives development, vulnerability assessment, cost estimates, and a final report. This report outlines the existing conditions model development and preliminary results. Task 3 includes survey, geotechnical services and



EDUCATION

- BS, Civil Engineering, University of Florida

LICENSES/REGISTRATIONS

- Professional Engineer, FL No. 68370

TRAININGS

- Haestad Methods, WaterCAD Computer Software Training
- Southwest Florida Water Management District (SWFWMD) Seasonal High Water Level (SHWL) Determinations Training

16
Years with WSP

22
Years of Experience

TIFFANY DAVIES, PE (Continued)

30% design plan preparation. Tiffany is responsible for the overall project modeling of existing and proposed conditions, creation of restoration alternatives for future implementation, and oversight of the 30% design plans.

Florida Fish & Wildlife Conservation Commission (FFWC), Hydrologic Restoration of Big Pine Key, Monroe County, FL: Associate engineer developed an H&H model to evaluate the hydrologic benefits of this restoration project. This model analysis included a pre- versus post-comparison of the stages and flows within the project area because of the proposed design changes. The Intergovernmental Panel on Climate Change's Fifth Assessment Report (IPCC AR5) median curve for SLR projections was incorporated into the proposed conditions modeling for the proposed restoration to review the freshwater marsh future water levels. A roadway analysis was performed to review LOS of the roadway in current conditions, in restored conditions of the wetland, as well as in 50-year future conditions with SLR conditions implemented to determine if the culvert sizing was appropriate and if the roadway elevations were high enough for the SLR condition.

Florida FWC, Hydrologic Restoration of Lake Wimico, Gulf County, FL: Associate engineer conducted a hydrologic assessment of Lake Wimico Wildlife Management System and contributing watersheds, and assists in the identification of potential impacts during significant storm events. The Lake Wimico area consists of approximately 20,000 acres of conservation lands. The overarching goal of the project is to conduct a hydrologic assessment of this newly acquired FFWC property. This assessment will focus on the existing hydrologic site conditions and develop alternatives for improvements to restore the site to the most natural state feasible while maintaining access throughout the site. This site contains more than 14 miles of roads with adjacent ditches and an old bridge created from a box car bed. The roads and trails were historically developed by the timber industry and serve as dikes and diversions contributing to altered natural overland flow patterns and historic ecological habitats.

Ducks Unlimited, Hydrologic Restoration of MK Ranch, Gulf County, FL: Associate engineer and task manager for MK Ranch, which is 6,400 acres (26 square kilometers) of tidal marsh and forested wetland in the lower Saul Creek unit of the Apalachicola River Wildlife and Environmental Area, in Gulf County, Florida. The State of Florida owns the ranch, and the ranch is managed by the Florida FWC to protect and preserve the Apalachicola River and Bay. Historic land modification significantly altered hydrology on the site, as rice was grown on the ranch in the 1970s. FWC is restoring the ecosystem on the ranch to represent the historic conditions more closely at the site. WSP assisted the FWC in modeling proposed site alterations for future restoration options and is working with Ducks Unlimited to perform hydrologic modeling of the existing and proposed conditions, and create design plans for the restoration. Responsible for the overall project modeling of existing and proposed conditions and creation of design plans for the restoration alternatives.

BRYAN ANDERSON, PE, ENV SP
UTILITY DESIGN LEAD

Bryan is a civil engineer with more than 25 years of experience focusing on client relationship building, promoting collaboration with multidisciplined staff, and delivering quality projects. Bryan's engineering and technical expertise includes hydrological and hydraulic modeling, open channel hydraulics, stormwater management, water quantity, water quality, and floodplain mitigation, environmental permitting, and roadway drainage design. He has a strong understanding of the FDOT design methods, plan preparation, standards, and specifications of stormwater management for transportation projects. He is well versed in the design of minor roadway improvements, multi-use trails, potable water, and sanitary systems. Bryan served as the project manager and engineer of record on numerous FDOT, county, and municipal roadway and stormwater projects.

PROJECT EXPERIENCE

Potable Water/Sanitary Sewer/Reclaim Water Relocation and Permitting, FDOT District Seven, City of Tampa, Florida: WSP USA is the lead designer for the phased design-build (PDB) Westshore Interchange, in partnership with Superior Construction and Lane Construction. The reconstruction of Tampa's Westshore Interchange is part of a multi-year effort to better connect Pinellas and Hillsborough counties, alleviate traffic congestion and improve mobility. In preparation for the larger construction elements, WSP also created an "Early Works" package that included the design and permitting for relocation of all potable water, sanitary sewer and reclaim water utilities owned by the City of Tampa that were proposed to be impacted by the project. Outside of the design efforts, the task required an enormous amount of coordination hours with the City of Tampa's utility staff and affected property owners to ensure continuity of their services during the construction work. The project's permitting efforts through the Hillsborough County Environmental Protection Commission and the FDEP included three permits for the proposed sanitary sewer and five permits for the proposed potable water. The project also included development of the Technical Special Provisions (TSPs) for the proposed utility improvements.

New Riverview Regional Park Entrance, Drainage and Utility (16-inch Potable Water) Hillsborough County, FL: Engineer of record for the final design and permitting of new roundabout intersection for new park entrance (Riverview Regional Park) along Riverview Drive. Riverview Drive is a two-lane collector roadway with 10 to 11-foot travel lanes. Project included a new closed system of inlets and pipes to collect and convey stormwater runoff generated by the roadway improvements to the historical discharge locations. Inlet placement exceeded county's spread standards. Drainage design also included replacement of existing 24-inch reinforced concrete pipe (RCP) cross drain with a 30-inch RCP cross drain in order convey off-site runoff and improve upstream flooding. Project also included the design and permitting of 464 linear feet of 16-inch ductile iron water main.

North Ridge Trail (Phase III) & Access Road, Polk County, FL: Project manager and engineer of record for the design and permitting of the roadway, stormwater management systems, and potable water main. The



EDUCATION

- BE, Civil Engineering, University of Central Florida

LICENSES/REGISTRATIONS

- Professional Engineer: FL, #64617
- Envision Sustainability Professional: #41825

3
Years with WSP

25
Years of Experience

Bryan Anderson, PE, ENV SP (Continued)

proposed extension of North Ridge Trail (NRT) will extend the existing roadway to the south and connect with the proposed extension of Access Road. Access Road is an existing frontage roadway along the northwest quadrant of the I-4 and US 27 interchange. The proposed extension of Access Road will extend the existing roadway to the west and connect with the proposed extension of NRT, providing access for a 1.2M square foot distribution facility for Wal-Mart, and alternate access to US 27. Both roadway extensions will be a dedicated public roadway owned/maintained by Polk County. The NRT typical section features two 12-foot travel lanes with curb and gutter, a 12-foot multi-use path on the west side and a six-foot sidewalk on the east side. The Access Road typical section features two 12-foot travel lanes with curb and gutter, and six-foot sidewalk on the north side. The project also included the design and permitting of two independent closed stormwater collection systems discharging into three interconnected stormwater management facilities, as well as a FEMA Letter Of Map Revision (LOMR) for two existing floodplains. Additional scope elements included the design and permitting of 3,508 linear feet of 20-inch PVC water main, 92 linear feet of 10-inch PVC water main, 80 linear feet of six-inch PVC water main, and 88 linear feet of PVC water main to serve as a Public Water Supply and Water Service for the Wal-Mart distribution facility. Permitting agencies included Polk County, SWFWMD, Florida Department of Health Environmental Engineering, and USACE.

Benton Street Drainage Improvements, Polk County Roads and Drainage Division, Polk County, FL: Project manager and engineer of record for the design and permitting of a new drainage collection system to alleviate historical roadway and private property flooding occurring adjacent 4740 Benton Street. The new stormwater collection system is comprised of new storm sewer pipe and a series of ditch bottom inlets (DBIs) that connect to existing outfall pipe that discharges to Crooked Lake. Project also included design of 400 LF of 8” PVC sanitary sewer replacement and associated manholes.

Roosevelt Boulevard Pavement and Stormwater Rehabilitation Phase, City of Tarpon Springs Pinellas County, FL: Project manager and engineer of record responsible for the final design and permitting of this two-lane urban collector roadway. Responsibilities included stormwater design and permitting, utility design, construction administration and as-built certification. The project provided drainage improvements along Roosevelt Boulevard between Dodecanese Boulevard and Spruce Street to reduce flooding of the roadway and adjacent private property. The project included full roadway reconstruction with the addition of curb and gutter, sidewalks, utility coordination, permitting and landscaping. The project also included design and permitting for the relocation of 1,300 feet of a 12-inch potable water main. The stormwater design included design of an urban stormwater system as well as bypassing off-site stormwater.

ANGELA RYAN
ECOLOGICAL & PERMITTING LEAD

Angela is an environmental scientist and environmental planner with over 18-years of experience in project management, renewable energy, land development, water resources, and environmental protection. She has led multi-faceted ecological field assessments in freshwater and marine environments. Angela has provided scientific and policy-based leadership on renewable energy and mining industry projects; environmental and urban planning; federal, state, and local permitting; water resources management and ecosystem restoration; and program and project management.

PROJECT EXPERIENCE

Before joining WSP, Angela's experience included:

Senior Physical Scientist and Team Lead, US Department of Energy, Washington, DC: Assisted the loan program (LPO) office and directed the monitoring team, ensuring environmental compliance for $38 billion worth of renewable projects spanning the US and Puerto Rico. Angela created and released comprehensive resource reports for new and existing renewable energy projects with multi-faceted water, sustainability, and environmental resource analyses. She developed highly scientific and technical reports ensuring compliance with requirements found in federal and state laws such as the Endangered Species Act, the Clean Water Act, the National Historic Preservation Act, and NEPA. Angela facilitated risk avoidance by providing guidance internally and externally regarding environmental H&S concerns. She facilitated cross-disciplinary team collaboration within LPO to address environmental challenges, resulting in the development of new solar, wind, geothermal, hydrogen energy, and mining projects. Angela was nominated and performed as the agency lead for the Tribal Community of Practice, enhancing agency recognition of tribal energy initiatives.

Principal Planner, Forward Pinellas, Clearwater, FL: Oversaw project management of long-range transportation and land-use plans, focused on active transportation, complete streets, and health equity, and assisted the Metropolitan Planning Organization. Angela participated in regional transportation planning initiatives with FDOT, local governments, and outreach to the public. She developed planning studies and outreach initiatives and managed budgeting, contractor management, and project execution.

Section Chief and Supervisory Biologist, USACE Jacksonville District, Tampa, FL: Led a diverse team of biologists and administrative staff to accomplish 1,000 scientifically sound and legally compliant environmental projects. Angela delegated decision-making authority under the Clean Water Act and Rivers and Harbors Act, resulting in a balance between environmental protection and economic development. She ensured technical accuracy for 1,000 annual environmental permits. Angela led interagency and stakeholder engagement and guided staff and the public on mitigation techniques for aquatic resource preservation and water resource management. She delivered guidance in technical aspects, overseeing scientific studies, focusing on maintaining quality while being incredibly efficient. Angela managed land development projects, including energy and



EDUCATION

- Master's Degree, Global Sustainability with a Concentration in Water Sustainability, University of South Florida
- Bachelor's Degree, Environmental Studies with a Focus in Policy and Planning, Florida Gulf Coast University

1
Years with WSP

18
Years of Experience

Angela Ryan (Continued)

renewable energy, water reservoirs, surface and subsurface mining, beach nourishment, natural gas pipelines, utility lines, transportation developments, new and expanding airports, and residential and commercial developments. She conducted watershed-based analyses for jurisdictional determinations, wetland delineations, and habitat functional assessments. Angela was appointed as NEPA instructor for the national USACE program.

Headquarters Staff, USACE Headquarters, Washington, DC: Detailed six-month position as a national expert for the regulatory program detailed assignment. Angela created nationally distributed policy and training materials on environmental regulations, laws, scientific processes, and tribal and historic properties for regulatory program staff. She drafted policies, memoranda, reports, and technical correspondence.

Mining Biologist and Team Lead, USACE Jacksonville District, Tampa, FL: Developed project-specific biological assessments and jurisdictional determinations for thousands of acres of mining lands. Angela applied technical skills of land management practices to include plantings, prescribed fire, wetland and stream creations, conservation easements, and review of legal instruments for leases. She employed her technical knowledge of ecological systems and compliance with wide-ranging federal policies. Angela conducted an environmental analysis supporting 24,000 acres of ecosystem restoration projects, including wetland, stream, and upland habitat.

Enforcement Biologist, USACE Jacksonville District, Tampa, FL: Analyzed complicated violations of the Clean Water Act and resolved cases through penalty processes and restoration projects. Angela demonstrated effective and efficient project management through organizing case data, leading stakeholder meetings, facilitating compliance processes, and collaborating with external agencies. She led outreach events and took compliance initiatives and interagency facilitation to inform the public about environmental laws. Angela conducted field work to analyze impacts, such as unauthorized habitat impacts, pollutant discharges, and other degradation, and designed the restoration requirements for natural habitats.

Regulatory Biologist, USACE, Fort Myers and Tampa, FL: Led hundreds of environmental assessments for a wide range of large-scale projects. Angela was the lead federal biologist on energy, highway, water reservoir, mining, utility, commercial development, beach restoration, and residential development projects. She developed knowledge of land development and land management scientific studies for threatened and endangered species, habitat assessments and wetland delineations.

GREGG HUDSPETH, ASLA, LEED AP BD+C, CNU-A
LANDSCAPE DESIGN

Gregg is a professional landscape architect in 12 states with more than 42 years of design experience in greenways, streetscapes, and parks. Before joining WSP, he spent three years in China performing construction observation at the Shanghai Disney Resort for the Public Transportation Corridor, Disney Town and the two Disney resort hotels.

PROJECT EXPERIENCE

Acworth Downtown Master Plan/Streetscape Improvement Program, Acworth, GA: Landscape architect for the master planning, design and construction document preparation for a $7 million program including a pedestrian bridge over the CSX railroad, reconstruction of the historic railroad depot to create an interpretive center and depot park, extension of Lemon Street to meet Taylor Street, a new vehicular roundabout, the closing of a street to create a pedestrian outdoor entertainment plaza, and new parking.

Franklin Urban Sports & Entertainment (FUSE) Streetscape Project, Gastonia, NC: Landscape architect. FUSE is centered around a new multi-purpose sports stadium four blocks from downtown Gastonia. The streetscape design around the stadium is enhanced with entrance plazas, planting, seating, lighting, and sculptural art. Parallel parking (road diet), plazas, sidewalks, planting, lighting, and sculptural art will be among the new features for the W. Main Avenue streetscape that connects the stadium to downtown.

Alligator Creek Stream Restoration, Sarasota County, Venice, FL: Landscape architect. Master plan graphics for a 3-mile stream and habitat restoration to stabilize banks, improve water quality, improve and maximize native aquatic and terrestrial habitat, and improve recreational uses of urban Alligator Creek and its tributary lateral channels.

Phillippi Creek Stream Restoration, Sarasota County, Sarasota, FL: Landscape architect. Master plan graphics to integrate the watershed restoration concepts with the waterbody naturalization and stabilization concepts for the Phillippi Creek drainage network. The trail network includes the Bobby Jones Golf Club designed by Donald Ross in 1927.

Delnor-Wiggins Pass State Park Support Building, FL: Landscape architect. Selected by Collier County to provide architectural and landscape architectural services for a new support building within the conservation district of the park, WSP used native plantings to surround the new building and parking lot.

Timer Powers Park Master Plan, Martin County, FL: Landscape architect. WSP was selected by Martin County to prepare a master plan for this 37-acre regional park 1 mile east of the Village of Indiantown. It currently has a covered horse arena, picnic pavilions, open play fields, a boat ramp, and nature trails. Improvements include a dressage arena, RV campsites, an additional restroom, a new maintenance building, and site lighting.



EDUCATION

- Bachelor of Landscape Architecture, Texas Tech University

LICENSES/REGISTRATIONS

- Landscape Architect: FL, #1584; GA; SC; NC; TX; AL; LA; PA; WI; NJ; MI; VA
- Council of Landscape Architectural Registration Board Certified, #2437
- LEED Accredited Professional BD-C
- Congress for the New Urbanism - Accredited

9
Years with WSP

42
Years of Experience

Gregg Hudspeth, ASLA, LEED AP BD+C, CNU-A (Continued)

Indiantown Parks & Recreation Master Plan, Village of Indiantown FL: Landscape architect. After finishing the master plan for Timer Powers Park, the Village of Indiantown selected WSP to develop a parks & recreation master plan for the Village's three parks and recreation areas.

Waterfront Master Plan, Green Cove Springs, FL: Landscape architect to develop a master plan to activate the waterfront in the city located along the St. John's River. The key elements of the master plan include riverwalks, local and regional trail connections, extension of the city pier, siting of a multijurisdictional waterborne law enforcement center, and expansion of city parks.

Rowena Mays Park Master Plan, Plant City, FL: Landscape architect for the master plan and design for a small community park. Planned facilities include lighted basketball courts, lighted tennis courts, lighted pickleball courts, a restroom, parking, picnic facilities, walkways and a pedestrian bridge. A focal point for the project is the revitalization of a section of Mill Creek which bisects the park. The planning process included stakeholder interviews and a public open house.

E. Young Street Park, Plant City, FL: Landscape architect. Master planning, design, and specifications for a 5.1-acre community park. Planned facilities include a playground, splash pad, skate park & pump track, restroom, picnic facilities, and a perimeter walkway.

City Walk, Hickory, NC: Landscape architect for the master plan update and implementation design for the 1.5-mile urban greenway that links downtown Hickory to Lenoir Rhyne University. Work includes the design of a 15-foot multi-use pathway with associated amenities such as fountains, restrooms, walls, interpretive signage, landscape, parking, bridges, and lighting.

Mason Mill Park Master Plan, DeKalb County, GA: Landscape architect. After completing the original master plan in 2008-2014, WSP was selected by DeKalb County to prepare an updated master plan for this popular 120-acre county park. Improvements include an ADA-accessible connection to the park's tennis center and the nearby Avis G. Williams County Library, an enlarged recreational building, additional parking, a senior playground, and an expansion of the community garden.

Avondale Dunaire Park, DeKalb County, GA: Landscape architect. WSP was selected by DeKalb County to prepare a master plan for this 37-acre county park. Originally a 16-acre soccer complex, the County acquired an adjacent 21 acres from the GA DOT. This additional land allows the facility to add more soccer fields, a concession building, a natural play area, a dog park, a perimeter jogging path, and additional parking.

Cauble Park Master Plan, Acworth, GA: Landscape architect. Update of a master plan for a waterfront park. New facilities will include a revised entrance design, parking, a waterfront trail, picnic pavilions, a beach boardwalk, restrooms, playgrounds, landscape planting, and a kayak launch.

DUSTIN ATWATER, GISP
GIS DATA & ANALYSIS LEAD

Dustin is a GIS professional currently leading the Florida region of WSP. Responsibilities include management, implementation, and development of GIS applications as well as several years of experience in development and implementation of workflow models. He has an applied working knowledge of GIS technology including ArcGIS Pro, ArcMap, ArcGIS Online, and GIS mobile application development. He has worked as a database architect, workflow developer and manager, senior project manager and lead technical expert in the field of geospatial solutions. His primary duties include program management, database design, spatial analysis, modeling, workflow development, and technical quality assurance. Dustin is charged with the management and quality assurance of deliverables for the Florida region on an ongoing basis.

PROJECT EXPERIENCE

Monroe County, Roads and Vulnerability Analysis and Capital Plan, Monroe County, FL: GIS lead. Responsible for all aspects of the GIS effort, including mobile GIS application development, database creation and management, desktop surveys of readily available information regarding the subject sites, and emissions inventory maps. Climate change, including but not limited to extreme weather conditions and SLR has prompted planners and officials to focus on strategies that support a more resilient system. The roadway system is vital for its access/evacuation and mobilization within the Florida Keys. As part of the county's sustainability approach, this project will merge climate change science and modeling, with transportation engineering and planning to develop a long-term roads adaptation plan based on design criteria, SLR projections, adaptation methodology, policy/financing evaluation, and public/stakeholder outreach. The project will be divided into three phases: study and analysis, engineering design, and adaptation plan.

Monroe County, Harry Harris Park Vulnerability Analysis, Monroe County, FL: GIS lead. Monroe County contracted WSP to complete a vulnerability assessment of Harry Harris Park, which is a popular place for locals to spend a day at the ocean. The beach, not open to the ocean, is a tidal pool safer for children. The basketball courts, kiddie playground, pavilions and barbecue grills are close to rest rooms and parking. Two softball fields host local teams. One of the most popular features in this park is its deep-water easy access boat ramp. This assessment proactively developed adaptation strategies to enhance the county's investment in an important state goal: the preservation and enhancement of working waterfronts in Florida. This analysis furthered the work of the county's sustainability and climate plan ongoing under the GreenKeys plan, which sets forth recommendations to plan appropriate uses and adaptation measures for areas. The analysis reviewed the existing features within the property and identified necessary adaptation measures to protect it from storms and future impacts from SLR and other impacts/stress to maintain business operations. The work enhances and protects the county's financial investment in preserving its use in perpetuity as a public facility with recreational boat access use and furthers the state's goals to



EDUCATION

- Bachelor of Landscape Architecture, Landscape Ecology, University of Minnesota

LICENSES/REGISTRATIONS

- Geographic Information Systems Professional, #91642

15
Years with WSP

23
Years of Experience

preserve and protect working waterfronts. Specifically, WSP (1) evaluated the available existing data (including previous SLR modeling; the county's local mitigation strategy; building, sea wall and property elevations; and plans, renderings, drawings, and surveys) and (2) prepared a vulnerability characterization/analysis to define the park's future vulnerability to SLR and adaptation alternatives (related to existing and proposed site improvements) to proactively promote the resilience and storm surge of the site and its use in perpetuity as a public facility with recreational boat access use.

Florida Fish & Wildlife Conservation Commission, HMI Vulnerability Analysis, Taylor County, FL: Project manager. WSP was selected by the Florida FWC to provide a watershed analysis and conduct a resiliency study at the HMI Area in Taylor County, Florida. This project consisted of a hydrological assessment of the watershed to assist in the identification of potential impact along the levee during hurricanes or other significant storm events. The hydrologic assessment included the evaluation from two or three major storm events and SLR that may occur in the future. WSP reviewed types and locations of impacts to the Hickory Mound levee and provided FWC with hydrologic BMP alternatives to minimize or eliminate the need of future maintenance of the site based on significant storms. After the impacts and potential hydrologic site modification alternative improvements were presented, FWC selected BMP's best suited for the site to further into engineering design, permitting and construction. This project was unique as it coupled traditional H&Hwatershed modeling with offshore wave run up and tidal storm surge modeling. These different modeling components were married to form a more comprehensive template to aid in predicting SLR scenarios and impacts.

Monroe County, Department of Environmental Protection (DEP) Grant S0769 Key Canals, Monroe County, FL: GIS principal. Led all GIS efforts from pre-grant canal selection to project delivery. WSP is working closely with Monroe County and the Canal Restoration Advisory Subcommittee of the FKNMS Water Quality Protection Program to implement a canal restoration demonstration program consisting of implementation of various residential canal water quality improvements. The technologies to be implemented include weed barriers, organic removal, backfilling, culvert installation, pumping, and combinations of these technologies. The scope consists of preparation of the design and permit packages for all the restorations; assistance with bidding the construction; and engineering support services during construction. WSP is obtaining all required permits, including a SFWMD ERP, a USACE individual permit, and a Florida National Marine Sanctuary permit. As part of the design scope, WSP is completing all required environmental surveys, bathymetric and topographic surveys, sediment characterization, geotechnical evaluations and hydraulic modeling. WSP is also coordinating all homeowner approvals for staging areas and equipment installation.

CHARLES “CHIP” GARDINER, PLS, CFEDS
SURVEY LEAD

Chip has 42 years of experience in a wide range of surveying and mapping activities, including managing and executing projects for private and public sector clients. His extensive technical background accentuates his ability to manage personnel and projects effectively. He is the operations manager of WSP’s Florida offices surveying and mapping department, where he manages personnel and resources, projects scheduling and tracking, and quality assurance within the department.

He has expertise in geodetic surveying (conventional and GPS), route/design surveying and mapping and boundary surveying. Chip has a background with an emphasis on new technologies, including GNSS, GIS and LiDAR being used for surveying and engineering professions.

PROJECT EXPERIENCE

Brevard County, Nandivada Multi-Use Stormwater Treatment Area Design and Permitting, Brevard County, FL: Survey team lead for evaluation of feasibility and preparation of project designs utilizing the County’s newly acquired Nandivada parcel as a multi-use spoil management area that will also be capable of treating stormwater runoff from that portion of the County’s MS4 drainage area that exists along North Banana River Drive. The project is consistent with the County’s growing need to design multi-use facilities for muck removal projects that also incorporate a regional surface water or stormwater treatment function. This is a unique project approach for Brevard County intended to provide significant cost savings compared to traditional dredge material management areas and stormwater retrofit designs which are typically designed and implemented separately.

Brevard County, East Central Canals and Channels Permitting/Design and Navigational Dredge Phasing, Brevard County, FL: Survey team lead provided Brevard County with design and permitting services, bid documents, and cost estimates for the maintenance dredging and muck removal of approximately 8.34 miles of canals and channels known as the East Central Canals and Channels. WSP’s scope of services included undertaking data collection and fieldwork efforts, the creation of a set of preliminary general design figures, and generation of a project summary technical memorandum before coordinating and requesting permits, permitting tasks, cost estimates, construction plans specifications and contract documents/drawings, as well as permit extensions and project phasing details as required by regulatory agencies.

St. Johns River Water Management District, Lake Apopka Design/Build Dredging, Spoil Management, and Water Treatment, Orange and Lake Counties, FL: Survey team lead for this $4.5 million project which required WSP’s successful management of complex state and federal permitting process and development of design plans which were approved by St. Johns River Water Management District (SJRWMD) for construction utilizing our design/build construction dredging partner Jahna Industries, Inc. More than 500,000 cubic yards of material were removed from strategic areas in Lake Apopka to create a sump intended to trap resuspendable sediments and prevent them from interfering with light transmission. Sediments were



EDUCATION

- BS, Surveying and Mapping, University of Florida
- AS, Civil Engineering, Central Florida Community College

LICENSES/REGISTRATIONS

- Professional Land Surveyor, FL #LS5046; NC #L4598; SC #27735; MO #2011017289; LA #5077; OK #LS1836; OH #PS8614; IN #LS21500006
- Certified United States Department of the Interior Bureau of Land Management (BLM) Federal Surveyor, No. 1475

36
Years with WSP

42
Years of Experience

relocated to a restoration area approximately 4 miles downstream, where they were beneficially reused. All nutrients associated with the sediments were sequestered and prevented from returning to Lake Apopka.

City of Lakeland, Seven Wetlands Maintenance Dredging, Lakeland, FL: Survey team lead for preparation of design, bidding assistance, and construction management for a maintenance dredge project within the City of Lakeland's Seven Wetlands wastewater treatment facility. WSP's scope of services included survey and sediment analysis, development of design drawings, preparation of bidding documents, contractor selection services, and construction management.

City of Dunedin, Dredging Project Feasibility and Permitting Phase, Dunedin, FL: Survey team lead for this City of Dunedin project to provide support services to deliver engineering, permitting, and construction administration services for the Dunedin Marina Dredging Project. WSP reviewed, summarized, and cataloged the on-site data located within the City's project files regarding all past City of Dunedin Marina dredging permits and events. The project data was included in pre-application permitting discussions, City of Dunedin staff meetings, and permit applications.

Taylor County, Steinhatchee/Keaton Beach Dredge Design and Permitting, Taylor County, FL: Survey team lead for this Taylor County project involving two dredge design and permitting projects that were part of a RESTORE Act Direct Component Multi-year Implementation Plan. These projects are intended to improve low-tide navigability of the selected areas. The general objectives of this project were to provide professional engineering, biological, environmental, and field survey services to evaluate the best approach for removing accumulated sediments and to prepare design plans, technical specifications, opinion of probable cost, and bidding documents so the county could implement the projects.

The Isle of Palms Special District, Dredging Project – Planning, Final Design and Construction Management Services, Jacksonville, FL: Survey team lead for this Isle of Palms Special District to deliver professional dredging engineering services related to the District's plan to dredge the Isle of Palms waterways adjacent to the properties within the District's boundaries to enable continuing access to the Intracoastal Waterway. The general objectives of this project were to provide professional engineering, geotechnical, biological, environmental, and other necessary field survey services to evaluate how to best remove accumulated sediments, improve visual aesthetics, and facilitate safe, casual boating within the Isle of Palms District Waterways. After providing dredge planning services for the Isle of Palms Special District, WSP was retained to provide final design services, including alternative template analysis, preparation of construction documents, bidding coordination, and construction administration services.

St. Johns River Water Management District, Annual Surveying and Mapping Services, Multiple Counties, FL: Project manager/surveyor responsible for managing surveying activities. Projects are primarily related to water resource studies and design, scientific studies, and land acquisition and management. Services include geodetic control, topographic, hydrographic, and boundary surveys.

MARIAN ALICEA, PE
COASTAL DESIGN & MODELING LEAD

Marian is a coastal, civil and environmental engineer with expertise in coastal flood risk management, stormwater and coastal system integration, and community-scale resilience planning. Her work includes SLR adaptation, tidal and rainfall flooding analysis, shoreline stabilization, and stormwater infrastructure resilience for vulnerable coastal neighborhoods. She has supported conceptual adaptation studies addressing compound flooding drivers including rainfall, tides, storm surge, and future SLR to inform transportation mobility, critical asset protection, and long-term capital planning. Marian's technical background includes hydrodynamic modeling, geospatial vulnerability analysis, and asset threat assessments, supporting evaluation of stormwater pump systems, outfall retrofits, roadway flood mitigation, seawall strategies and nature-based shoreline solutions. Her broader project experience includes navigational dredging, beneficial reuse of sediment, living shorelines, hybrid reefs and beach nourishment, integrating engineering performance with ecological function. She has also taught coastal science at the University of Miami and developed a Rollins College course on US environmental permitting and regulation.

PROJECT EXPERIENCE

Florida Keys Canal Restoration Program – Shoreline Management Practices & Materials Ranking Framework, Monroe County, FL: Coastal engineer and lead author. Develops a technical framework and evaluation criteria to rank structural, vegetated, and hybrid shoreline management practices addressing tidal erosion driven by storm surge, SLR and habitat loss in the Florida Keys. Produces guidance that balances habitat restoration, water quality improvement, and property protection, coordinating with Monroe County, FDEP and the FKNMS Steering Committee. Deliverables include a technical report and a ranking database supporting project prioritization.

Duck Key Breakwater Restoration and Living Shoreline Project, Monroe County, FL: Coastal engineer. Designing a hybrid shoreline solution combining segmented breakwaters with living shoreline features to reduce wave energy, control erosion, and enhance ecological resilience along Duck Key's waterfront. Leads conceptual and preliminary design, selects materials and structural configurations balancing habitat restoration with shoreline protection, and coordinates with permitting agencies. The design integrates engineered structures with mangroves and seagrasses to deliver a site-specific, nature-based solution supporting long-term shoreline stability, habitat creation, and water quality benefits. Cost: $3.5 million. Size: 1.5 miles of shoreline stabilized and protected.

Maryland Transportation Authority (MDTA) Climate Risk Assessment and Greenhouse Gas Inventory, Facility Risk Analysis, MD: Coastal engineer and coastal hazards lead responsible for assessing storm surge, tides, SLR, and wave impacts affecting MDTA-owned transportation assets statewide. Led the development and application of risk analysis methodologies for the Fort McHenry Tunnel Facility, integrating probabilistic storm surge, SLR projections, and wave climate data into facility-scale risk



EDUCATION

- PhD, Ocean Sciences, University of Miami
- MS, Civil Engineering, Virginia Tech
- MS, Environmental Engineering, Virginia Tech
- BS, Civil Engineering, Kennesaw State University

LICENSES/REGISTRATIONS

- Professional Engineer, FL, #68038; AZ #79813; NC #061265; SC #44524; PR #29441

1
Years with WSP

13
Years of Experience

models. Coordinated with multidisciplinary teams to produce spatial data models and stressor-damage functions that supported comprehensive facility risk assessments. Provided technical input to key deliverables, including the Facility Risk Assessment Report and spatial data products for internal and stakeholder use.

PREVIOUS EXPERIENCE

Before joining WSP, Marian's experience included:

USACE Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study, Miami-Dade County, FL: Coastal engineer. Collaborated with USACE Norfolk and Jacksonville Districts and Miami-Dade County on the Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study. Provided technical support for data analysis, modeling, and EIS/ Feasibility Report development, reviewed H&H inputs for the G2CRM model, and developed depth-damage functions for Miami-Dade Water and Sewer facilities. Supported evaluation of structural, nonstructural, and nature-based measures, led workshops and site visits, and strengthened stakeholder and interagency coordination. Cost: $5M. Size: 80 miles.

FEMA Building Resilient Infrastructure and Communities Direct Technical Assistance (BRIC DTA), FL, GA and Puerto Rico: Technical coordinator. Provided customized support to Miami-Dade County, FL; Chatham County, GA; and Ponce, PR through FEMA's BRIC Direct Technical Assistance program. Delivered hands-on assistance to strengthen local capacity for equitable hazard mitigation planning, conducted engineering feasibility studies, and prepared benefit-cost analyses to ensure projects were technically sound and economically justified. Supported climate risk assessments, community engagement, partnership building, and integrated mitigation and adaptation planning. Cost: Nearly $1 billion nationally in FY 2023; $750 million allocated in FY 2024. Size: Direct support to three communities (Miami-Dade, FL; Chatham County, GA; Ponce, PR); part of a national program reaching at least 167 communities in FY 2023.

FEMA Hazard Mitigation Grant Program Engineering Feasibility and Benefit-Cost Analysis, Nationwide: Coastal engineer. Supported FEMA's Hazard Mitigation Assistance programs by reviewing Flood Mitigation Assistance and BRIC grant applications for flood and coastal storm surge mitigation. Conducted technical feasibility reviews and quality assurance and quality control of benefit-cost analyses to ensure compliance with FEMA engineering and economic standards. Strengthened applicant competitiveness and funding readiness by improving the technical integrity of proposed resilience projects. Cost: $3 billion available nationwide in FY 2023. Size: Nationwide program supporting flood and coastal hazard mitigation projects.

JAVED ALI, PHD
COASTAL DESIGN & MODELING

With more than seven years of international experience, Javed is an experienced water resources engineer specializing in H&H modeling, climate resilience, hydrodynamic and data-driven modeling, integrated surface roundwater systems, and advanced geospatial analysis. His work centers on flood risk management, water system modeling, climate risk assessment, and sustainable water resources planning, applying cutting-edge modeling tools, programming, and data analytics to solve complex environmental challenges. Javed has led and contributed to high-impact projects involving multi-hazard risk assessments, compound climate and weather extremes, coastal hazard analysis, stormwater management, and natural hazard impact studies. He collaborates closely with interdisciplinary teams to deliver innovative, actionable, and technically robust solutions that support community resilience, climate adaptation, and informed infrastructure planning.

PROJECT EXPERIENCE

Stormwater Hotspot Reduction, Sarasota County, FL: Technical lead for an ongoing countywide initiative to reduce recurring stormwater maintenance hotspots in Sarasota County. Leading the technical team in data collection, GIS analysis, and desktop screening of approximately 200 high-priority sites, integrating inspection logs, maintenance records, and floodplain data. Facilitating field assessments of selected hotspots, coordinating GPS-tagged site inspections, and synthesizing findings to develop actionable recommendations for infrastructure improvements, operational changes, and hotspot prioritization. Delivering a tiered reduction strategy and interim/final reports to county stakeholders, supporting long-term maintenance efficiency and resilience.

Sandpiper Golf and Country Club, Crane Pond Subsurface Exploration, Lakeland, FL: Pond recovery analysis lead for conducting the technical analysis for pond recovery assessment at Crane Pond, a 2-acre stormwater facility in Lakeland, FL. Used MODRET modeling to analyze multiple pond recovery scenarios, including full, 3/4-full, 1/2-full, 1/4-full, and water quality volume conditions, under varying groundwater and infiltration conditions.

City of Tarpon Springs Industrial Wastewater Permit Renewal and Modification Reverse Osmosis (RO) Water Treatment Plant Concentrate Disposal Phase 1 & 2, City of Tarpon Springs, FL: Lead modeler for dilution mixing zone analysis supporting the substantial modification of the City of Tarpon Springs Reverse Osmosis Water Treatment Plant permit. Responsibilities included developing and applying the CORMIX dilution analysis model to evaluate proposed effluent limit revisions and mixing zone reassessment in compliance with FDEP and Environmental Protection Agency (EPA) Region 4 standards. Contributing to technical documentation and public engagement efforts by preparing technical materials for project deliverables and stakeholder meetings.

Pinellas County Vulnerability Assessment Methodology Review: Technical reviewer for the methodology applied in vulnerability assessments across Pinellas County, Pinellas Park, and nine coastal communities.



EDUCATION

- PhD, Civil Engineering (Water Resources), University of Central Florida
- MS, Water Science & Engineering, UNESCO-IHE Institute for Water Education
- MS, Hydro Science & Engineering, TU Dresden
- BS, Agricultural Engineering, G.B. Pant University of Agri. & Tech.

1
Years with WSP

7
Years of Experience

Javed Ali, PHD (Continued)

Evaluating exposure and sensitivity analysis reports prepared by HDR Engineering, ensuring alignment with FDEP standards and broader adaptation planning goals. Providing expert input on infrastructure risk metrics beyond statutory requirements, including stressor-damage functions and community-scale sensitivity indicators. Reviewing geospatial datasets, maps, and tables to assess water elevation and flood depth impacts under multiple climate scenarios. Participating in coordination meetings and developing data alignment frameworks to guide future adaptation planning. Delivering marked-up reports and recommendations to enhance the continuity between vulnerability assessments and actionable resilience strategies.

St. Petersburg District 2 Master Plan, St. Petersburg, FL: Climate resilience and adaptation lead for facilitating the development of the District 2 Master Plan for the City of St. Petersburg, Florida, with a focus on resilience, adaptation, and vulnerability assessment integration. Supporting the City's Engineering and Capital Improvements Department by aligning project deliverables with sustainable design and construction practices per municipal code. Ensuring technical accuracy and quality of all modeling and planning outputs, including climate risk assessments and adaptation strategies. Facilitating coordination with city stakeholders and providing expert guidance on integrating resilience metrics into infrastructure planning.

Inland Flooding Risk Assessment, State of Massachusetts: GIS analysis support. WSP was selected by MassDOT to complete a statewide assessment of current and future precipitation driven inland flooding conditions that included considerations of changing climate conditions into the future. This analysis is a planning-level assessment of which transportation assets are at risk to flooding over the coming century. This study identifies flood exposure for in-state NHS roads, bridges and large culverts, MassDOT and MBTA-owned rail, MassDOT facilities, and many public-use airports. It assesses damage and repair costs, time estimates for repairs and considers the consequences from loss of service. This effort builds on work done under previous studies by refining developed methodologies, applying them statewide, and integrating other MassDOT analyses that are concurrently considering asset exposure to flooding.

Vulnerability Assessment and Adaptation Plan, City of Dunedin, FL: Contributing to the development of a comprehensive climate vulnerability assessment and adaptation plan for the City of Dunedin. Responsibilities include performing exposure and sensitivity analyses for SLR, storm surge, rainfall-induced, and compound flooding scenarios using GIS-based modeling, as well as compiling and analyzing critical and regionally significant asset data. Lead for identifying geographic focus areas based on risk prioritization and developing targeted adaptation strategies to guide future infrastructure planning and community resilience investments. The project also involves stakeholder engagement, public outreach, and preparation of technical reports, maps, and geospatial datasets in compliance with FDEP's Resilient Florida Program standards.

CHRISTOPHER DORNEY, PHD, AICP
RESILIENCY PLANNING & ANALYSIS LEAD

Christopher is a vice president in WSP's resilience practice and has been engaged in extreme weather and climate change adaptation work for over 15 years. Over this time, Christopher has assisted several federal agencies, state transportation agencies, local governments, and other institutions with policy, capacity building, planning, and design for resilience. His work has spanned a range of geographical scales, from systems/community-level risk analyses covering thousands of assets to determining the best adaptation alternative at individual assets/projects. Christopher has also been involved in several cutting-edge research projects on climate adaptation and resilience with the National Academies of Sciences. Through this work, he has gained broad experience working with all facets of resilience work including natural hazard modeling, climate science, geospatial analysis, risk quantification, resilience benefit-cost analysis, resilience engineering and emergency response/recovery.

PROJECT EXPERIENCE

Dunedin Resilient Florida Vulnerability Assessment and Adaptation Plan, Dunedin, FL: This study involves the undertaking of a vulnerability assessment for the city of Dunedin on Florida's Gulf Coast. The assessments is being conducted in a way that meets the FDEP requirements for how these assessments should be undertaken and, where resources allow, going beyond these minimum requirements to quantify risk. The vulnerability assessment results will then be used to inform a climate adaptation plan for the city. Christopher is a technical advisor and the lead planner on this project.

Regional SLR Mitigation Alternative and North Base Erosion Control Feasibility Analysis, San Mateo County Transit District (SamTrans): Christopher is a technical advisor on the benefits assessment. This project is helping SamTrans assess the benefits from different adaptation alternatives for a bus storage yard they operate on a small peninsula in San Francisco Bay. The adaptation alternatives (being developed through a separate contract by another firm) are designed to protect the facility from SLR and storm surge. In addition, one alternative involves developing a flood barrier across the mouths of two streams adjacent to the peninsula that are pathways for flooding into surrounding communities. WSP is tasked with quantifying the benefits of all the alternatives, including those to nearby neighborhoods, and the alternatives' cost-effectiveness. This involves developing flood mapping considerate of SLR and storm surge and using it to assess damages to impacted properties using depth-damage functions. This information will be used to consider funding options for the alternatives and explore cost-sharing opportunities with nearby communities that stand to benefit.

National Cooperative Highway Research Program (NCHRP) 23-33, Managed Retreat to Address Extreme Weather, Natural Hazards, and Climate Impacts, NCHRP: Managed retreat is the planned movement of communities away from areas of high hazard risk. There has been much discussion of managed retreat with respect to climate stressors but a dearth



EDUCATION

- PhD, Urban and Regional Planning and Development, University of Maryland
- MS, Land Use Planning, University of Maryland,
- BS, Geography, Pennsylvania State University

LICENSES/REGISTRATIONS

- AICP, 2009, Cert. #212416

19
Years with WSP

21
Years of Experience

Christopher Dorney, PHD, AICP (Continued)

of guidance on what role transportation agencies should play in this process. This research project aims to fill that gap. The project begins with a literature review and interviews to synthesize the current state of the practice on the topic. WSP will use this synthesis to inform the development of a framework for how transportation agencies can approach managed retreat. This framework will feature prominently in a transportation practitioner's guide WSP will then develop on the topic. Christopher is a technical advisor on this project.

Research and Development of Climate Resilience Risk Assessment Tool and Guide, FHWA: Christopher was the project manager for this project which entailed the development of the climate risk assessment (CRA) tool, a spreadsheet tool for assessing climate risk to transportation assets and performing benefit-cost analysis of adaptation alternatives. Several different asset-hazard combinations can be evaluated using the Tool including flooding impacts to bridges, at-grade roadways, and culverts; extreme heat impacts to bridges and pavements; and extreme wind and snow load impacts to bridges. Various types of adaptation options can be evaluated including capital projects, operations actions, and alternative maintenance regimes. Estimated lifecycle costs, net present values, and benefit-cost ratios are provided and broken out for both the agency and system users. The tool is accompanied by a user guide describing the methodology used by the tool along with instructions on how to use it.

Oldsmar Climate Resiliency Plan, Oldsmar, FL: WSP developed a climate resiliency plan for the city of Oldsmar, Florida. This plan leveraged the frequency-based SLR and storm surge data developed through WSP's work on Pinellas County's RESTORE Act Vulnerability Assessment project to assess the exposure of various city-owned assets. It also expanded the hazard mapping and exposure analysis to include current and future precipitation-induced flooding in the stormwater system.

RESTORE Act Vulnerability Assessment, Pinellas County, FL: This project involved the development of future frequency-based tidal flooding and storm surge mapping for Pinellas County that considers SLR. This data was used in a risk-based system-wide vulnerability analysis of county transportation infrastructure and utilities. The vulnerability analysis quantified the costs of not adapting each piece of infrastructure and used that for prioritizing detailed adaptation analyses of individual facilities. Five facility-level assessments were conducted to demonstrate how these analyses can be done. Christopher lead the methodology development for all the technical analyses.

HUGO LASTRA, PE, LEED AP BD+C
MEP LEAD

Hugo is a licensed mechanical engineer in Georgia and Florida. Hugo specializes in mechanical engineering, design, project management, and team leadership on a wide variety of projects. His responsibilities range from business development with clients, to construction documents, construction administration, energy models, and LEED documentation. This includes leading teams, coordination between disciplines (MEP, architectural, structural, etc.), HVAC calculations, designs, layouts, equipment selections, mentoring of younger engineers, code compliance, sustainable systems and client management.

PROJECT EXPERIENCE

Stevanato Pharma Glass Manufacturing, Indianapolis, IN: Mechanical engineer. This confidential project encompasses the design of a new primary glass packaging plant at a Greenfield site in Indiana. The facility is expected to produce parenteral products in glass containers for medical prescription use. The plant will have 100,000 SF of ISO 8, 7, and 5 clean rooms, as well as high-purity water, compressed air, oxygen, argon, and Vaporized Hydrogen Peroxide decontamination systems. The project site size is approximately 35 acres. The first phase of the project includes the construction of approximately 370,000 ft², and a portion of the land will serve the possibility to double in the future.

Trilith LIVE, Fayetteville, GA: Project manager and lead mechanical engineer. New facility with a seven-story parking deck, five-story office, two-story cinema, and five-story performance arts center. Systems ranged from air-cooled chillers with variable volume handlers to roof mounted DX equipment, to include two smoke evacuation systems in the performing arts center.

Wolfspeed, Project HIBs, Siler City, NC: Mechanical engineer. This project is comprised of a new greenfield manufacturing facility of products for power and radio frequency applications. The project vision is a transformation from silicon-to-silicon carbide and is roughly 2.2 million square feet for Phase 1, consisting of ~200,000 square feet of cleanroom, and automation features such AMHS and AGVs. These materials will be used to shape the future of semiconductor markets: the transition to electric vehicles, the move to faster 5G networks, and to the evolution of renewable energy and energy storage. WSP is providing services in architecture/process architecture, civil, structural, MEP/FP, and building technology.

Georgia Institute of Technology, IDIQ for Laboratory Architectural and Engineering Services, Atlanta, GA: Mechanical engineer. As part of an Indefinite Delivery Indefinite Quantity contract, WSP provided architectural, mechanical, electrical, and plumbing design services for laboratory renovations on Georgia Tech's campus. Our services included the design of new construction and renovation of electronic, chemical, biological, computer, engineering, and robotics laboratories.

Woodstock High School, Chiller Plant Replacement, Kennesaw, GA: Mechanical engineer. WSP provides MEP engineering services for the



EDUCATION

- BS, Mechanical Engineering, University of North Carolina at Charlotte
- ASA, Architecture, Clayton State College & State University

LICENSES/REGISTRATIONS

- Professional Engineer: FL, #71623; GA, #PE035543

4
Years with WSP

28
Years of Experience

Hugo Lastra, PE, LEED AP BD+C (Continued)

replacement of the existing water-cooled chiller plant with a new air-cooled chiller plant at several county schools.

Children's Hospital Outpatient Center Erlanger Baroness MRI Suite Modifications Chattanooga, TN: Mechanical engineer. WSP provided MEP design modifications to a previous MRI suite at Children's Outpatient Hospital.

Atlanta Central Library, Atlanta, GA: Project manager and lead mechanical engineer. Renovation of existing icon in downtown Atlanta. Replaced entire Chilled & Hot Water plants, all air handling units and added a new Atrium Smoke Evacuation system. We provided a design alternative for chilled water Thermal Storage in the Existing Parking deck.

Midtown Union, Atlanta, GA: Project manager and lead mechanical engineer. New twenty-eight-story high-rise in Atlanta. Each floor used self-contained units that communicated with penthouse mechanical room which housed the Condenser Water plant.

Washington Metropolitan Area Transits Authority, Washington, DC: Project manager and lead mechanical engineer. New facility for machining, welding, and assembling trains. The system included Chilled, Hot and Condenser water plants with variable volume air handlers.

USACE, Various Projects, Camp Lejune, NC: Project manager and lead mechanical engineer. New and existing renovations for several facilities in the southeast from Camp Lejune to Camp Mead. Systems ranged from air-cooled chillers with variable volume handlers to roof mounted DX equipment.

Piedmont Wellness Center, Fayetteville, GA: Project Manager and lead mechanical engineer. Indoor Natatorium facility with gymnasium and medical floor. Systems included packaged roof mounted DX equipment and specialty pool HVAC system.

Grady Hospital BSL-3: Project manager and lead mechanical engineer. 28,000 sf of laboratory space to support the Hospital's needs for a BSL-3, microbiology, molecular, genetics and common lab spaces.

Radford Army Ammunition Plan: Project manager and lead mechanical engineer. The project consisted of several buildings that handled explosives and ammunition to be destroyed. Most of the buildings had robots to unload, store, and load the items into either a furnace or slurry mix where they would be destroyed.

Washington Metropolitan Area Transits Authority (WMATA), Washington, DC: Project manager and lead mechanical engineer. New facility for the WMATA train system. The facility houses large volume space with overhead cranes, paint booths, CNC machining, welding, and refrigeration systems, in addition to Office spaces under the same roof. The system included Chilled, Hot and Condenser water plants with variable volume air handlers and filtered exhaust systems for shops.

High Containment Lab: project manager and lead mechanical engineer.
- Confidential Client in Brazil where we are SME on BSL-3 and BSL-4 lab design.

TODD MITCHELL, PE, PMP
STRUCTURAL LEAD

Todd has diversified engineering experience from bridges to buildings. As a senior structural engineer with WSP, he has experience in bridge and building design, structural inspections, and plan preparation for a variety of projects. Todd's work has involved preliminary and final design of a multitude of structure types, several of which were design/build projects. These include continuous steel girder bridges, precast I-beam/box-beam bridges, slab bridges, conventional reinforced concrete structures, structural steel frame structures, movable bridges which included conventional bascule, lift bridges, and swing bridges. Miscellaneous design experience includes emergency response, load ratings, bridge and ancillary structures condition inspections and studies, concrete corrosion assessment and repair, bridge strengthening (including carbon fiber reinforcing polymer, grab-it splices), steel strengthening, steel heat straightening, pile jackets, and the design of structural components of light poles (steel and aluminum), and light pole foundations including anchor bolts, base plate, concrete components, drilled shafts, as well as structure mounted light pole attachments.

PROJECT EXPERIENCE

Movable Bridge Continuing Services Contract, FDOT District 5, Districtwide, FL: Project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, electrical and mechanical engineering design; maintenance of traffic plans; bridge inspection; design studies; load ratings; and nondestructive testing. Projects include movable bridge rehabilitation and evaluations, preparation of assessment reports and assist the Department in future programing for future replacements or rehabilitations which includes preparation of life cycle costs analysis for movable bridge steel repairs and mechanical/electrical upgrades and long-term maintenance.

Statewide Structures Review, FDOT, Florida: Project manager. WSP is responsible for a wide variety of assignments involving post-tensioned structures, movable bridges, and complex steel bridges. In addition, the firm reviewed FDOT specifications, sections of the structure's manual, and detailing manual, and developed precast bridge element details which were incorporated into the structure's manual. WSP was responsible for development for the training manual, training video, and leading workshops for the Department for open bridge modeler. WSP also participated in tunneling workshops, light rail analysis, light rail manual, and ultra high-performance concrete on FIB and sheet piling usage. This statewide task-based contract for the design and review of structures statewide includes signature bridges, rail bridges, segmental concrete bridges, movable bridges, and arch bridges.

Districtwide Bridge Engineering, FDOT District 1, Districtwide, FL: Deputy project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, corrosion, electrical and mechanical engineering design; maintenance of traffic plans;



EDUCATION

- BS, Civil Engineering, University of South Florida

LICENSES/REGISTRATIONS

- Professional Engineer: FL #60188; LA #0042135
- Project Management Professional: US #3197765
- FHWA-NHI 130055 Safety Inspection of In-service Bridges

21
Years with WSP

28
Years of Experience

Todd Mitchell, PE, PMP (Continued)

bridge inspection; design studies; load ratings; and scour analysis. Projects include precast deck replacements, steel and concrete cleaning and coating, pile jacket and cathodic protection, spall and crack repairs, life cycle costs analysis, sonovoid slab rehabilitations utilizing ultra high-performance concrete, and movable bridge steel repairs and mechanical/electrical upgrades.

Cortez Bridge Replacement, FDOT District 1, FL: Project manager. WSP is responsible for the Category 2, center span navigational unit for the nearly 3000 ft long, 19 span bridge. WSP developed the vessel collision and worked closely with the designer responsible for the remaining elements to ensure load distribution across the elements. The bridge utilized simply supported FIB beams with continuous diagrams for the center unit supported by phase constructed arced piers resting on 30" piles. WSP worked closely with the Bridge Aesthetic Committee to develop nearly 10 different 3D bridge concept bridge renderings, each with multiple lighting scenarios for the $2.5M Aesthetics' budget.

State Road 60 from County Road 630 to Grape Hammock Road Design Services, FDOT District 1, Polk County, FL: EOR for structures final design. WSP is providing design services for the widening of State Road 60 from the existing two-lane divided roadway to a four-lane divided rural section. In this area, SR 60 is designed as a rural principal arterial, a Strategic Intermodal System facility, and an evacuation route. State Road 60 is designated as a freight corridor with a truck percentage of 36%. This facility provides a critical east-west connection between Interstate 275 and Interstate 95. The bridge structure at Buttermilk Slough will be replaced with dual multi-span Florida Slab Beams, and widening of the existing Ice Cream Slough culvert.

Districtwide Movable and Complex Bridge Repairs, FDOT District 2, Districtwide, Florida: Deputy project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, corrosion, electrical and mechanical engineering design; maintenance of traffic plans; bridge inspection; design studies; load ratings; and scour analysis.

SR 30 (US 98) Pensacola Bay Bridge Emergency Repairs, FDOT District 3, Pensacola, FL: Lead design firm on the $398.5 million SR 30 (US 98) Pensacola Bay Bridge Replacement design-build project in Florida's panhandle. This project includes design and construction of new westbound and eastbound bridges, shared use paths on the outside of each structure, improvements to public facilities in the Pensacola & Gulf Breeze Wayside Parks, and reconstruction of the bridge approaches. Responsible for beam/foundation repair plans and cathodic protection along the nearly three-mile long bridge as a result of damage sustained by Hurricane Sally while under construction.

CATHERINE HAYES
GRANTS

Catherine has 21 years of experience in strategic development and operations across the United States, Africa, the Middle East and South Asia. She brings extensive expertise in federal, state and private-sector grant programming, including pre-award planning, grant writing, post-award management and overall grant administration. Catherine has successfully managed funding from numerous federal and state agencies. She excels at aligning client priorities with appropriate funding opportunities and strategically planning grant programming and project development to support long-term operational and capital objectives.

PROJECT EXPERIENCE

Elevate Florida Residential Mitigation Program, FDEM, FL: WSP is providing subject grant application development for the Elevate Florida program which received more than 12,000 individual property owner applications damaged from Hurricane Helen and Milton. Catherine is providing subject matter expertise and developing application submission for property owners to FEMA for flood mitigation assistance (FMA) and Hazard Mitigation Grant Program (HMGP) grant funding.

Grant Application Development, Hillsborough Area Regional Transit Authority, FL: WSP provided grant application development support. Catherine supported the grant program strategy and application development for a winning $30 million infrastructure grant which supports resiliency and protection from flooding.

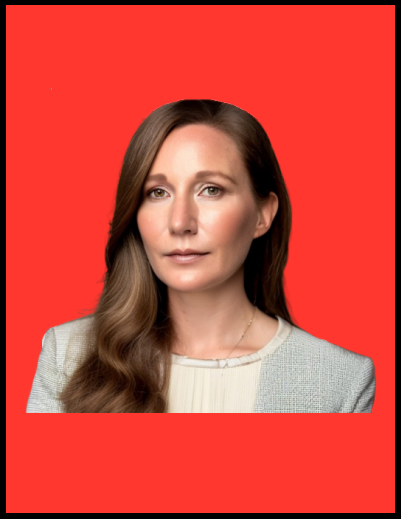
Grant Funding Scan and Prioritization, SFWMD, FL: WSP provided grant prioritization and a funding scan. Catherine conducted research for most appropriate funding opportunities and developed a funding plan for resiliency projects that align with FDOT capital programs.

Grant Strategy and Funding Scan, City of Winter Haven, FL:: WSP provided a grant prioritization and funding scan. Catherine led the research of grant opportunities and developed a funding plan for priority projects from CIP with a focus on their One Water Recycling Facility and Wastewater Treatment Plant.

Grant Application Development, FDOT, FL:: WSP provided grant application development support. Catherine supported the grant program strategy and application development for a PROTECT grant for resiliency improvements along an evacuation route.

Grant Application Development, Indiana Department of Transportation, IN: WSP provided grant application development support. Catherine supported the development of the grant application for a winning $95 million Mega grant which included highway resiliency and stormwater

Grant Strategy and Application Development, City of Cedar Rapids, IA: WSP provided grant application development support. Catherine served as lead strategy and narrative writer for a winning $25 million award for the Flood Resilience and Multimodal Improvements at I-380 through Union



EDUCATION

- BA, International Studies and Spanish, Virginia Polytechnic Institute and State University

NOTABLE GRANT WINS

- FEMA Hazard Mitigation Grant Program (HMGP), Tampa, Florida, Facilities, Stormwater, Wastewater Departments: $25M
- HUD Community Development Block Grant (CDBG-DR): $1.4 M
- DOT National Infrastructure Project Assistance: Mega, $95M
- DOT Better Utilizing Investments to Leverage Development (BUILD): $25M and $24M

2
Years with WSP

21
Years of Experience

Catherine Hayes (Continued)

Pacific Railroad Project which will construct flood levees and a flood wall and closure gate.

Grant Application Development, City and County of San Francisco, CA: WSP is providing grant application development support. Catherine managed and served as lead writer for the submission of a USDOT $100 million construction grant for resiliency against flooding along a highway.

Grant Application Development, City of Akron, OH: WSP provided grant application development support. Catherine supported the grant narrative development for a $10 million award for a Reconnecting Communities Pilot grant program for a highway project.

Grant Application Development, Metropolitan Area Planning Agency, Omaha, NE: WSP provided grant application development support. Catherine supported the grant narrative development for a $1.5 million planning grant award for identifying potential cap, bicycle and pedestrian bridges and infill development in proximity to the North Freeway.

2025 Grant Application Development, New York State Department of Transportation (NYSDOT), NY: WSP provided grant application development support for NYSDOT's application for the Bridge Investment Program (BIP) Large to replace the Troy-Menands Bridge and consolidate five additional bridges to realign and reconstruct approximately 2.5 miles of NY Route 378 and associated roadways.

Grants Development and Management Lead Consultant, Tampa, FL: Catherine works with clients early on to develop a strategic approach to project planning. That means considering financial feasibility early in the planning process and ensuring that the results make for appealing federal investments and transition seamlessly into winning grant applications. She supports clients in planning, preparing, winning, and managing competitive grant funding from federal, state, and local sources. She provides clients the technical and strategic experience to select the most competitive projects for funding and develop compelling grant applications.

City of Tampa, Grants Supervisor, Tampa, FL: Managed the submission of grant applications to help secure more than $150 million in successful grant awards. Identified and developed grant application and development strategies in line with the city's strategic objectives. She supported FEMA Public Assistance post major storm events. She served on Hillsborough County's Local Mitigation Working Group and provided guidance on federal and state grant programs such as FMA, HMGP, and CDGB-DR. She also facilitated grants management and reporting across numerous city departments including transportation, water, wastewater, solid waste, planning and development, logistics and asset management, housing, parks and recreation, and public safety

ELIZABETH TREADWAY
ALTERNATIVE FUNDING STRATEGIES

Elizabeth has more than 41 years of public works experience including the management of local government services in solid waste and stormwater management including finance and long-range planning. Elizabeth has served numerous communities throughout the US and Canada in analysis of services, program development and permit negotiation as well as financial analysis and project prioritization. Rate structure analysis and capital forecasting is a key service provided by WSP. She leads a team of technical specialists in stormwater financial management and financial modeling, permit negotiation, organizational analysis and public facilitation for stormwater services. She is skilled in policy negotiation, community engagement, policy research and analysis, zero based budgeting, cost benefit analysis, revenue management and capital budgeting.

Financial Specialist and Project Principal, multiple Infrastructure Projects for Governments in the US
Elizabeth is responsible for the development of base-cost models for infrastructure projects in support of water resource initiatives, cost modeling, utility rate specialist, capital bond project cost modeling in coordination with bond counsel, operations and maintenance structuring, and economic benefit quantification.

Facilitation
Elizabeth is a lead facilitator of stakeholder committees for public works program assessment, policy development, ordinance and regulations, grant writing, and financial planning programs. Stakeholders may be internally structured or be citizen based. Such services are provided for agencies nationwide.

PROJECT EXPERIENCE

Monroe County Roadway Vulnerability, Monroe County FL: Served as a financial modeler and reviewer for the analysis of roadway vulnerability project and funding options to address impacts of climate change and ocean encroachment in the Florida Keys. Supported project team on funding options for major roadway enhancements to reduce the impacts of flooding and saltwater intrusion.

Monroe County Sargassum Management Master Plan, Monroe County, FL: Elizabeth served as a technical reviewer and funding analyst for addressing sargassum intrusion in southern Florida with an emphasis on the Florida Keys. Reviewed options for regionalization of funding methods as well as overall strategy for reduction of sargassum throughout Monroe County.

SSEU Review and Restructuring, Sarasota County, FL: Technical director. Sarasota County established their stormwater utility in 1989 and has amended the legal structure and rates over the past three decades. The last rate update was in 2009. Study addressed the need to evaluate the overall program of services, the long-range financial needs, the credits strategy, and potential strategy for change to ensure that the services provided will continue to effectively manage stormwater. Elizabeth served as the technical



EDUCATION

- MS, Graduate Studies - Finance, George Washington University
- BA, Political Science, University of Hawaii
- Institute of Government, Graduate Municipal Administration, University of North Carolina

4
Years with WSP

41
Years of Experience

Elizabeth Treadway (Continued)

lead and financial analyst in the process of evaluating current organizational alignment, service demands, and future needs financial forecast.

Stormwater User Fee Update, City of Miami Lakes, FL: technical director, financial analyst and rate development for the update of current stormwater user fees for Miami Lakes. The rates were set in 2004 and have not been adjusted. The study includes a review of current services, the projection of new initiatives over a 10-year planning horizon, and an updated rate model. It is anticipated that new rates will be effective starting in October 2020.

Spring Lake Engineering Study, City of Naples, FL: Served as the lead financial analyst to develop options and strategies, including detailed allocation of cost model for the implementation of a municipal services taxing unit for the implementation of the recommended Spring Lake improvements. Inventoried funding options based on Florida authority for local governments to raise additional revenues for construction and long-term operation of stormwater facilities. Coordinated with the WSP team on preferred strategies and presented options to the City in a work session.

Stormwater Management Master Plan, Islamorada, FL: Technical specialist. Leading financial analysis subtask for evaluation of cost of service for implementation of a stormwater master plan to address local flooding and water quality protection. Includes evaluation of current stormwater user fee structure, rate resolution, accounting principles and potential revenue restructuring to meet long-term goals of the Master Plan. Resource forecasting to be completed along with the recommendation on capital financing for major stormwater system improvements.

Stormwater Program Review and MS4 Permit Audit Response, City of Kissimmee, FL: Technical reviewer. Elizabeth serves as a Technical Reviewer for the audit response on MS4 Permit compliance.

Stormwater Services and Drainage System Operations Review, City of Clarksville, TN: Elizabeth serves as a lead technical specialist for a review of current stormwater services for drainage system operations and water quality permit compliance for consideration of a reorganization. Elizabeth provides guidance on policy considerations, State and Federal water quality regulations, cost modeling and cost recovery to align the stormwater program with other city utilities currently managed by the Gas and Water Authority of the city.

Stormwater Program Support, City of Allentown PA: Project and technical director. Elizabeth provided technical and project management roles in the development of stormwater policy, ordinance, watershed master planning, monitoring, administrative policy reviews, and community outreach. This is a continuation of program management support in all areas of stormwater, having held the same contract from 2018 through 2021. Elizabeth directs a team of professional engineers, modelers, policy specialists, and MS4 permit compliance specialists to serve the City in implementation of overall stormwater services.

MICHELLE KENDALL, AICP
CIP STRATEGIES

Michelle is a tenured transportation and land-use planner, as well as a senior leader in WSP's Southeast region, helping shape and drive the firm's planning focus in Florida. Michelle has a strong knowledge of the regulations of and interactions among state, regional and local transportation agencies, having previously worked as a senior planner and interim director of a regional metropolitan planning organization.

PROJECT EXPERIENCE

Multimodal Transportation Planning and Engineering Consulting Services, City Of Coral Gables, FL: Michelle serves as the principal-in-charge, and quality control reviewer, providing strategic guidance and quality control reviews for an analysis of the Freebee on-demand electric vehicle system in downtown Coral Gables. WSP is providing transportation and planning engineering services. Services include preliminary project planning, inventory and analysis, project design, engineering and cost estimation, ROW services, project management and construction management services.

LYNX Southern Operations Facility Site Selection, Orlando, FL: Senior planner. WSP was selected to provide assistance with identification and selection of suitable sites for the development of a transit operations and maintenance and storage facility. The firm will manage and provide technical analysis, including site suitability, concept layout, and environmental impact analysis, for a new operations and maintenance facility that will support existing and anticipated regional transit needs for the next 25 years. WSP has partnered with the Central Florida Regional Transportation Authority, doing business as LYNX, for more than 20 years.

SunRail Transition Study, Seminole County, FL: senior planner. WSP is responsible for a study to transfer the ownership and management of SunRail from the FDOT to the Central Florida Commuter Rail Commission. SunRail is a 49.2-mile commuter rail system that extends from Volusia County to Osceola County. The project's objective is to build upon the SunRail Transition Analysis and use the information contained within the final report to develop the Final SunRail Transition Plan to serve as a blueprint for the smooth transition.

East-West Rapid Transit Corridor Project Phase 1 Small Starts Application, Miami-Dade County, FL: Senior planner. WSP is assisting in the execution of Miami-Dade Transit CIP projects. The team is also implementing future corridor work program transit projects. WSP is providing professional services required for public works and transit projects. The team's tasks have included preparing technical and operation plans; conducting traffic, transit, planning, development, and engineering studies; obtaining design permits; and conducting engineering inspections. Additional project tasks include providing ROW support; conducting surveys; providing structural, geotechnical, and electrical engineering services; and providing construction cost estimations.

Lake Sumter Metropolitan Planning Organization (MPO) 2019 On-call Services, Lake County, FL: Contract manager for this on-call MPO



EDUCATION

- MS, Urban Studies, State University of New York-Buffalo
- BS, International Studies, State University of New York-Buffalo

LICENSES/REGISTRATIONS

- American Institute of Certified Planners: US

20
Years with WSP

28
Years of Experience

Michelle Kendall, AICP (Continued)

planning contract. Michelle is also serving as the task manager for the update of the Unified Planning Work Program (UPWP) and the quality control manager for the website redesign. WSP is providing transportation and traffic planning services on a task order basis. Services include traffic analysis, long-range transportation planning, revenue source analysis, transit planning, sidewalk and trails planning, safety analysis, air and rail planning, travel demand modeling, environmental planning, PIP activities and administration and compliance activities.

LYNX Architecture and Engineering Services, Orange, Seminole, & Osceola, FL: Project manager for a continuing services contract for architectural and engineering services for LYNX. Work includes the design of transit shelters, pedestrian and bicycle access, utility location, roadway improvements, drainage, aesthetics, bus access and routing and security, as well as site evaluation of new locations for potential SuperStop relocations, including vehicular and pedestrian access. WSP is providing architectural and engineering services for LYNX. Projects have included: conceptual design for the Rosemont and Florida Mall SuperStop sites; conceptual design, final design, and construction engineering and inspection for the new Pine Hills Transfer Center; and the update of LYNX's intelligent transportation system architecture. Work includes design of transit shelters, pedestrian and bicycle access, utility location, roadway improvements, drainage, aesthetics, bus access and routing and security. It also includes site evaluation of new locations for potential SuperStop relocations, including vehicular and pedestrian access.

State Road 187 Project Development and Environmental Study, Walton County, FL: Principal-in-charge for this 25-mile planning, development and engineering study to evaluate a variety of improvements along the corridor from Coy Burgess Loop Road to the Alabama State Line. The project included the evaluation of widening the existing corridor, safety enhancements, traffic operations, intersection improvements, access management and bicycle and pedestrian facilities. Environmental impacts and ROW needs were assessed, and a PIP was developed and implemented. WSP conducted a project development and environmental study of a strategic intermodal system corridor and evacuation route along State Road 187. The project involved alternative corridor analysis, multiple typical section alternatives, railroad impacts and ROW needs, and public workshops and meetings.

Volusia Transit Alternatives Analysis Study, Volusia County, FL: Principal-in-charge and quality control manager for this study to develop and evaluate transit and multimodal alternatives within a study area extending from state Route 46 in Sanford to US Route 1 in Daytona Beach. WSP was selected to conduct this study to develop and evaluate enhanced transit and multimodal alternatives within a study area extending from State Road 46 in Sanford to US 1 in Daytona Beach. Alternatives evaluated include increased bus service, bus rapid transit, and potential rail alternatives utilizing existing corridors such as Interstate 4 and US 92. Work also included ridership projections, cost estimates, financial feasibility analysis and an extensive agency and public involvement program.

PAUL LOONEY, PE
PUBLIC ENGAGEMENT & VISUALIZATION LEAD

Paul is an accomplished engineer with 23 years of dedicated service at the Kentucky Transportation Cabinet (KYTC). Throughout his career, Paul has developed trusted relationships with staff at every level of KYTC, enabling open and effective collaboration across teams. His familiarity with KYTC's processes and personnel, combined with his innovative mindset, positions him as a valuable resource for introducing and evaluating new ideas. Paul demonstrates the ability to facilitate candid discussions about project innovations and creative solutions, weighing advantages and challenges in partnership with KYTC stakeholders.

PROJECT EXPERIENCE

Leadership in Transportation Engineering, KYTC: Looney has held significant positions including pavement branch manager, deputy secretary and deputy state highway engineer, where he implemented major initiatives such as the highway plan prioritization model (SHIFT) and performance based flexible solutions, saving over $200 million. He also led the Bridging Kentucky bridge replacement initiative and promoted innovative bidding methods.

I-69 ORX Section 1, KYTC, Henderson, KY: Deputy project manager for preliminary design and design-build procurement of the I-69 ORX in Henderson, KY. Paul coordinated the work of five consultants to develop the base design, including three interchanges and three miles of new interstate alignment. Paul was part of the core team that developed the request for qualifications (RFQ) and request for proposal (RFP) documents, reviewed design-build team alternative technical concepts, and evaluated the bid submittals by the design-build teams

Alternative Delivery Support Services, KYTC, Statewide, KY: As Project Manager for KYTC's current Alt-D contract, Paul has been integrally involved in all of the contract procurements and deliveries awarded to WSP. Paul has played a key role in connecting with KYTC and FHWA staff, developing progressive contract documents, and identifying the right contacts for critical discussions and decisions. Paul brings extensive knowledge of KYTC staff and processes, which he uses to support the program.



EDUCATION

- BS, Civil Engineering, University of Kentucky

LICENSES/REGISTRATIONS

- Professional Engineer: KY #21979

4
Years with WSP

28
Years of Experience

CHRIS JADICK,
PUBLIC ENGAGEMENT & VISUALIZATION

Chris is a public engagement and community involvement specialist, experienced in development of Public Workshops and Public Hearings as mandated by FDOT and Chapter 11 of the FDOT PD&E Manual (Topic No. 650-000-001). As former Director of Communications for TBARTA, Chris led the agency's FDOT-mandated workshops during TBARTA's Regional Transportation Development Plan process.

Chris holds a master's degree in strategic communication management from the University of South Florida, where he was honored with the university's Top Scholar Award in 2017. He is an articulate public spokesperson with strategic communications skills in government relations, public outreach, survey research, news media, marketing, digital and social media, video production, visual simulations, website development and project management.

In addition to his role leading TBARTA's public meeting requirements, Chris managed all of the agency's communication activities, including development of daily content on web and social media channels (Facebook, X, YouTube, and LinkedIn), production of TBARTA's weekly newsletter, and he served as producer/host of the agency's monthly podcast, "On the Go!" His prior work includes extensive experience in news media, during which he received three regional National Academy of Television Arts and Science Awards (Emmys) for his work as a news writer and producer.

PROJECT EXPERIENCE

Broward County Transit Premium Mobility, Broward County, FL: Subcontractor responsible for the coordination of public appearances, promotional material development, virtual workshop videos, and content, website analytics. Chris also assisted in document accessibility (Section 508) review and revision.

Broward County Transit, Oakland Park Boulevard BRT PD&E, Broward County, FL: Provided public relations support with collateral material development, including fact sheets, palm cards, bus advertisement. Chris also developed website content and managed community presentation materials.

Hillsborough Transit Authority Regional BRT , FL: Responsible for NEPA environmental review and historical documentation of corridor.

NFTA-METRO Transit Expansion Project, Buffalo, NY: Responsible for website content audit and update, and documentation quality assurance.

SunRail Transit Concept and Alternatives Review (TCAR), Polk County, FL: Provided public involvement support, document review, website and virtual workshop content, and supported video development.



EDUCATION

- BS, Mechanical Engineering, University of North Carolina at Charlotte
- ASA, Architecture, Clayton State College & State University

3
Years with WSP

30
Years of Experience

Chris Jadick, (Continued)

PREVIOUS EXPERIENCE

Before joining WSP, Christopher's experience include:

Director and Senior Manager, Spectrum Sports Network, Tampa, FL: Oversaw a 42-person staff of producers, reporters, photographers, and technicians with a $3.7 million annual budget, reporting to the regional vice president. Chris developed new marketing campaigns to promote a new programming line-up and grew revenue through significantly increased sponsorship opportunities within sports programs. He redesigned daily content for a 24/7 regional sports channel, directed the development of new programming and marketing campaigns, and managed the daily editorial processes.

Director of Communications, TBARTA, Tampa, FL: Provided promotion and enhanced TBARTA objectives through engagement with media and government, while creating and managing marketing campaigns to advance agency priorities. Chris promoted stories to the media by redesigning and launching a new website with an enhanced user experience and content strategy. He managed daily content on web and social media channels, including Facebook, Twitter, YouTube, and LinkedIn. Chris' additional responsibilities included overseeing external and internal communications of the five-county area of 3.5 million residents. He developed, procured, and managed marketing campaigns with vendors while acting as the media spokesperson for television interviews and public appearances. Chris also wrote media releases, produced videos, and marketed creatively. Additionally, he created and hosted TBARTA's 'On the Go!' podcast.

Executive News Producer, WTVT-TV, Tampa, FL: Oversaw daily editorial content for Fox affiliate that produced 43 hours of local news per week, coordinated editorial and television studio operations. Chris authored Fox-13 editorial and style guide, as well as developed and administered FOX-13 minority reporter training program.

News Director, WAVE-TV, Louisville, KY: Managed a news staff of 65 and oversaw editorial and studio operations for an NBC affiliate. Chris reorganized the editorial structure to focus on breaking news, investigative and local content, as well as directed the station internet site, WAVE3.com.

News Director, WFTS-TV, Tampa, FL: Managed news editorial and production staff of 110 and coordinated content on broadcast and digital platforms for ABC affiliate. Chris performed fiscal tasks, including annual budget development and monthly financial management. He also designed and implemented a strategic digital communications plan. The network won the associated press Florida station of the year under his leadership.

Vice President of Communications, Salem Enterprise Solutions, Tampa, FL: Developed external communications, marketing, media, and public relations securing $4 million in new revenue through a federal government contract for Salem's threat detection company. Chris implemented an enhanced digital content and SEO strategy to increase website views by 278% and social media engagement by 425%. He identified new strategic growth opportunities for a highly diversified group of companies. Chris utilized branding, Google Ads campaigns, and personal engagement, to execute those strategies, growing both awareness and revenue. He also acquired top secret federal security clearance as a part of this position.

APPENDIX B:
PROPOSED SAMPLE AGREEMENT EDITS

The Proposed revisions regarding the standard of care and indemnification are as follows:

1) **Standard of Care**

Services Agreement, Section 3(e) shall be amended as follows (additions in blue and deletion in red):

Contractor warrants to the City that all goods and materials furnished under the contract will be new unless otherwise specified and that contractor possesses good, clear, and marketable title to said goods and there are no pending liens, claims, or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective. Contractor further warrants that all goods, materials and workmanship furnished, whether furnished by the Contractor or its subcontractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted, and that all work will be in conformance with the degree of skill and care ordinarily exercised under similar conditions by reputable members of Contractor's profession practicing in the same or similar locality at the time of performance (the "Standard of Care"). Last, Contractor warrants all material and workmanship for a minimum of (1) year from date of project completion and acceptancy by the City. If within one (1) year after acceptance by the City, or within such larger period of time as may be prescribed by law any of the work is found to ~~be defective~~ not be in conformity with the Standard of Care or not in accordance with the contract documents, the Contractor will, after receipt of a written notice from the City to do so, promptly correct the work.

Services Agreement, Section 8(c) shall be amended as follows (additions in blue and deletions in red):

Warranty of Merchantability. The Contractor warrants all material and workmanship for a ~~minimum~~ period of one (1) year from date of project completion and acceptance by the City. If within one (1) year after acceptance by the city, or within such larger period of time as may be described by law any of the work is found to be ~~defective~~ not in conformance with the Standard of Care or not in accordance with the contract documents, the Contractor must after receipt of a written notice from the City to do so, promptly correct the work unless the City has previously given the Contractor a written acceptance of such condition.

2) **Indemnification**

Services Agreement, Section 16 shall be amended as follows (additions in blue and deletions in red):

Indemnification. In consideration of the payment of ten dollars as part of the compensation described herein, such sum being specifically found by Contractor to be sufficient consideration for this indemnification, Contractor shall indemnify, defend and hold the City harmless for itself, its past/present/future elected and appointed officials, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, liability or demands, including attorneys' fees and costs of litigation through all appellate proceedings, arising from the negligent performance or non-performance of this Agreement, whether caused in part by the City or not, and in connection with violations of copyrighted or trademarked materials used by Contractor, loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the City or its elected or appointed officials and employees. In any and all claims against the City, or any of their agents or employees by any employee of the Contractor any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph is not limited in any way by any limitation in this amount or type of damages compensation or benefits payable by or for the Contractor or any subcontractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing contained herein is intended nor may it be construed, to waive City's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time; nor will anything included herein be construed as consent to be sued by any third parties in any matter arising out of this Agreement. To the extent considered necessary by the Contract Administrator and the City Attorney, any sums due Contractor under this Agreement may be retained by the City until all of the City's claims subject to this indemnification obligation have been settled or otherwise resolved, and any amount withheld is not subject to payment of interest by the City. The above provisions will survive the termination or expiration of this Agreement and will pertain to any

occurrence during the term of this Agreement, even though the claim may be made after the termination or expiration hereof.

About WSP
WSP is one of the world's leading professional services firms, uniting its engineering, advisory and science-based expertise to shape communities to advance humanity. From local beginnings to a globe-spanning presence today, WSP operates in over 50 countries and employs approximately 73,000 professionals, known as Visioneers. Together they pioneer solutions and deliver innovative projects in the transportation, infrastructure, environment, building, energy, water, and mining and metals sectors. WSP is publicly listed on the Toronto Stock Exchange (TSX:WSP).

EXHIBIT "D"

(Place FEMA Addendum Behind this Page)

Public Assistance Grant Supplement

1. Applicability of this Exhibit; Conflicts.

a. This Exhibit shall be fully incorporated into and made a part of the Agreement, as if the terms contained in this Exhibit were fully re-stated within the Agreement itself.

b. This Exhibit shall apply: (a) in addition to anything contained in the Contract Documents; and (b) notwithstanding anything contained in the Contract Documents to the contrary. No other provision of the Contract Documents shall serve to limit or restrict the obligations imposed upon the parties in this Exhibit.

c. In the event of a conflict between anything contained in this Exhibit and anything contained elsewhere in the Contract Documents, this Exhibit shall control and take precedence.

d. Contractor's agreement to the terms contained in this Exhibit is a material inducement for Contractor to enter into the Agreement.

e. If this Exhibit is attached to a Purchase Order, the term "Agreement" as used herein shall mean and refer to such Purchase Order to which this Exhibit is attached, and the term "Contract Documents" shall refer to all documents attached to and made a part of such Purchase Order.

2. Defined terms.

a. For purposes of this Exhibit, the following definitions shall apply, in addition to any terms defined elsewhere in the Contract Documents:

i. The terms "recipient" and "non-Federal entity," and the term "applicant" as used in Section 3(a)(8) herein, shall have the same meaning as the term "Owner" as used in the Agreement;

ii. The term "contract" as used herein shall have the same meaning as the term "Contract" as used in the Agreement; and

iii. The term "contractor" or "prime contractor" as used herein shall have the same meaning as the term "Contractor" as used in the Agreement.

iv. The term "internal controls" means a process, implemented by a non-Federal entity, designed to provide reasonable assurance regarding the achievement of objectives in the following categories: (a) Effectiveness and efficiency of operations; (b) Reliability of reporting for internal and external used; and (c) Compliance with applicable laws and regulations. 2 CFR §200.61

v. The term "supplies" means all tangible personal property other than those described in 2 CFR §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the

non-Federal entity for financial statement purposes or $5,000, regardless of the length of its useful life. 2 CFR §200.94

vi. The term "disallowed costs" means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statues, regulations, or the terms and conditions of the Federal award. 2 CFR §200.31

vii. The term "equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or $5,000. 2 CFR §200.33

3. **Equal Employment Opportunity** (41 C.F.R. Part 60-1.4(b)).

a. <u>During the performance of this contract, the contractor agrees as follows</u>:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(a) Contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors

violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(b) All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148)

The Contractor agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act, as amended; the provisions of contract work hours; the Safety Standards Act; the Copeland "Anti-Kickback" Act (40 U.S.C. 276, 327-333); and all other applicable federal, state, and local laws and regulations pertaining to labor standards insofar as such acts apply to the performance of this Agreement. The Contractor shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the County for review upon request.

5. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred thousand dollars ($100,000.00):

   Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708).

   Contractors engaged in contracts in excess of Two Thousand and 00/100 Dollars ($2,000.00) shall comply with Federal requirements of the United States Department of Labor under 29 C. F. R., Parts 1, 3, 5, 6, and 7. All Contractors will comply with the following:

   a. Compliance with the Contract Work Hours and Safety Standards Act.

      (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

      (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in 29 C.F.R. § 5.5(b)(1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 29 C.F.R. § 5.5(b)(1), in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 C.F.R. § 5.5(b)(1).

      (3) *Withholding for unpaid wages and liquidated damages.* The Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in 29 C.F.R. § 5.5(b)(2).

      (4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4) and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4).

6. **Procurement of Recovered Materials (2 C.F.R. § 200.322)**

The Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

7. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred fifty thousand dollars ($150,000.00):

Clean Air Act and the Federal Water Pollution Control Act (42 U.S.C. §§ 7401-7671q and 33 U.S.C. §§ 1251-1387).

a. Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pasco County, Florida.

4. Section 3 Clause

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are Subrecipients of HUD assistance for housing.

B. The Parties to this contract agree to comply with HUD's regulations in 24 C.F.R. part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The Contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section

3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. part 135.

E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 C.F.R. part 135.

F. Noncompliance with HUD's regulations in 24 C.F.R. part 135 may result in sanctions, termination of this contract for default and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

b. Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pasco County, Florida.

8. Debarment and Suspension

a. Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with Executive Orders 12549 and 12689, and 2 C.F.R. pt. 180, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by Owner. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to Owner, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

9. Lobbying Prohibition

a. No funds or other resources received under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

b. Required Certification. Contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in

connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____
Signature of Contractor's Authorized Official

_____
Name and Title of Contractor's Authorized Official

_____
Date

10. Hatch Act

The Contractor agrees that no funds provided, nor personnel employed under the Agreement, shall be in any way or any extent engaged in the conduct of political activities I violation of Chapter 15 of Title V of the U.S.C.

11. Conflict of Interest

The Contractor shall abide by the provisions of 24 C.F.R., 570.611 and 2 C.F.R., 200.112. The Contractor shall maintain no present or future financial interest, direct or indirect, which would

conflict in any manner or degree with the performance of services required under this Agreement as indicated in 2 C.F.R., 200.318.

12. Religious Activities

The Contractor agrees that funds provided will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization, in accordance with the Federal regulations specified in 24 C.F.R., 570.200(j).

13. Access to Records

a. Access to Records. The following access to records requirements apply to this contract:

(1) The Contractor, including all of its employees or agents, contractors, subcontractors and consultants to be paid from funds provided under this Agreement, agrees to provide the Department of Economic Opportunity (DEO), the Chief Financial Officer of the State of Florida, The Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability or representatives of the Federal government or their duly authorized representatives, the Florida Division of Emergency Management, Owner, Pasco County, Florida, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions at reasonable times. "Reasonable" shall ordinarily mean during normal business hours of 8 a.m. to 5 p.m., local time, Monday through Friday.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide Pasco County, Florida or its authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the Owner and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by Pasco County, Florida or the Comptroller General of the United States.

(5) The Contractor shall include the aforementioned recordkeeping requirements in all approved contracts, subcontracts, and assignments.

14. Bonding Requirements

The Contractor agrees that related contracts must include the required contract clauses outlined in 2 C.F.R. § 200.326 and Appendix 11; and if the contract is for construction or facility improvement it must also include the Federal bonding requirements 2 C.F.R. § 200.325.

15. Employment Eligibility Verification

a. Executive Order 11-116, signed May 27, 2011, by the Governor of Florida, requires DEO contracts in excess of nominal value to expressly require the Contractor to:
    i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Subrecipient during the Agreement term; and,
    ii. Include in all contracts under this Agreement the requirement that contractors, subcontractors, and consultants performing work or providing services pursuant to this Agreement use the E-Verify system to verify the employment eligibility of all new employees hired by the contractors, subcontractors, and consultants during the term of the contract.

b. The Department of Homeland Security's E-Verify system can be found at: http://www.uscis.gov/e-verify
c. If the Contractor does not have an E-Verify MOU in effect, the Contractor must enroll in the E-Verify system prior to hiring any new employee after the effective date of this Agreement.

16. DHS Seal, Logo, and Flags

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific Pasco County, Florida pre-approval.

17. Compliance with Federal Law, Regulations, and Executive Orders

a. This is an acknowledgement that Pasco County, Florida financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, Pasco County, Florida policies, procedures, and directives.

18. No Obligation by Federal Government

a. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

19. Program Fraud and False or Fraudulent Statements or Related Acts

a. The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

20. Procurement By Non-Competitive Proposals

a. Policy:
    i. It is the policy of BayCare Health System Inc. to follow the Uniform Federal Guidance 2 CFR 200.320 in regard to procurement by noncompetitive proposals (Sole Source Purchasing). Procurement by noncompetitive proposals is

procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(1) The item is available only from a single source
(2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation
(3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity
(4) After solicitation of several sources, competition is determined inadequate.

ii. The procurement must be necessary for the program, project, research or other circumstance supported by the grant; not reasonably available and accessible of the type normally charged as a direct cost to existing sponsored agreements and purchased in accordance with other Institutional policies and procedures.

21. In the Event of a Non-Emergent Procurement the PD/Pl Should Complete:

a. **Cost Price Analysis Form** which includes contractor's total cost proposal or price to determine which are allowable, show their direct relation to the requirements and, reasonableness; and complete the related BayCare **Cost Analysis Worksheet** to support the proposed budget or quotation outlined in the Cost Price Analysis Form. Completion of these forms by the originating department will document that a Cost Analysis has been conducted.

b. If no additional vendors were available to conduct a comparison against using the Cost Price Analysis Form, please also complete and attach the **Sole Source Justification Form**.

c. **Responsible Contractor Form**: to document that any contractors have been reviewed and approved for their compliance with Uniform Guidance, Title 2, Subtitle A, Chapter II, Part 200, Subpart D, §200.318, section H.

d. In addition, related contacts must include the required contract clauses outlined in 2 C.F.R.
§ 200.326 & Appendix 11; and if the contract is for construction or facility improvement also include the Federal bonding requirements 2 C.F.R. § 200.325.

22. Build America Buy America Act (BABA)

a. The Contractor shall comply with the requirements under the Build America, Buy America Act when using Federal funds for the purchase of iron, steel, manufactured products, and construction materials permanently incorporated into infrastructure projects as applicable pursuant to the Build America, Buy America Act. All iron, steel, manufactured products

and construction materials used under a federally grant funded project must be produced in the United States as applicable pursuant BABA. The requirements of this section must be included in all sub-awards including all contracts and purchase orders for work or products under this award.

b. For purposes of this section:
    i. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
    ii. "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

23. Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms. 2 C.F.R. § 200.321

a. Contractors will take all necessary affirmative steps to assure that minority business, women's business enterprises, and labor surplus area firms are used when possible.

b. Affirmative steps must include:
    i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
    ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
    iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
    iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
    v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
    vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

24. Compliance with Copeland "Anti-Kickback"

a. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as appropriate instructions may require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

25. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. 2 C.F.R. § 200.216

a. Under this Agreement, grant funds will not be obligated or expended to:
(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
A. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
B. Telecommunications or video surveillance services provided by such entities or using such equipment.
C. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(4) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

(5) For more information, See 2 C.F.R. § 200.471.

26. Historic Artifact Discovery

If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

The terms in this Exhibit are hereby agreed upon by the Contractor as of this _____ day of _____, 2026.

Signed: _____

Print Name: _____

Title: _____

[END OF EXHIBIT]

City of St. Pete Beach

Don CeSar & Boca Ciega Area Resiliency Adaptation

Proposal

February 5, 2026

9:00 AM EST



February 5, 2026

Ms. Sara Spain
City Hall
155 Corey Avenue
St. Pete Beach, FL 33706
Submitted via upload to Bonfire

WSP USA
5411 Sky Center Drive
Tampa, FL 33607
+1 813-520-4444
www.wsp.com

RE: Don CeSar & Boca Ciega Area Resiliency Adaptation

Dear Ms. Spain,

WSP USA Inc. (WSP) offers this proposal to support the City of St. Pete Beach (City) in delivering the Don CeSar & Boca Ciega Area Resiliency Adaptation Project, a critical initiative addressing escalating tidal flooding, stormwater system limitations, and storm surge risks. Our team brings the experience, technical depth, and regional knowledge needed to advance effective, community-supported resilience solutions.

WSP brings more than six decades of experience delivering coastal resilience, stormwater, and climate adaptation projects throughout Florida, including extensive work in Pinellas County and the Tampa Bay region. Our team has a deep understanding of the physical, regulatory, and community context that defines the Don CeSar and Boca Ciega areas, as well as the urgency of advancing this project toward an implementation-ready outcome. We believe we can provide fresh eyes and new innovative approaches to accomplish the City's goal of achieving a design-build readiness package by January 2027 and have structured our approach, staffing and schedule to meet this aggressive timeline. Our proposal reflects a clear understanding of the City's objectives and builds directly on prior studies and existing data to establish a decisive path forward. **WSP's approach integrates advanced hydraulic modeling, forward-looking sea level rise (SLR) and future rainfall projections, and a transparent alternatives evaluation framework to identify solutions that meaningfully reduce flood risk while remaining constructible, fundable and publicly supported.** We emphasize parallel-path strategies that allow progress even where implementation may depend on private seawall conditions or phased funding availability.

Equally important, our team is committed to meaningful public engagement and stakeholder coordination. We view community involvement not as a compliance requirement, but as a critical component of project success. Our proposed hybrid engagement strategy - supported by clear visuals, plain-language communication, and interactive tools - will help residents and stakeholders understand the issues, evaluate tradeoffs, and build confidence in the recommended solutions.

WSP also brings demonstrated expertise in funding and delivery strategy development, including experience with Resilient Florida, Federal Emergency Management Agency (FEMA), water management district programs and locally accelerated delivery approaches. **Our proposal outlines a practical framework to align project development with near-term and long-term funding opportunities while preserving flexibility for alternative delivery methods such as progressive design-build or public-private partnerships (P3s) where appropriate.**

We certify that WSP has reviewed and understands all requirements of the Request for Proposals and acknowledges all terms, conditions, and submission requirements. We are fully prepared to provide the personnel, technical resources, and management commitment necessary to successfully deliver this project.

Thank you for your consideration. We look forward to the opportunity to partner with the City of St. Pete Beach to develop resilient, implementable solutions that protect the Don CeSar and Boca Ciega communities now and into the future.

Sincerely,

Cristine Mehle, PE, CFM, ENV SP
Vice President, Local Business Lead

Greg Corning, PE
Assistant Vice President

01 TABLE OF CONTENTS

Professional Services Proposal Submittal Form iv

Firm Qualifications & Experience 1

Company Profile, History and capabilities 1

Key Personnel And Project Team 13

Your WSP Team 13

Project Approach, Innovation And Understanding 20

Project Understanding 20

Project Approach 20

Quality Assurance/Quality Control (QA/QC) Procedures. 34

Environmental Compliance 35

Innovation 35

Community Coordination 36

Replicability 36

Phased Implementation 37

Schedule and Resource Management 38

Schedule Management 38

Proposed Schedule 39

Resource Management 40

Past Performance And References 41

Representative Past Performance 41

Our Strategy to Keep This Project On Schedule and On Budget 41

References 42

Local Presence And Knowledge 43

Regional Resilience Expertise 43

Tampa Bay Transformational Infrastructure 43

Trusted, Local Partner for the City of St. Pete Beach 44

Funding Delivery Strategy Expertise 46

Experience with Federal, State, Local, and Private Funding Sources 46

Knowledge of Alternative Project Delivery Methods (e.g., Design-Build, P3). 46

Approach to Grant Writing and Funding Applications. 46

Grant Application Development 47

Insurance and Bonding.....48
History of Claims 48
Bonding Capacity 48
Bond Claim History 48

Required Affidavits And Certifications 51
Statement of Assurance and Compliance..... 51
Public Entity Crimes Affidavit 52
Non-Collusion Affidavit.....54
E-Verify Compliance.....55

Appendix A: Professional Resumes

Appendix B: Proposed Sample Agreement Edits

II. PROFESSIONAL SERVICES PROPOSAL SUBMITTAL

The company that is submitting a proposal declares that it has extensive experience providing Combined Project Development & Environment (PD&E) and Preliminary Design Services.

The undersigned, as Proposer, hereby declares that the only person or persons interested in the Proposal as principal or principals are named herein, and that no person other than herein mentioned has any interest in the Proposal or in the Agreement to be entered into; that this Proposal or Agreement is made without connection with any other person, company, or parties making a Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Proposer further declares that they have examined the site of the work and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done; that they have examined the Plans and Specifications for the work and Contract Documents relative thereto, and have read all special provisions furnished prior to the opening of proposals; and that they have satisfied themselves relative to the materials to be supplied and work to be performed.

The Proposer proposes and agrees, if the Proposal is accepted, to contract with the City of St. Pete Beach, Florida, in the form of an Agreement specified for **"Don CeSar & Boca Ciega Area Resiliency Adaptation"** in St. Pete Beach, Florida, in full and complete accordance with the shown, noted, described, and reasonably intended requirements of the Plans, Specifications, and Contract Documents, to the full and entire satisfaction of the City of St. Pete Beach, Florida.

The successful Proposer shall be required to utilize the template Agreement in this Request for Proposals (RFP) and any questions regarding the Agreement must be addressed during the RFP process before submittal. The City reserves the right to respond or not respond to questions in the form of an addendum.

The Proposer proposes to furnish all materials, equipment, labor, and perform the work submitted in their proposal schedule for the City of St. Pete Beach **"Don CeSar & Boca Ciega Area Resiliency Adaptation."**

COMPANY: WSP USA Inc.

DATE: January 27, 2026

ADDRESS: 5411 Sky Center Drive Tampa, FL 33607

PHONE: 470-991-3771

PROPOSER: _____

NAME: Christine Mehle, PE, CFM, ENV SP
Vice President, Local Business Leader

(SIGNATURE)

(PRINT NAME & TITLE)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known as identification.

(SEAL)

MAGGIE PROENZA KANAKIS
Notary Public - State of Florida
Commission # HH 336656
My Comm. Expires Mar 20, 2027
Bonded through National Notary Assn.

_____
Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

SUBMIT PROPOSAL TO: Electronically via Bonfire only

03 FIRM QUALIFICATIONS & EXPERIENCE

COMPANY PROFILE, HISTORY AND CAPABILITIES

WSP is one of the world's leading professional services firms, uniting its engineering, advisory and science-based expertise to shape communities to advance humanity. From local beginnings to a globe-spanning presence today, WSP operates in more than 50 countries and employs approximately 73,000 professionals, known as Visioneers. **WSP in the US's team of 19,000 professionals** pioneer solutions and deliver innovative projects across the transportation, infrastructure, environment, building, energy, water, and mining and metals sectors.

WSP has maintained a strong presence in Florida for more than 60 years and brings deep expertise in coastal resilience. Our dedicated specialists support the planning, design and construction of coastal facilities, living shorelines, and marine infrastructure, leveraging the latest technologies to deliver future-ready solutions. These include advanced stormwater management systems - such as pump stations, injection wells, and underground storage - as well as infrastructure adaptations to address SLR, king tides, and increasing storm intensity and duration. Building on a legacy of over a century of finding innovative solutions to some of the most complex infrastructure problems, WSP is meeting the challenges of our coastal communities by leveraging our vast depth of expertise and experience to find resilient solutions for an increasingly variable climate. Our long history of delivering resilient infrastructure along the coast means we facilitate sound decision making around infrastructure investment and deliver coastal protection that fits within the context of adjacent infrastructure. From the modeling and analysis of nature-based solutions, to designing complex marine structures, we do everything to protect our coastlines.

WSP maintains one of Florida's strongest coastal and climate resilience practices, with coastal and water resources specialists dedicated to designing and implementing solutions for barrier island communities facing tidal flooding, rainfall-driven drainage failures, and long-term SLR.

WSP has delivered similar resiliency projects throughout Pinellas County, the Florida Keys, Miami-Dade County, and along the Gulf and Atlantic coasts - giving us a strong understanding of the permitting pathways, tidal dynamics, and stormwater constraints that define the Don CeSar and Boca Ciega neighborhoods.





Pinellas County

RESOURCES AND ECOSYSTEMS SUSTAINABILITY, TOURIST, OPPORTUNITIES, AND REVIVED ECONOMIES OF THE GULF COAST STATES (RESTORE) ACT VULNERABILITY ASSESSMENT

Relevance:

This countywide vulnerability assessment provides directly applicable experience to the St. Pete Beach project, as it established the regional context for SLR impacts, tidal flooding and storm surge risks that define the Don CeSar and Boca Ciega neighborhoods. The comprehensive asset database methodology, probabilistic storm surge modeling approach, and damage cost estimation framework developed for Pinellas County form the technical foundation that will enable WSP to efficiently assess infrastructure vulnerabilities and prioritize resilience investments for St. Pete Beach. Our team's established relationships with Pinellas County stakeholders and familiarity with local tidal dynamics, regulatory pathways and climate projections ensure seamless integration of regional data with neighborhood-scale analysis.

Project Description:

WSP assisted in advancing an assessment of long-term vulnerabilities and development of climate adaptation strategies in response to future tidal flooding and storm surge for all of Pinellas County, Florida.

Initially, WSP developed predicted future tidal flood mapping for the years 2040, 2070 and 2100, to provide Pinellas County with both short-term and long-term analysis of the county's exposure to SLR. We also assisted in the development of probabilistic future storm surge maps using state-of-the-art modeling that considers SLR and the projected effects of climate change on the frequency, intensities and tracks of tropical systems, and accounts for wave action.

Our team worked with Pinellas County and other stakeholders to develop a countywide asset database, capturing the location and attribute information for critical potable water supply, wastewater management, stormwater management, transportation, natural gas and electrical infrastructure. Using the tidal flooding and storm surge inundation maps, we were able to determine predicted flooding at these thousands of assets during any horizon-year/SLR scenario. Our economist also developed a series of mathematical functions relating flood depth to damage costs for each general asset class.

LOCATION:
Pinellas County, FL

PROJECT VALUE:
$490,000

DATES:
2018-2022

REFERENCE:
Josie Benwell, CPM, ENV, Section Manager
22211 US Hwy 19 N Bldg. 1
Clearwater, FL 33765
Phone: 727-464-3519
jbenwell@co.pinellas.fl.us

RELEVANCE:
- ✓ Public/stakeholder engagement
- ✓ Stormwater design & modeling
- ✓ Utility/infrastructure design
- ✓ Geographic information system (GIS) data & analysis
- ✓ Resiliency planning & analysis





City of Dunedin

VULNERABILITY ASSESSMENT & ADAPTATION PLAN

Relevance:

The Dunedin project serves as a direct precedent for the St. Pete Beach effort, demonstrating WSP's ability to advance a Resilient Florida-funded vulnerability assessment (VA) through to implementation-ready adaptation planning within an aggressive timeline. Our development of 60 flood hazard scenarios across multiple time horizons, coupled with ICPRv4 rainfall-induced flooding modeling and regulatory-compliant SLR projections, provides the exact technical framework needed to evaluate the compound flooding mechanisms, tidal, rainfall-driven and storm surge, affecting the Don CeSar and Boca Ciega areas. The robust public engagement program, multi-department coordination approach, and deliverables structured to support grant applications and capital planning directly align with St. Pete Beach's goal of achieving a design-build readiness package by January 2027

Project Description:

WSP assisted the City of Dunedin with a comprehensive VA and is supporting development of a citywide adaptation plan funded through the Resilient Florida Program. The project evaluates the city's exposure to SLR, tidal flooding, storm surge and extreme rainfall using advanced hydrologic, hydraulic, and GIS-based analyses. WSP developed 60 flood hazard scenarios representing present-day, 2050 and 2080 conditions to quantify risks to critical facilities, infrastructure, transportation corridors, and natural and cultural assets. Technical methods included updated ICPR rainfall modeling, regulatory-compliant SLR projections, and spatial risk analysis supported by robust GIS datasets. A key component of the effort was extensive stakeholder and public engagement, including a multi-department steering committee and two public workshops to communicate findings and incorporate local knowledge. The assessment identified four high-risk focus areas and produced hazard maps, exposure and sensitivity analyses, and adaptation recommendations aligned with the FDEP Adaptation Planning Guidebook. Scheduled for completion in early 2026, the project provides a data-driven framework to guide Dunedin's capital planning, land-use decisions and resilience funding strategies.

LOCATION:
Dunedin, FL

PROJECT VALUE:
$380,950

DATES:
2024-Ongoing

REFERENCE:
Michelle Monteclaro
Assistant Public Works Director
737 Louden Avenue
Dunedin, FL 34698
727-298-3232
michelle.monteclaro@dunedin.gov

RELEVANCE:
- ✓ Public engagement
- ✓ Resiliency planning & analysis
- ✓ Funding strategies
- ✓ GIS & data analysis
- ✓ Stormwater design & modeling



Monroe County

ROADWAY VULNERABILITY AND ADAPTATION ANALYSIS FOR SEA LEVEL RISE AND KING TIDE ROADWAY AND STORMWATER IMPROVEMENTS

Relevance:

This countywide roadway vulnerability program demonstrates WSP's expertise in developing comprehensive, data-driven prioritization frameworks for coastal communities facing chronic tidal flooding and SLR impacts similar to those experienced in the Don CeSar and Boca Ciega neighborhoods. The advanced MIKE21 numerical modeling for seasonal and extreme storm conditions, coupled with multi-horizon SLR projections through 2100, provides the sophisticated analytical approach necessary to evaluate long-term resilience strategies for St. Pete Beach's infrastructure. Our experience developing flood mitigation concepts for 300 roadway segments, including phased adaptation strategies and green infrastructure integration, directly supports the county's need for a practical, fundable and implementable phasing plan that can accommodate progressive design-build delivery.

Project Description:

WSP is supporting Monroe County on the roads vulnerability analysis and capital plan to assess roadway exposure to SLR, tidal flooding and storm surge. The project maps existing roadway elevations and evaluates vulnerability based on mean high water levels, proximity to the ocean, historical flooding and maintenance records, FEMA flood boundaries and king tide events. Using historical and high-frequency water level data, tidal harmonic analysis and meteorological observations, WSP established evolving tidal rates and developed SLR projections for all county roadways for 2025 through 2100. Numerical modeling using MIKE21 evaluates seasonal conditions and extreme storm scenarios, accounting for SLR, groundwater rise, storm surge, wind waves and astronomical tides across Saffir-Simpson storm categories. Results are used to prioritize roadway segments most vulnerable to tidal, surge, and groundwater flooding and to develop flood mitigation and adaptation concepts for approximately 300 roadway segments, including phased improvements and opportunities for green infrastructure. The plan focuses on adaptation needs for roadways requiring improvements between 2025 and 2035.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$691,400

DATES:
2019-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ GIS data & analysis
- ✓ Coastal design & modeling
- ✓ Resiliency planning & analysis
- ✓ Stormwater design & modeling



Monroe County

STILLWRIGHT ROADWAY AND STORMWATER SEA LEVEL RISE AND KING TIDE ADAPTATION IMPROVEMENTS

Relevance:

This project exemplifies WSP's capability to advance neighborhood-scale coastal adaptation from planning through design and permitting within constrained residential environments similar to the Don CeSar and Boca Ciega areas. Our experience coordinating with multiple environmental regulatory agencies (FDEP, SFWMD, USACE, FKNMS) while conducting public meetings and completing SLIP studies demonstrates the multi-agency permitting navigation skills essential for St. Pete Beach's success. The project's integration of roadway elevation, drainage system improvements, pump stations, and injection wells to address 2050 SLR projections provides proven design solutions directly applicable to St. Pete Beach's stormwater system limitations and tidal flooding challenges.

Project Description:

The project area includes approximately 9,000 linear feet (LF) of pavement of design for construction and permitting for elevating specified roadways, resurfacing/reconstruction, and drainage system improvements in the Stillwright Point Community. Meetings and coordination with environmental regulatory agencies such as FDEP, South Florida Water Management District (SFWMD) , US Army Corps of Engineers (USACE), and the Florida Keys National Marine Sanctuary (FKNMS) during the design phase will be conducted.

Public information/impact meetings will be held during the design phase, at the request of the county. Geotechnical exploration and analysis will be provided, as well as topographic services. Partial property surveys will need to be conducted for construction easements, driveway harmonization, and environmental permitting-related conditions.

WSP will review the SLR projections and determine if it is best for each roadway segment based on the level of service (LOS). WSP will complete a sea-level impact projection (SLIP) study and submit the resulting report to the county and FDEP.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$1.7M

DATES:
2023-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



Monroe County

BIG COPPITT ROADWAY AND STORMWATER SEA LEVEL RISE AND KING TIDE ADAPTATION IMPROVEMENTS

Relevance:

This project provides highly relevant experience addressing the exact combination of challenges facing St. Pete Beach: a low-lying residential neighborhood with chronic flooding, constrained ROWs, adjacent private properties and limited existing stormwater infrastructure. WSP's approach integrating roadway reconstruction and elevation with self-contained stormwater management, including detailed survey, geotechnical investigation, environmental permitting and ICPRv4 modeling under multiple storm events, king tides and SLR scenarios, mirrors the technical scope required for the Don CeSar and Boca Ciega project. Our demonstrated ability to design resilience solutions that minimize off-site impacts while maintaining ROW harmonization and utility coordination positions WSP to deliver implementable, community-compatible solutions for St. Pete Beach.

Project Description:

WSP is providing engineering design, environmental permitting and stakeholder coordination for the Big Coppitt Road Elevation Resiliency and Adaptation Project in Monroe County, Florida. This community-wide roadway and stormwater adaptation initiative addresses chronic flooding, SLR and king tide impacts in the Big Coppitt Key residential neighborhood.

The project includes approximately 4.9 miles of roadway across 19 residential streets with low existing elevations, constrained ROWs, adjacent private properties and limited stormwater infrastructure. WSP's approach integrates roadway reconstruction and elevation with a self-contained stormwater management system to improve long-term resilience while minimizing off-site and environmental impacts.

Services include survey and geotechnical investigations, environmental evaluation and permitting support, hydrologic and hydraulic modeling, roadway and drainage design, utility coordination, ROW harmonization and maintenance of traffic planning. ICPRv4 modeling is being used to evaluate existing and proposed conditions under multiple storm events, king tides, and projected SLR scenarios, with post-project conditions assessed to verify no adverse off-site impacts.

LOCATION:
Monroe County, FL

PROJECT VALUE:
$3.6M

DATES:
2024-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



Monroe County

ROADWAY AND STORMWATER SEA LEVEL RISE PILOT PROJECTS (TWIN LAKES AND SANDS AVENUES) ADAPTATION IMPROVEMENTS

Relevance:

These pilot community projects demonstrate WSP's proven approach to incorporating forward-looking SLR projections and tidal effects into infrastructure investment decisions for coastal neighborhoods experiencing chronic flooding and loss of access - conditions directly comparable to the Don CeSar and Boca Ciega areas. The design of gravity collection systems with pump stations discharging to injection wells, including pollution treatment and stormwater management sized for 2050 SLR scenarios, provides tested, transferable solutions for enhanced drainage capacity and tidal backflow prevention. WSP's experience conducting public meetings, coordinating environmental permitting with multiple agencies, and delivering resilience designs that address both current and future flooding reflects the community-supported, climate-ready approach required by the City. These projects provide a proven template for applying similar stormwater and roadway adaptation strategies in St. Pete Beach.

Project Description:

WSP provided climate change adaptation services to Monroe County across multiple phases of project development to address recurring flooding and roadway access issues in coastal communities. WSP supported the development of roadway and drainage design options in two pilot neighborhoods making sure infrastructure investments incorporated SLR and tidal impacts. Proposed improvements include a gravity-based drainage collection system conveying runoff to a centralized pump station discharging to injection wells, with trunk lines along primary roadways. The design includes inlets, manholes, pump station facilities, electrical and backup power components, pollution treatment units, and solids storage. Systems were designed for 10-year, 24- and 72-hour SCS Type II storm events and incorporate SLR projections for 2050. Public outreach meetings were conducted, and final design was completed in March 2020.

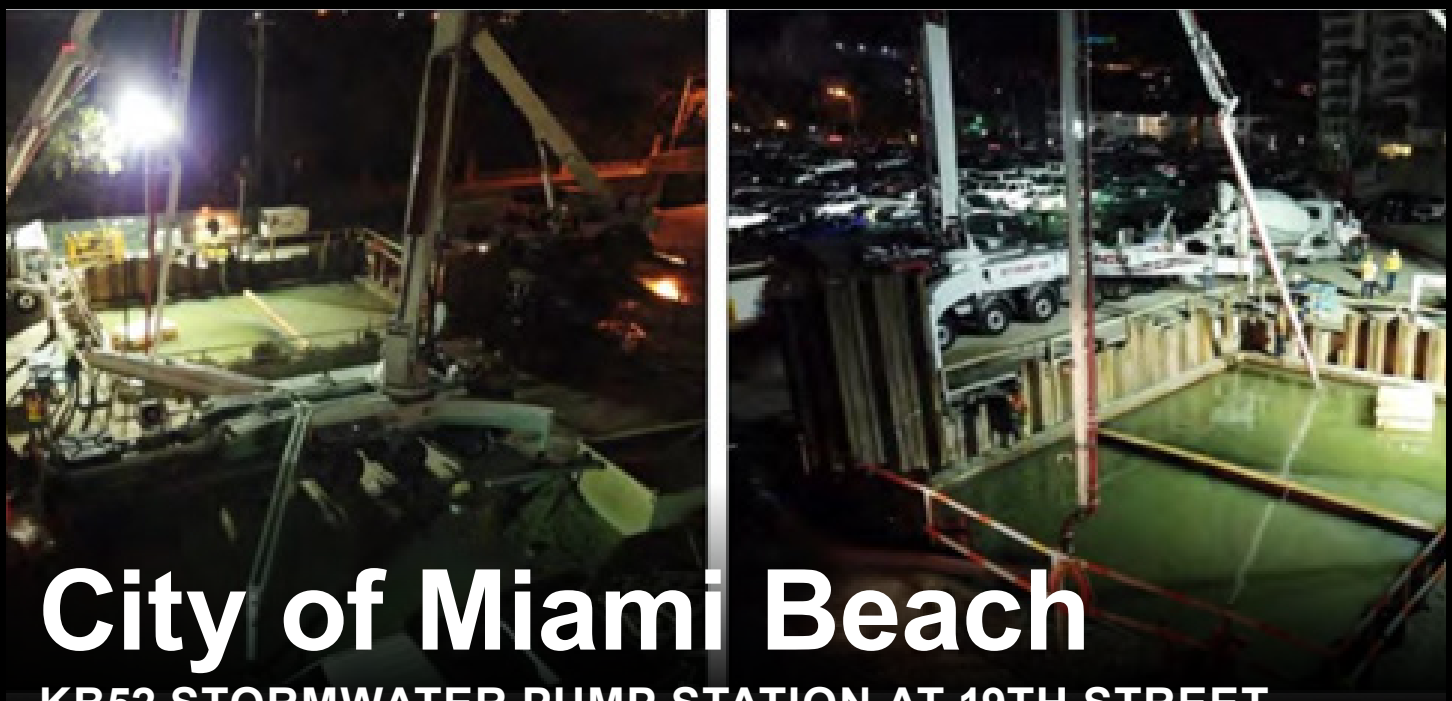
LOCATION:
Monroe County, FL

PROJECT VALUE:
$691,400

DATES:
2020-Ongoing

REFERENCE:
Rhonda Haag
Chief Resiliency Officer
1100 Simonton Street
Suite 205
Key West, FL 33040
Phone: 305-453-8774
haag-rhonda@monroecounty-fl.gov

RELEVANCE:
- ✓ Sea level rise
- ✓ King tide
- ✓ Stormwater design
- ✓ Environmental permitting
- ✓ Pump station design
- ✓ Injection well design



City of Miami Beach

KB52 STORMWATER PUMP STATION AT 19TH STREET

Relevance:

This project showcases WSP's design-build delivery expertise for major stormwater infrastructure in heavily urbanized coastal environments with space constraints, environmental sensitivities and aggressive timelines, all conditions present in the Don CeSar and Boca Ciega neighborhoods. The successful design and construction of an 80 million gallon per day pump station specifically to combat SLR and flooding impacts demonstrates WSP's capability to deliver the large-scale pumping and drainage infrastructure likely required for St. Pete Beach's most vulnerable basins. Our experience navigating complex site conditions including 30-foot-deep excavations, cofferdams, dewatering, utility conflicts and construction adjacent to sensitive areas like the Holocaust Memorial establishes our ability to implement transformational resilience infrastructure while minimizing disruption to the community.

Project Description:

The 19th Street Pump Station was a critical component of the City of Miami Beach's comprehensive stormwater improvement program to reduce flooding in neighborhoods surrounding the Convention Center, directly addressing SLR and chronic flooding challenges.

As part of a design-build team, WSP provided design, permitting, and construction services for a new 80-million-gallon-per-day stormwater pump station and associated site and discharge infrastructure. The project was delivered within a constrained urban footprint adjacent to active public spaces and sensitive cultural and environmental resources, including the Holocaust Memorial and the Botanical Gardens, under aggressive schedule requirements.

WSP's scope included pump station and electrical systems, site preparation, earthwork, dewatering, storm drainage installation, parking reconstruction, utility relocations, landscaping and seawall modifications along the Collins Canal. The work also included the design and installation of 30-foot-deep cofferdams to support treatment units and a watertight pump station structure housing four 20,000-gpm variable-speed submersible pumps to protect the Convention Center and surrounding neighborhoods from flooding.

LOCATION:
Miami Beach, FL

PROJECT VALUE:
$7,516,549

DATES:
2018

REFERENCE:
Jorge Rodriguez
1700 Convention Center Drive
Miami Beach, FL 33139
Key West, 33040
305-673-7071
jorgerodriguez@miamibeachfl.gov

RELEVANCE:
- ✓ H&H modeling
- ✓ Drainage design and stormwater management
- ✓ Traffic control
- ✓ Structural design
- ✓ Electrical design
- ✓ Landscaping and seawall modifications
- ✓ Permitting and construction



City of Dania Beach

DRAINAGE RETROFIT PROJECT

Relevance:

the Dania Beach Drainage Retrofit Project provides design efforts that will be required for the Don CeSar & Boca Ciega Resiliency Adaptation effort. In Dania Beach, WSP successfully delivered flood-mitigation solutions for a low-lying residential community facing chronic nuisance flooding, similar conditions to those found in St. Pete Beach. The project included exfiltration trench systems, major conveyance upgrades, injection wells, two new stormwater pump stations, tidal-influenced drainage improvements, roadway reconstruction, and extensive utility coordination which mirror the types of infrastructure interventions anticipated for the Don CeSar and Boca Ciega basins. Additionally, the project demonstrates WSP's ability to manage a multi-phase, grant-funded resilience project, integrate structural and green infrastructure, navigate complex permitting, and deliver constructible, community-compatible solutions at the neighborhood scale.

Project Description:

WSP provided design services for the City of Dania Beach to address recurring flooding within a 190-acre residential neighborhood bounded by SE 3rd Street, SE 2nd Avenue, SE 7th Street and SE 5th Avenue. The area includes approximately 500 single-family homes and has experienced persistent flooding that negatively affects property values.

The project area is divided into two basins—N1B1 (77.5 acres) and N2B2 (112.2 acres)—with elevations ranging from 2 to 10 feet NGVD. The lowest elevations occur along SE 3rd Street within Basin N1B1.

Improvements include installation of exfiltration trenches, replacement and upsizing of existing 15- to 30-inch storm pipes, construction of injection wells, and installation of two new pump stations. Additional work includes utility coordination, roadway and driveway reconstruction, swale regrading, and landscaping.

This grant-funded project, supported by multiple agencies and the City of Dania Beach, is being delivered in two phases. Recognized as the largest stormwater utility project in the city's recent history, WSP is providing design, permitting, bidding and construction services. The estimated construction cost is $29 million.

LOCATION:
Dania Beach, FL

PROJECT VALUE:
$37M (Inclusive of construction costs)

DATES:
2021-Ongoing

REFERENCE:
Alvaro Cortes
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6808 x 3739
acortes@daniabeachfl.gov

RELEVANCE:
- ✓ H&H modeling
- ✓ Sea level rise
- ✓ Drainage design and stormwater management
- ✓ Traffic control
- ✓ Structural design
- ✓ Electrical design
- ✓ Pump design
- ✓ Exfiltration trench design
- ✓ Permitting and construction



Minnesota Department of Transportation (MNDOT)

EXTREME FLOOD VULNERABILITY ASSESSMENT AND RIP

Relevance:

This statewide resilience program demonstrates WSP's national leadership in developing quantitative risk-based frameworks, automated hydraulic modeling systems and strategic investment prioritization tools, technical capabilities that will enhance the sophistication and funding competitiveness of St. Pete Beach's resilience planning. The transition from indicator-based to quantitative risk assessment, including development of climate projections through 2100, LiDAR-based asset characterization, and Python-based damage modeling, provides advanced analytical methods that can be adapted to evaluate the Don CeSar and Boca Ciega areas' long-term flood risks and cost-benefit tradeoffs. Our experience integrating resilience into capital programming, establishing performance measures, and conducting robust public engagement as part of comprehensive Resilience Implementation Plan development directly supports St. Pete Beach's goal of creating a replicable, data-driven framework for citywide adaptation.

Project Description:

For more than a decade, WSP has partnered with MnDOT to assess and address extreme climate impacts on the state's transportation infrastructure, with a focus on riverine flooding. The collaboration began with a 2013 FHWA-funded pilot study that applied systems-level, indicator-based asset prioritization and facility-level vulnerability assessments using the adaptation decision-making assessment process (ADAP). Building on this foundation, MnDOT launched the extreme flood vulnerability assessment (EFVA) in 2019, transitioning to a quantitative, risk-based approach that estimates future "do-nothing" costs to support strategic investment decisions.

EFVA innovations include statewide precipitation projections through 2100, automated HEC-RAS modeling, LiDAR-based embankment analysis, GIS-based detour routing, and Python-based damage and risk modeling. Following successful Phase 1 testing, Phase 2 refined and applied the methodology in Dodge County, with Phase 3 currently underway to support statewide implementation. In parallel, WSP led development of MnDOT's first Resilience Implementation Plan (RIP), integrating climate risk into capital programming through asset assessments, public engagement and agency-wide resilience goals and performance measures.

LOCATION:
Statewide, Minnesota

PROJECT VALUE:
$499,751

DATES:
2023-2024

REFERENCE:
Brian Shekleton
Principal Climate & Resilience Planner
1700 Convention Center Drive
Transportation Building, 395 John Ireland Boulevard, Saint Paul, Minnesota 55155
651-366-4276
Brian.Shekleton@state.mn.us

RELEVANCE:
- ✓ Climate projection development
- ✓ Climate exposure/vulnerability assessment
- ✓ Strategic resilience planning
- ✓ Resilience project programming
- ✓ Performance measure development
- ✓ Stakeholder and public engagement



Massachusetts Department of Transportation (MassDOT)

INLAND FLOODING RISK ASSESSMENT

Relevance:

This statewide climate vulnerability assessment exemplifies WSP's expertise in developing comprehensive flood risk frameworks that integrate changing precipitation patterns, SLR, storm surge, and benefit-cost analysis, the exact multi-hazard approach required for the Don CeSar and Boca Ciega project. Our experience assessing thousands of transportation assets for flood exposure, quantifying damage and repair costs, evaluating loss of service consequences, and developing prioritization methodologies provides a proven approach for St. Pete Beach to evaluate its infrastructure vulnerabilities and target resilience investments effectively. The project's emphasis on forward-looking climate projections, probabilistic future flood mapping, and benefit-cost frameworks for resilience measures directly aligns with St. Pete Beach's need for data-driven decision support that positions the City competitively for federal and state grant funding.

Project Description:

WSP was selected by MassDOT to conduct a statewide, planning-level assessment of current and future precipitation-driven inland flooding and its impacts on transportation assets under changing climate conditions. The study evaluated flood exposure, damage potential, repair costs, recovery time, and service disruptions for National Highway System roads, bridges and large culverts, MassDOT and MBTA rail assets, MassDOT facilities, and public-use airports. Building on prior MassDOT studies, the effort refined existing methodologies, applied them statewide, and integrated concurrent flood exposure analyses.

The assessment incorporated global climate model projections through the end of the century, probabilistic future floodplains, and the influence of coastal conditions - including SLR and storm surge - on localized inland flooding. WSP developed a risk-based framework to quantify consequences and present-value impacts, along with a benefit-cost methodology to prioritize capital investments. The project established a forward-looking foundation to guide targeted investments and strengthen the long-term resilience of Massachusetts' transportation system.

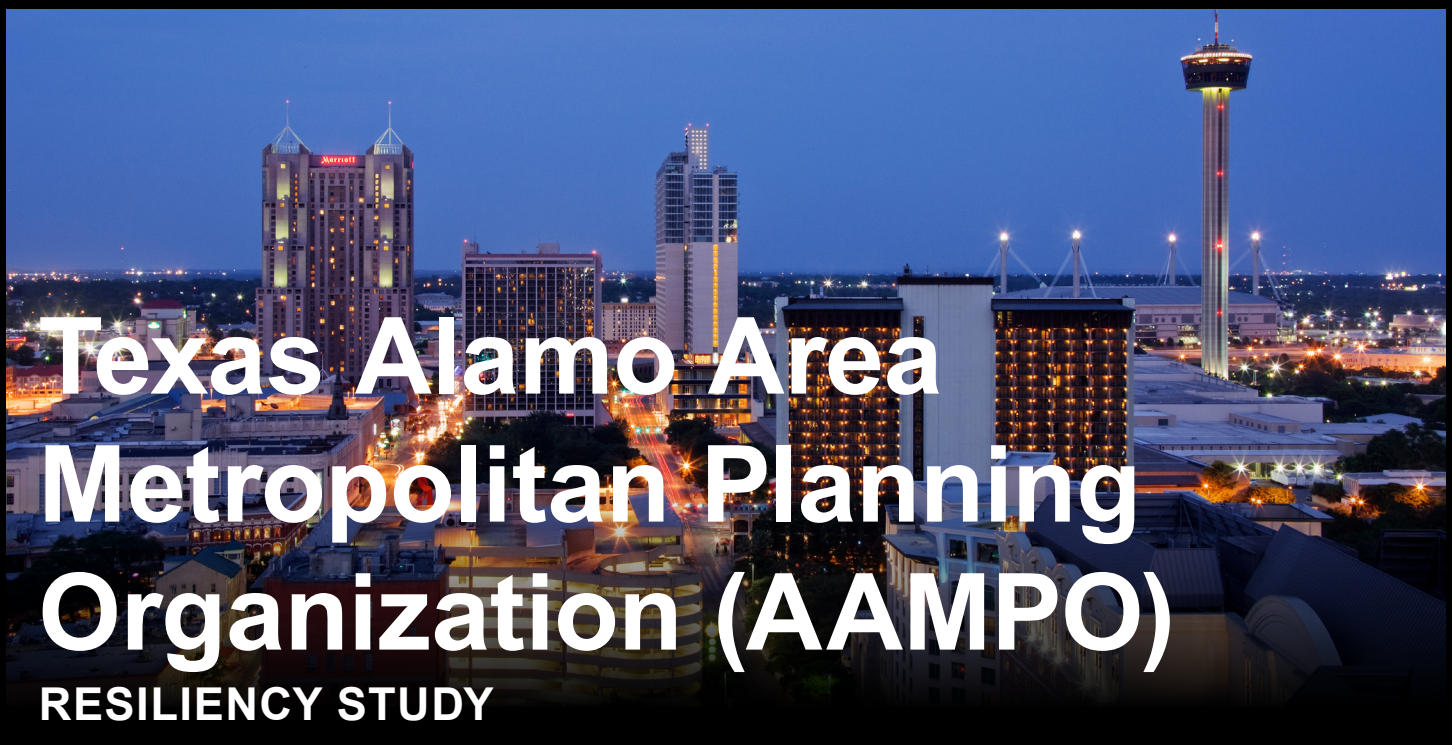
LOCATION:
Statewide, Massachusetts

PROJECT VALUE:
$3.89M

DATES:
2020-2023

REFERENCE:
Shannon Greenwell
10 Park Plaza
Boston, MA 02116
617-227-5551
Shannon.greenwell@dot.state.ma.us

RELEVANCE:
- ✓ Data analytics
- ✓ Stormwater modeling
- ✓ Climate projection development
- ✓ Climate exposure/vulnerability assessment
- ✓ Strategic resilience planning
- ✓ Resilience project programming
- ✓ Performance measure development



Texas Alamo Area Metropolitan Planning Organization (AAMPO)

RESILIENCY STUDY

Relevance:

This regional resiliency study demonstrates WSP's capability to conduct comprehensive multi-hazard assessments across diverse transportation systems and successfully leverage study findings to secure competitive federal resilience funding, a critical need for St. Pete Beach. Our three-phase approach, inventory and data collection, risk assessment with probability and impact analysis, and development of investment priorities with funding source identification, provides a structured methodology directly applicable to advancing the Don CeSar and Boca Ciega project from assessment through implementation. The project's emphasis on stakeholder coordination across multiple agencies, integration of local knowledge, and successful PROTECT Discretionary Grant application demonstrates WSP's ability to position St. Pete Beach for transformational federal funding opportunities including FEMA, Resilient Florida and PROTECT programs.

Project Description:

AAMPO conducted a two-year regional transportation resilience study to evaluate how natural stressors - such as extreme rainfall and heat - could impact system performance and to identify actions needed to ensure long-term viability as the region grows. The study assessed the location, type, and duration of potential impacts and developed prioritized investment and policy recommendations.

Coordination was central to the effort, with WSP working closely with TxDOT, regional utilities, local jurisdictions and transportation asset owners to integrate partner knowledge into a regional resilience roadmap. A key objective was to position the region for resilience funding, including support for a successful PROTECT Discretionary Grant application that funded a second phase to develop a resilience improvement plan.

The study followed a three-phase approach: development of a baseline transportation asset inventory, a risk assessment evaluating the probability and consequences of disruptive events, and the creation of prioritized investment strategies, funding pathways and policy recommendations to embed resilience into future transportation planning and decision-making.

LOCATION:
San Antonio, TX

PROJECT VALUE:
$608,000

DATES:
2022-2024

REFERENCE:
Sonia Jiménez, Deputy Director
825 South St. Mary's Street
San Antonio, TX 78205
Phone: 210-668-3614
jimenez@alamoareampo.org

RELEVANCE:
- ✓ Funding evaluation
- ✓ Risk assessment
- ✓ Stakeholder engagement
- ✓ Vulnerability assessment

04 KEY PERSONNEL & PROJECT TEAM

YOUR WSP TEAM

WSP has assembled a high-performing, multidisciplinary team purpose-built to support the City of St. Pete Beach through every phase of the Don CeSar & Boca Ciega Area Resiliency Adaptation Project. Our team integrates deep coastal engineering expertise, advanced hydraulic modeling capability, stormwater design leadership, policy and funding strategy specialists, and nationally recognized climate resilience practitioners - **all backed by WSP's robust local presence in Pinellas County and the Tampa Bay region.**

Our structure is intentionally designed to deliver technical excellence, seamless coordination, and accountability from day one through Design-Build readiness. The team is led by senior personnel with decades of relevant experience, supported by specialists who have delivered some of Florida's most complex coastal adaptation, stormwater, roadway elevation, and resilience planning programs.

In addition to technical depth, our team brings proven experience implementing large, multi-phase climate adaptation programs under compressed timelines. We understand the urgency of coastal communities like St. Pete Beach, where chronic tidal flooding, SLR, and stormwater constraints require not only strong engineering but a pragmatic and accelerated delivery strategy. Many of our team members have led similar efforts in Pinellas County, Dunedin, Miami Beach, and Monroe County - projects that required blending climate-ready design, complex permitting, community buy-in and multi-source funding.

The WSP team is committed to being proactive, responsive and driven by the City's long-term vision for resilient neighborhoods. With a combination of national expertise and strong local roots, our team delivers the right balance of innovation, practicality and accountability to guide St. Pete Beach from planning to implementation and ultimately toward a flood-resilient future.

To the right, we have highlighted WSP's proposed project manager and deputy project manager. Brief team bios follow the organizational chart. Full resumes are in Appendix Ais



GREG
CORNING, PE

Project Manager

Greg is a project manager and senior engineer, who has been involved planning, design, permitting and construction management for projects involving SLR, king tides, and storm surge impacts for communities across Florida. He was the project manager assisting Monroe County with developing their capital improvement plan including raising roadways, stormwater pump station and injection wells for addressing the impacts to residential roadways from climate change factors. Through these projects, he supported the county with securing over $100 million on state and federal funds for the design and construction of the projects. Greg is actively engaged in regional climate change initiatives and shares lessons learned from project across Florida to the City of St. Pete Beach.

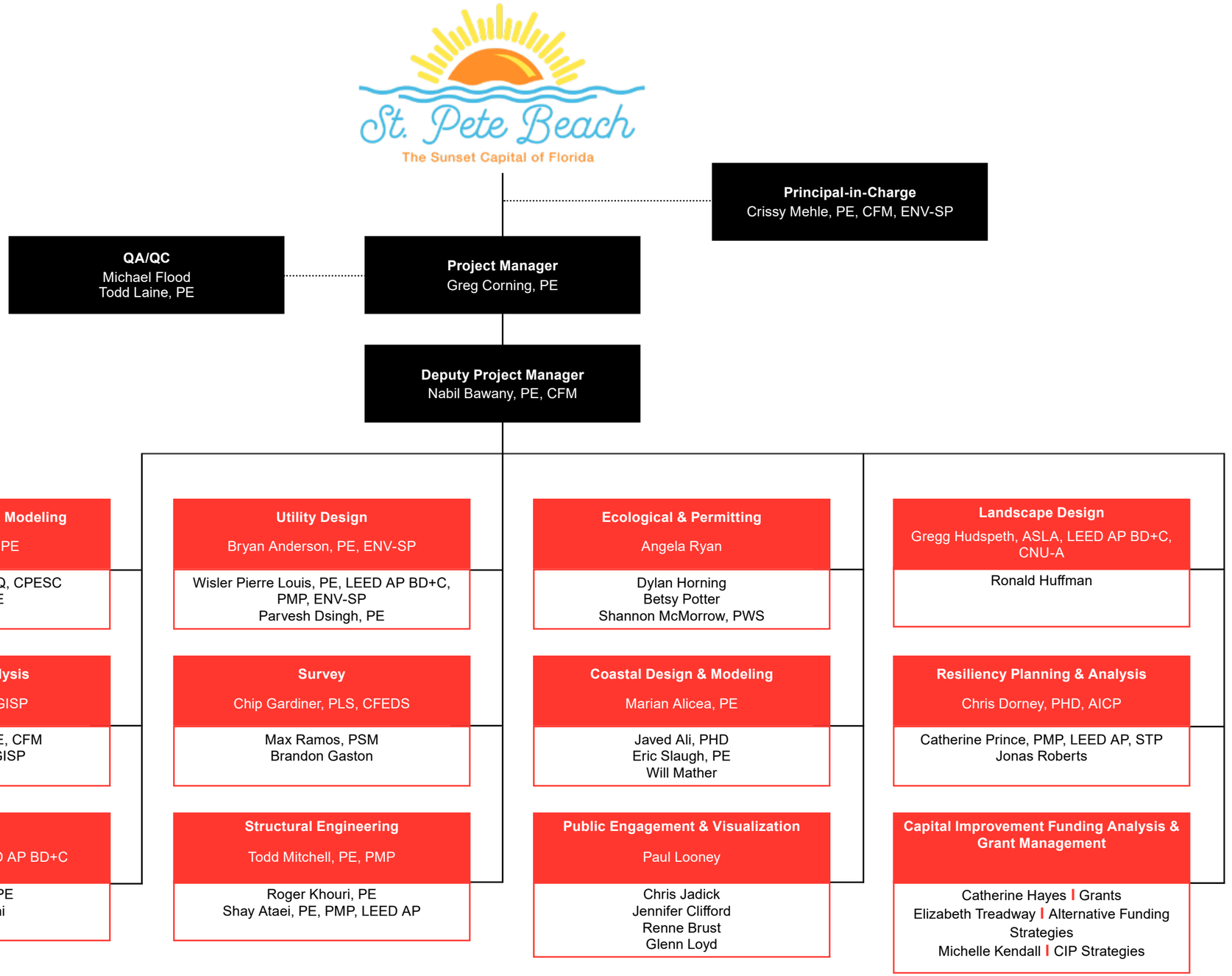


NABIL
BAWANY, PE, CFM

Deputy Project Manager

Nabil is a professional engineer with 11 years of experience in water resources and civil engineering, including eight years in local government. He specializes in flood resiliency, stormwater and drainage design, watershed planning, and hydraulic modeling, and is a proven project manager who has led multiple projects while contributing to innovative resilience and adaptation initiatives.

Organizational Chart





CRISSY
MEHLE, PE, CFM, ENV-SP

Principal-in-Charge

Crissy has 24 years of experience in water resource engineering, including comprehensive watershed assessments and improvement planning with a focus on flood protection, habitat improvement, water quality improvements, and sustainability. She excels at program and stakeholder management on large multidisciplinary projects. As the Florida Water Lead, she leads a team of 60+ water resource engineers and scientists committed to restoring our natural systems and built environments. As the principal-in-charge, she is committed to using WSP's resources to meet the City's needs on every project assignment.



MICHAEL
FLOOD

Quality Assurance/Quality Control

Michael has more than 25 years of consulting experience and serves as WSP's National Resiliency Lead. He has led national efforts to assess extreme weather and climate change risks and develop adaptation strategies across the US, including Puerto Rico. His recent work focuses on creating decision-support tools, prioritization processes, and benefit-cost analyses to help agencies plan effective resiliency investments, as well as delivering training on resiliency strategies.



TODD
LAINE, PE

Quality Assurance/Quality Control

Todd has more than two decades of experience in design and management of transportation projects. His project management experience includes all types of highway design, from rural and urban expressways and arterial highways to local intersection improvements and utility systems. Todd has served as project manager and engineer of record for significant infrastructure projects throughout Florida, including eight design-build projects. Over the last seven years, he has assisted clients with developing requests for proposal and criteria packages for design-build projects.



TIFFANY
DAVIES, PE

Stormwater Design & Modeling Lead

Tiffany is a senior civil engineer with more than 20 years of experience managing and delivering water resources and site-civil projects for municipal, federal, and private clients. She leads teams focused on hydrology and hydraulic analysis, stormwater system design, wetland restoration, and site development, with extensive experience in design, permitting, and construction support. Primarily working in Florida, Tiffany routinely leads vulnerability assessments and evaluates projects for climate change impacts, including SLR, and is a key contributor to complex, multi-agency permitting efforts.



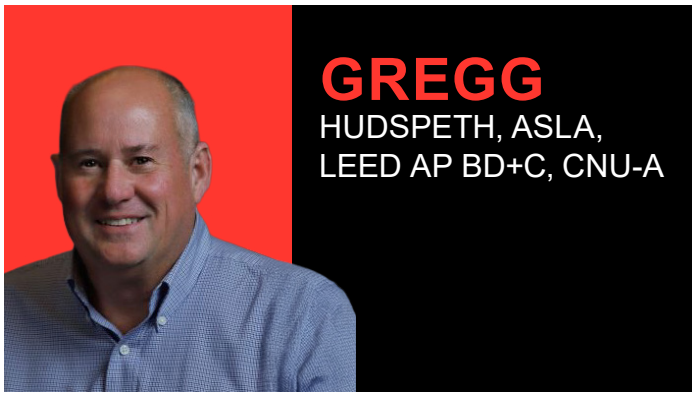
Utility Design Lead

Bryan Anderson is a civil engineer with more than 25 years of experience focusing on client relationship building, promoting collaboration with multidisciplined staff, and delivering quality projects. Bryan's engineering and technical expertise includes hydrological and hydraulic modeling, open channel hydraulics, stormwater management, water quantity, water quality, and floodplain mitigation, environmental permitting, and roadway drainage design. He has a strong understanding of the Florida Department of Transportation design methods, plan preparation, standards, and specifications of stormwater management for transportation projects.



Ecological & Permitting Lead

Angela is an environmental scientist and environmental planner with over 18 years of experience in project management, renewable energy, land development, water resources, and environmental protection. She has led multi-faceted ecological field assessments in freshwater and marine environments. Angela has provided scientific and policy-based leadership on renewable energy and mining industry projects; environmental and urban planning; federal, state, and local permitting; water resources management and ecosystem restoration; and program and project management.



Landscape Design

Gregg is a professional landscape architect in 12 states with more than 42 years of design experience in greenways, streetscapes, and parks. Before joining WSP, he spent three years in China performing construction observation at the Shanghai Disney Resort for the Public Transportation Corridor, Disney Town and the two Disney resort hotels.



GIS Data & Analysis Lead

Dustin is a GIS professional currently leading the Florida region of WSP. Responsibilities include management, implementation, and development of GIS applications as well as several years of experience in development and implementation of workflow models. He has an applied working knowledge of GIS technology including ArcGIS Pro, ArcMap, ArcGIS Online, and GIS mobile application development. He has worked as a database architect, workflow developer and manager, senior project manager and lead technical expert in the field of geospatial solutions.



CHIP
GARDINER, PLS, CFEDS

Survey Lead

Chip has 42 years of experience in surveying and mapping for public and private-sector clients and serves as Operations Manager for WSP's Florida surveying and mapping department. He oversees personnel, resources, project scheduling, tracking, and quality assurance, and brings extensive technical expertise in geodetic surveying, including conventional methods and GPS, as well as route, design, and boundary surveying. His background emphasizes the application of advanced technologies such as global navigation satellite system (GNSS), GIS, and LiDAR to support modern surveying and engineering practices.



MARIAN
ALICEA, PE

Coastal Design & Modeling Lead

Marian is a coastal, civil, and environmental engineer with expertise in coastal flood risk management, stormwater–coastal system integration, and community-scale resilience planning. Her work focuses on SLRadaptation, compound flooding analysis, shoreline stabilization, and resilient infrastructure solutions, supported by strong experience in hydrodynamic modeling, geospatial vulnerability analysis and nature-based shoreline strategies.



JAVED
ALI, PHD

Coastal Design & Modeling

Javed is a water resources engineer with over seven years of international experience specializing in hydrologic and hydraulic modeling, climate resilience, and advanced geospatial analysis. His work focuses on flood risk management, climate and natural hazard assessments, stormwater systems, and sustainable water resources planning, delivering data-driven solutions to support resilient infrastructure and community adaptation.



CHRIS
DORNEY, PHD, AICP

Resiliency Planning & Analysis Lead

Chris is a vice president in WSP's resilience practice with over 15 years of experience in extreme weather and climate change adaptation. He has supported federal, state, and local agencies with resilience policy, planning, and design, leading efforts that range from large-scale risk analyses to asset-level adaptation decisions, and has contributed to national climate resilience research with the National Academies of Sciences.



HUGO
LASTRA, PE, LEED AP
BD+C

Mechanical, Electrical & Plumbing (MEP) Lead

Hugo is a licensed mechanical engineer in Georgia and Florida. Hugo specializes in mechanical engineering, design, project management, and team leadership on a wide variety of projects. His responsibilities range from business development with clients, to construction documents, construction administration, energy models, and Leadership in Energy and Environmental Design (LEED) documentation. This includes leading teams, coordination between disciplines (MEP, architectural, structural, etc.), heating, ventilation and air conditioning (HVAC) calculations, designs, layouts, equipment selections, mentoring of younger engineers, code compliance, sustainable systems and client management.



TODD
MITCHELL, PE, PMP

Structural Lead

Todd is a senior structural engineer with WSP specializing in bridge and building design, inspections, and plan preparation. His experience includes preliminary and final design for a wide range of structure types, including steel and concrete bridges, movable bridges, and structural systems for design-build projects. He also brings expertise in emergency response, load ratings, corrosion assessment and repair, structural strengthening, and specialized structural components and foundations.



CATHERINE
HAYES

Grants

Catherine has 21 years of experience in strategic development and operations across the United States, Africa, the Middle East and South Asia. She brings extensive expertise in federal, state and private-sector grant programming, including pre-award planning, grant writing, post-award management and overall grant administration. Catherine has successfully managed funding from numerous federal and state agencies. She excels at aligning client priorities with appropriate funding opportunities and strategically planning grant programming and project development to support long-term operational and capital objectives.



ELIZABETH
TREADWAY

Alternative Funding Strategies

Elizabeth has more than 41 years of public works experience, specializing in stormwater and solid waste program management, finance, and long-range planning. She has supported communities across the US and Canada in service analysis, permit negotiation, and project prioritization, and leads teams focused on stormwater financial management, rate structures, capital forecasting, and public facilitation.



Capital Improvement Program (CIP) Strategies

Michelle is a tenured transportation and land-use planner, as well as a senior leader in WSP's Southeast region, helping shape and drive the firm's planning focus in Florida. Michelle has a strong knowledge of the regulations of and interactions among state, regional and local transportation agencies, having previously worked as a senior planner and interim director of a regional metropolitan planning organization.



Public Engagement & Visualization

Chris is a public engagement and community involvement specialist with extensive experience leading Florida Department of Transportation (FDOT)-mandated public workshops and hearings. As former Director of Communications for Tampa Bay Area Regional Transit Authority (TBARTA), he managed agency-wide communications, public outreach, and digital content while overseeing regional transportation planning engagement efforts. He brings strong expertise in government relations, strategic communications, media, and public presentation, supported by a master's degree in strategic communication management and award-winning experience in news media.



Public Engagement & Visualization Lead

Paul is a local resident of St Pete Beach. He interacts with community members on a regular basis. He will provide first-hand experience and truly understands the community needs and how to convey the messaging. Paul is also an accomplished engineer with 23 years of dedicated service at the Kentucky Transportation Cabinet (KYTC). Throughout his career, Paul has developed trusted relationships with staff at every level of KYTC, enabling open and effective collaboration across teams. His familiarity with KYTC's processes and personnel, combined with his innovative mindset, positions him as a valuable resource for introducing and evaluating new ideas. Paul demonstrates the ability to facilitate candid discussions about project innovations and creative solutions, weighing advantages and challenges in partnership with KYTC stakeholders.

05 PROJECT APPROACH, INNOVATION & UNDERSTANDING

PROJECT UNDERSTANDING

Understanding the Flood Mechanisms

WSP is committed to providing the expertise and resources needed to help the City of St. Pete Beach achieve its goals for the Don CeSar and Boca Ciega Area Resiliency Adaptation Project. The primary concern at St. Pete Beach is the persistent and worsening flooding that disrupts daily life, damages property, and threatens the long-term viability of these vital coastal neighborhoods. WSP is aware that these neighborhoods experience flooding from three different but interrelated mechanisms that should be addressed holistically:

Tidal flooding is the most frequent flooding mechanism and occurs during normal high-tide cycles, particularly during king tides in the fall months. WSP has reviewed the 2020 Don CeSar Neighborhood SLR Adaptation Alternatives Study, which documented that many roadways in the project area flood during tides as low as 1.8 ft NAVD88, a level that is exceeded multiple times per month.

Rainfall-induced flooding occurs when stormwater runoff exceeds the capacity of the existing drainage system. The undersized pipes, limited inlet capacity, and lack of positive outfall during high-tide conditions combine to create ponding on roadways and in yards. The existing system was designed to a lower standard than current practice and does not account for the compound effects of rainfall coinciding with elevated tidal conditions.

Storm surge flooding represents the most catastrophic risk to the community. WSP reviewed the 2023 City of St. Pete Beach Update to Phase II Vulnerability Assessment study, which documented that storm surge under the current scenario could exceed 11 ft NAVD88 at the Pinellas Bayway, with projections increasing to over 14 ft by 2070 under intermediate-high SLR scenarios. While this project cannot fully protect against major hurricane surge, the recommended improvements can significantly reduce the frequency and severity of nuisance flooding and provide some level of protection against minor tropical systems.

WSP will perform a detailed review of previous studies. WSP understands the nuances of the prior analyses and recognizes that while valuable data has been collected, a clear path forward has not yet been established. WSP's approach is designed to build on existing knowledge, fill critical gaps, and drive the project toward a clear, actionable, and fundable conclusion. WSP understands the urgency of the City's January 2027 target for a Design-Build Readiness Package and has structured our approach to meet this aggressive schedule.

PROJECT APPROACH

Task 4.1 Project Management and Coordination

Our approach to project management is grounded in collaboration, transparency and precision. We will work closely with the City Project Manager and key staff to ensure alignment with the City's vision and objectives from day one. By leveraging proven project management methodologies and best practices, we will establish clear communication protocols, facilitate effective stakeholder engagement, and maintain rigorous oversight of schedule, budget, and deliverables. From the kickoff meeting through monthly reporting, regular project management meetings, and the development of a comprehensive Project Management Plan (PMP), our team will provide structured yet adaptable processes that anticipate challenges and proactively address risks. **This approach ensures that all work elements are completed on time, within budget, and to the highest standards of quality, while fostering a collaborative environment that supports the City's goals and stakeholder needs.**

Kickoff meeting: To verify full alignment with the City's vision and objectives from the outset, our team will schedule a kickoff meeting within two weeks of the Notice to Proceed (NTP). This meeting will serve as the foundation for project success, establishing clear expectations and communication protocols while confirming priorities and deliverables.

During the kickoff meeting, we will facilitate a structured discussion covering the project timeline, budget, reporting requirements, internal meeting cadence, focus group and workshop schedules, communication channels, and other key topics critical to project execution. Our goal is to create a shared understanding and collaborative framework that sets the stage for efficient and transparent project delivery.

To maximize productivity and engagement:

- We will provide a detailed agenda at least 48 hours in advance, allowing participants time to review and suggest revisions.
- We will prepare and distribute presentation materials, handouts, and a sign-in sheet before the meeting.
- Within 48 hours after the meeting, we will deliver comprehensive meeting notes documenting decisions,

next steps, and action items to ensure clarity and accountability.

Monthly Reporting and Invoicing: Our team will provide accurate, timely and transparent monthly reporting and invoicing in full compliance with the City's requirements. We understand the importance of clear documentation for project oversight and accountability, and we have extensive experience preparing invoices and progress reports for the project. This familiarity ensures that our submissions will meet the City's standards and streamline the review and approval process.

Each monthly progress report will follow an approved format and include all required elements, such as:

- Executive Summary and Progress Narrative
- Detailed description of tasks completed
- Updated project schedule with percentage completion for each task, deliverable, and milestone
- Summary of costs incurred per task/milestone
- Schedule tracking narrative and list of deliverable items
- Management issues, corrective actions, and resolutions
- 30-day look ahead for upcoming activities

In addition to reporting, we will prepare accurate and detailed invoices that align with the City's invoicing protocols, ensuring clarity and consistency between financial documentation and project progress. Our proven approach minimizes administrative burden for the City and supports efficient project management.

By combining precision, compliance, and proactive communication, we ensure the City receives complete and actionable information each month - keeping the project on track and within budget.

Regular Project Management Meetings: To maintain transparency, alignment, and momentum throughout the project, our team will schedule, organize, and lead monthly project management meetings with the City Project Manager and relevant staff. These meetings will serve as a critical forum for progress updates, issue resolution, and collaborative decision making, making sure the City remains fully informed and engaged at every stage.

Our team's experience managing projects ensures these meetings are structured, purposeful and results-driven, fostering collaboration and proactive problem-solving. By combining clear communication with disciplined project oversight, we keep the project on track, anticipate challenges, and maintain alignment with the City's goals and timelines.

Project Management Plan: Our team will deliver a comprehensive and strategic PMP designed to ensure seamless execution and exceptional results. The PMP will serve as the foundation for project success, detailing the key project team, scope of work, resource management protocols, document control procedures, and rigorous QA/QC measures, along with clear communication strategies for status reporting and deliverable tracking.

Within 15 days of the project kickoff meeting, we will provide the City with a draft PMP for review and feedback. Once finalized, the PMP will function as a living document, guiding all activities and proactively identifying potential risks to maintain schedule integrity and budget compliance.

To drive efficiency and transparency, the PMP will include a detailed, visually intuitive Gantt chart (Microsoft Project or equivalent) that maps all tasks, deliverables, start dates, durations, submission deadlines, key milestones, and dependencies - including critical path items. This schedule, as outlined in section 6, will also include engagement with the City's advisory and community committees, including the chart, which will clearly illustrate interdependencies between stakeholder meetings, deliverables, and outcomes, ensuring clarity for all participants.

Project Files: Our team will maintain a highly organized and transparent system for managing all draft and final deliverables throughout the project. All deliverables will be provided in electronic format and made accessible to the City and the project team for the duration of the project term. To ensure ease of access and collaboration, we will use secure online platforms such as Microsoft Teams or SharePoint, enabling the City to download materials at any time.

- WSP will implement a structured folder hierarchy to keep all project documentation clear and organized:
- **Task-Level Organization:** Each task will have its own dedicated folder.
- **Deliverable-Level Organization:** Within each task folder, subfolders will be created for each deliverable, containing the final version and any relevant supporting files.



- **Meeting Documentation:** A separate folder will be maintained for each meeting, including agendas, notes, and related materials to ensure complete transparency and easy reference.

Task 4.2 Public Engagement and Community Buy In

WSP is well experienced in conducting public involvement plans and executing them to meet the requirements of FDOT's PD&E Handbook, Chapter 11 (Topic No. 650-000-001) and the Efficient Transportation Decision Making (ETDM) Manual (Topic No. 650-000-002). WSP undertakes public engagement not only to ensure project compliance with Florida state requirements, but to keep public constituents informed and engaged. Our approach does more than meet engagement requirements; it builds community understanding and support.

City of St. Pete Beach residents are important stakeholders in the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan. Through public involvement participation, members of the public can become contributing partners, aiding City of St. Pete leaders in finding mutually beneficial solutions to long-term coastal and stormwater resiliency infrastructure needs. Properly designed and implemented, the public workshop process is a primary vehicle to meet the City's priority for a community-supported solution addressing the issues of chronic tidal, dry-weather, and rainfall flooding.

WSP adheres to four guiding principles in the public involvement process:

- **Process:** Engagement is a continuous process throughout the project by which all community stakeholders can learn and be heard. The City's proposal for three workshops aligns with this goal, by providing regular and ongoing means for public participation.
- **Stakeholders:** Defining project stakeholders includes the identification of all who will be impacted by the decisions made during the project. This includes property owners and users, community leaders, user groups, business owners, community leaders, elected and appointed officials and the general public. The WSP team will develop a plan to inform stakeholders of workshop opportunities at least 30 days before any scheduled event.
- **Outreach Tools and Techniques:** Understanding the audience provides the foundation on which public involvement campaigns can be developed. In accordance with FDOT directives, the most appropriate outreach techniques will be determined and implemented. This can include the use of electronic media (i.e., online surveys, website, social media) to maximize public understanding of the project and upcoming workshop opportunities.



- **Documentation:** Recording public comments and forwarding inquiries as the project develops are critical to ensuring public priorities are recognized, considered, and incorporated during the project process. WSP will establish the process and procedures to capture public comments and questions, both online and at in-person workshops, and memorialize them for project use. This will include a process of responding to questions as they are submitted.

Public Involvement Plan: WSP will develop a public involvement plan (PIP) specific to the requirements of the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, which will be tailored to the City and FDOT PD&E standards. Included in the PIP will be an outline of procedures and activities to be undertaken in the public workshop process. **Three workshops will be conducted in accordance with the project requirements. Objectives for each workshop are to 1) educate [scoping and existing conditions]; 2) gather public feedback [alternatives and funding options]; 3) build project support [preferred alternative confirmation and 30% design presentation]. WSP will adhere to the milestone schedule provided by the City and will coordinate exact dates and locations with the City before scheduling any workshops.**

WSP has the capability to make each workshop hybrid, which is now an FDOT requirement. Hybrid workshops provide the public with an option to attend a workshop either in person, at a designated time and location, or online via the internet. Virtual workshops can be hosted by either WSP or the City. The project team will coordinate with the City to determine the best means and platform to meet FDOT's hybrid workshop requirements.

WSP can also develop, host and manage a project website, which can increase transparency to the public by providing a readily accessible resource for project information and public education. The website can also provide a means for the public to send comments or ask questions of the

project team, as well as host online surveys, another invaluable tool to measure public feedback. **WSP recently implemented this strategy for Monroe County with great success: https://www.keysroadsplan.com/.**

Supporting Materials: Content for online and print materials, including maps and surveys, will be developed by WSP and provided for editorial review and revision by the City before any publication. The WSP team includes a professional staff of graphic designers with GIS capability to produce content, including:

- Maps (both print and web-based)
- Visual simulations
- Online surveys
- Fact sheets
- Presentation boards (for public workshops)
- Project website

Workshop Equipment: As needed, WSP can provide equipment for use at public workshops. This includes LCD projectors, projection screens, tripod display easels for maps and informational posters, flip charts, and peripherals (presentation clickers, extension cords, etc.)

Plain Language: WSP adheres to FDOT's plain-language directive, which requires the use of clear and straightforward language in government communications. This is defined by materials that are easy to read and understand, while avoiding complex technical terms and jargon.

Alternative Languages: The WSP team has multilingual capabilities, and upon request, can convert all English language materials into an alternative language, including Spanish, Portuguese and Creole.



Task 4.3: Data Collection and Existing Conditions

WSP will establish a comprehensive and accurate baseline of existing conditions, creating a “single source of truth” that will inform all subsequent project phases. Our process begins with a comprehensive synthesis of all existing data, followed by a targeted field investigation program to fill critical data gaps efficiently and cost-effectively.

Data Integration and Gap Analysis

WSP will begin the project by creating a unified digital workspace that integrates all available data sources into a single ArcGIS geodatabase. This geodatabase will serve as the central repository for all project data and will be delivered to the City as a valuable long-term asset for future planning and asset management. The data integration process will include the following sources:

Data Category	Sources	Integration Approach
Prior Studies	▪ 2020 Don DeSar Neighborhood Sea Level Rise Adaptation Alternatives Study; ▪ 2021 Stormwater Master Plan Update Phase 2 – Don CeSar & Boca Ciega Section; ▪ 2023 Maritana Neighborhood Water Threats Adaptation; ▪ 2023 City of St. Pete Beach Update to Phase II Vulnerability Assessment	Extract GIS layers, model files, and tabular data; reports and cost estimates; reconcile discrepancies
Topographic Data	Pinellas County LiDAR (2020); USGS 3DEP	Develop 1-ft contour digital elevation map (DEM); identify void areas requiring supplemental survey
Infrastructure	City GIS database; as-built records; FDOT plans	Compile pipe network, structures, outfalls; flag missing or conflicting data
Environmental	NWI; Southwest Florida Water Management District (SWFWMD) land use; Fish and Wildlife Conservation Commission (FWC) species data	Map wetlands, seagrass, mangroves; identify listed species habitat
Tidal/Water Level	National Oceanic and Atmospheric Administration (NOAA) St. Pete tidal gauge; SWFWMD monitors	Compile historical records for model calibration
Rainfall (current and future)	NOAA Atlas 14; future rainfall projections (UF/FSU)	Develop design storm hyetographs; establish future rainfall scenarios
Storm surge	NOAA SLOSH; 2023 Update to Phase 2 Vulnerability Assessment	Compile existing storm surge data for extreme event analysis
Sea Level Rise	Climate Science Advisory Panel (CSAP) 2025; NOAA 2022 Technical Report	Establish SLR scenarios for planning horizons
Utilities	Duke Energy; Pinellas County utilities; telecom	Request utility atlases; identify potential conflicts
Historical flooding information	Flood Complaints Database	Model calibration and problem area identification

This integrated data set will be carefully reviewed to identify critical data gaps. WSP’s gap analysis will produce a prioritized list of data needs, allowing WSP to execute a highly targeted and cost-effective field investigation program that supplements, rather than duplicates, existing information.

DEM Development and Void Analysis: WSP has already obtained the latest Pinellas County DEM, which the WSP team utilized in the Pinellas County Vulnerability Assessment study and is currently using for the City of Dunedin Vulnerability Assessment and Adaptation Plan study.

Targeted Field Investigations: Based on the data gap analysis, WSP will deploy our in-house teams to conduct a targeted field investigation program. WSP has field staff local to Pinellas County who can be on site eithin an hour’s notice. Paul Looney, our public engagement lead, is a City of St. Pete Beach resident. This program is designed to be cost-effective by targeting only those areas where existing data is insufficient.

Topographic and Bathymetric Surveys: WSP’s licensed surveyors will measure critical elevations not adequately represented in the LiDAR data, including seawall crest elevations, roadway crowns and inverts, drainage structure inverts and rim elevations, and near-shore bathymetry in areas where living shorelines or outfall modifications are considered.

Subsurface Utility Engineering (SUE): WSP staff can perform Quality Level B (designating) and Quality Level A (locating) SUE investigations at critical conflict points, particularly along any proposed pump station sites and major conveyance alignments. This precise utility location data will minimize the risk of costly conflicts and relocations during construction.

Geotechnical Investigations: WSP has in-house experienced geotechnical staff that will review soil borings, and laboratory analysis will be performed at proposed locations for major structural components, such as pump stations and seawall reconstructions. This data will inform foundation design, dewatering requirements, and construction cost estimates.

Environmental Resource Delineation: Our environmental scientists will perform detailed field delineations of wetlands and other surface waters. This work will verify the findings of the 2023 Maritana Neighborhood Water Threats Adaptation Study and establish precise boundaries for permitting. The field delineation will identify and map all wetlands, mangroves, seagrass beds and oyster reefs within and adjacent to the project area.

~~Outfall~~ and Tidal Valve Condition Assessment: WSP's field crews will physically inspect all accessible outfalls within the project area to verify their condition, connectivity, and the performance of any existing tidal valves. This assessment is critical for understanding the current system's vulnerabilities and for designing effective backflow prevention solutions. For each outfall, WSP will record the material type, diameter, invert elevation, condition rating (1-5 scale), presence and type of backflow preventer and operational status.

Existing Conditions Report and GIS Database: All collected and synthesized data will be integrated into a comprehensive ArcGIS geodatabase. This geodatabase will serve as the "single source of truth" for the project and will be delivered to the City as a valuable long-term asset for future planning and asset management. WSP will prepare an existing conditions report that summarizes the data collection effort, characterizes the existing drainage systems, and identifies key problem areas and constraints.

Task 4.4: Preliminary Engineering & Alternatives Analysis

WSP will develop a dynamic, hydraulic model to quantify existing flood risks and design future solutions. This state-of-the-art model will serve as the technical core of our analysis, allowing us to test a robust suite of alternatives under a range of future conditions. WSP has a team of expert modelers with extensive experience in the complex coastal environments of the Tampa Bay region.

Advanced Hydraulic Modeling Platform (ICPR4): WSP will develop a dynamic, hydraulic model using ICPR4, which is widely accepted by most agencies in Florida, including SWFWMD and FDOT, and ideal for simulating the complex interactions of rainfall-runoff, tidal influence and overtopping that characterize flooding in the project area.

Hydrologic and Hydraulic (H&H) Parameters: The model will be parameterized using industry-standard and locally accepted data sources. This includes:

Parameter	Data Source	Application
Land Use	SWFWMD FLUCCS	Curve Number (CN) and Impervious Area determination
Soils	Natural Resources Conservation Service (NRCS) SSURGO Soil Survey Geographic Database (SSURGO)	Hydrologic Soil Group (HSG) for CN determination
Curve Numbers	TR-55 / SWFWMD Guidelines	Rainfall-runoff transformation
Manning's 'n'	Standard Tables / Field Verification	Overland flow and channel roughness
Rainfall	NOAA Atlas 14 / SWFWMD	Design storm depths

These parameters will be refined during the calibration process to ensure the model accurately represents observed conditions.

Boundary Conditions (Tidal and Rainfall): The model will be driven by a comprehensive set of boundary conditions to simulate a full range of flood-producing events. This includes both tidal events and rainfall-driven events, evaluated for multiple planning horizons.

Tidal Boundary Conditions: The downstream boundary of the model will be driven by **tidal stages derived from NOAA Gauge 8726520 (St. Petersburg)**. WSP will simulate a range of tidal conditions, including mean higher high water (MHHW) and king tide events, to assess the system's vulnerability to tidal flooding. For future condition analysis, the tidal boundary will be raised to reflect projected SLR.

Rainfall Boundary Conditions (Design Storms): WSP will simulate a comprehensive suite of design storm events to evaluate system performance under a range of rainfall intensities, including current and future conditions. Future rainfall depths will be derived from NOAA Atlas 14 andor SWFWMD regulatory rainfall amounts, using the more conservative (larger) value to make sure flooding is not underestimated. **WSP is currently performing similar future rainfall analysis for the City of Dunedin's Vulnerability Assessment, applying the latest academic**

research from FIUto project future rainfall intensity and duration. WSP is applying future rainfall change factor to asses the 5-, 10-, 25-, 50-, 100- and 500-year return period data for the horizon years of 2050 and 2080, under the 2022 NOAA SLR Intermediate-Low and Intermediate scenarios.

Combined Rainfall and Tidal Events: To simulate the most challenging flood conditions, WSP will also model combined events where a design storm (e.g., 25-year, 24-hour) coincides with a high-tide condition (e.g., king tide). This compound flooding scenario is often the most damaging and is a critical consideration for coastal communities like St. Pete Beach.

Future Conditions and SLR Scenarios: To confirm a resilient, forward-looking design, WSP will model three different SLR scenarios for three future time horizons, consistent with the RFP requirements and the 2025 Tampa Bay CSAP recommendations, which are regionally corrected from the 2022 NOAA Technical Report using data from the St. Petersburg tide gauge. **To ensure eligibility for FDEP's Resilient Florida grant program recommends to analyze the planning-level horizons of 2050 and 2080 using both the Intermediate-Low and Intermediate scenarios, consistent with Florida Statute 380.093. This can be in addition to time horizons 2030, 2050, and 2070 specified in the RFP.**

Planning Horizon	NOAA Int-Low	NOAA Intermediate	NOAA Int-High
2030	+0.59 ft	+0.59 ft	+0.62 ft
2050	+1.05 ft	+1.18 ft	+1.38 ft
2070	+1.51 ft	+1.90 ft	+2.62 ft
2080	+1.74 ft	+2.43 ft	+3.44 ft

Note: Values are relative to the 2000 MSL baseline, based on the CSAP 2025 projections for the St. Petersburg gauge (Station 8726520).

Model Calibration: Before its use for alternatives analysis, the model will be carefully calibrated to ensure it accurately represents existing conditions.

Calibration Data: WSP will use best available calibration data, including:

- High-water marks from recent flood events (e.g., Hurricane Idalia, king tide events)
- Resident photographs and videos documenting flood extents and depths
- City flood complaint records with dates and locations
- Tidal gauge data from NOAA Gauge 8726520

Alternatives Development and Evaluation

WSP will use the calibrated model to evaluate a series of adaptation alternatives. The alternatives will be developed based on prior studies, WSP's engineering expertise, and input from the City and community. The alternatives will be organized into clear, logical categories:

1. **Perimeter Defense Alternatives:** These alternatives focus on preventing tidal and storm surge waters from entering the project area.
   - **Raised Seawalls:** Evaluation of various seawall heights (e.g., 5.0 ft, 5.5 ft, 6.0 ft NAVD88), alignments, and construction types (e.g., concrete, vinyl sheet pile, composite). WSP will evaluate the three seawall design options from the 2021 Stormwater Master Plan Update Phase 2 – Don CeSar & Boca Ciega Section study: (1) Raised double wall bulkhead with walkover, (2) Raised bulkhead with walkover for homes with pools, and (3) Landscaped berm with walkover behind existing bulkhead.
   - **Landscaped Berms:** Evaluation of earthen berms with vegetated slopes as an alternative or supplement to vertical seawalls.
   - **Hybrid Living Shorelines:** Evaluation of nature-based solutions that incorporate natural elements like oyster reef breakwaters, mangrove plantings, and coir logs to provide both coastal protection and ecological uplift. These approaches align with the City's sustainability goals and may be favored by regulatory agencies.
2. **Interior Drainage Management Alternatives:** These alternatives focus on managing stormwater within the project area and preventing tidal backflow.
   - **Stormwater Pump Stations:** Sizing and location analysis for new stormwater pump stations to actively discharge stormwater during high-tide conditions when gravity outfalls are submerged.
   - **Backflow Prevention:** Evaluation tidal backflow prevention technologies, including passive inline check valves and smart-controlled gate systems that can be remotely operated based using SCADA and real-time tidal and rainfall data.
   - **Conveyance System Upgrades:** Sizing analysis for new or upsized stormwater pipes and inlets to increase system capacity.
3. **Storage and Infiltration Alternatives:** These alternatives focus on reducing runoff volumes and peak flows.
   - **Underground Storage Vaults:** Assessment of opportunities for underground detention/retention vaults beneath parks such as Lazarillo Park, parking areas or ROWs.
   - **Pervious Pavements:** Evaluation of permeable pavers or porous asphalt for public parking areas and low-traffic roadways to promote infiltration.
   - **Green Infrastructure:** Assessment of bioswales, rain gardens and other green infrastructure elements in public spaces and ROWs.

4. **Roadway Adaptation Alternatives.** These alternatives focus on raising roadway elevations to reduce flooding.
    - **Roadway Regrading and Elevation:** Evaluation of raising roadway profiles to meet the 5.0 ft NAVD88 level of service target. This is a significant undertaking that will require coordination with adjacent properties and utilities.
    - **Enhanced Roadway Drainage:** Evaluation of curb and gutter systems, valley gutters, and enhanced inlet spacing to improve roadway drainage.

Multi-Criteria Alternatives Evaluation: Each alternative (and combinations of alternatives) will be scored against a transparent, weighted multi-criteria matrix. This process ensures the selection of a preferred alternative that provides the best overall value to the City. Example criteria below:

Evaluation Criterion	Weight	Description
Flood Reduction Effectiveness	30%	Quantified reduction in flood frequency, depths and extents
Capital Cost	20%	Opinion of Probable Construction Cost (OPCC)
Operations & Maintenance Cost	10%	Estimated annual operation and maintenance (O&M) costs over a 30-year lifecycle
Funding Eligibility	15%	Alignment with Resilient Florida, Hazard Mitigation Grant Program (HMGP) and SWFWMD grant criteria
Environmental Impact/Benefit	10%	Potential for environmental impacts (negative) or ecological uplift (positive)
Constructability	10%	Ease of construction, phasing potential, and minimization of public disruption
Community Acceptance	5%	Anticipated level of community support based on workshop feedback

Seawall Dependency and Parallel-Path Alternatives

WSP recognizes that the performance of many alternatives is dependent on the condition and elevation of privately owned seawalls. The Maritana Neighborhood Water Threats Adaptation Study (2023) documented that many existing seawalls are in poor condition and are below the elevation required for effective flood protection.

For any alternative whose performance is dependent on private seawall condition or elevation, WSP will explicitly identify the dependency and provide parallel-path alternatives that remain functionally independent of seawall replacement timing. For example, if the preferred alternative includes a perimeter defense strategy that assumes seawalls are raised to a uniform elevation, WSP will also evaluate a parallel-path alternative that achieves the same level of service through enhanced interior drainage (e.g., larger pump stations, additional storage) without relying on seawall improvements. This approach ensures that the City has a viable path forward regardless of the pace of private seawall replacement.

Deliverables

All hydrologic/hydraulic models will be submitted in their native ICPR format, complete with all model files, input data, output files, metadata, and calibration report. The results of the alternatives analysis will be documented in a comprehensive Preliminary Engineering Report, which will include a clear and defensible recommendation for the preferred alternative.

Task 4.5 Funding Options Analysis

WSP will evaluate and recommend optimal funding and delivery pathways for the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, balancing project urgency, regulatory requirements, funding eligibility, and implementation risk. **This analysis will support early decision making in FY 2026 and position the City to secure near-term and long-term funding from federal, state, local, and private sources.**

WSP's approach is grounded in extensive experience delivering coastal resilience, flood mitigation, and climate adaptation projects across Florida using multiple funding and delivery models, including Resilient Florida, Florida Division of Emergency Management (FDEM) Hazard Mitigation Assistance, FEMA Building Resilient Infrastructure and Communities (BRIC), water management district programs, and locally funded accelerated delivery approaches.

WSP will prepare an early FY 2026 technical memorandum evaluating whether the project should proceed under a federal PD&E/National Environmental Policy Act (NEPA) framework or a locally accelerated delivery approach, such as a special assessment district, design-build or P3.

The evaluation will include:

- Comparison of federal PD&E/NEPA versus local/non-federal delivery pathways, including:
    - Schedule implications and critical path milestones
    - Regulatory and permitting requirements
    - Cost, risk, and documentation requirements
    - Impacts on eligibility for federal, state, regional, and private funding programs
- Assessment of suitability for:
    - Special assessment districts
    - Design-build and alternative procurement methods
    - P3s
    - Hybrid delivery approaches that preserve future federal funding eligibility

- Identification of decision points required to maintain eligibility for Resilient Florida, FDEM, FEMA, water management district, and other funding programs
- Clear, actionable recommendations supported by cost, schedule, risk, and funding considerations

Relevant WSP Florida Experience Includes:

- FDOT PD&E and NEPA Studies across Districts 1, 6 and 7, where WSP evaluated federal versus state-led delivery paths and advanced projects through Type 1 and Type 2 Categorical Exclusions.
- City of Miami Beach Stormwater and Coastal Resilience Program, supporting phased implementation strategies that balanced accelerated local delivery, alternative procurement, and long-term federal funding opportunities.
- Tampa Bay regional resilience and transportation studies evaluating NEPA applicability, alternative delivery methods, and funding tradeoffs for complex, multijurisdictional projects.

WSP will lead the development of an innovative, accelerated delivery strategy that enables the City of St. Petersburg and The Don Cesar to implement critical hurricane resilience improvements quickly, efficiently, and responsibly. **By evaluating P3 structures, WSP will help unlock private capital, advanced technical expertise, and operational efficiencies, while ensuring strong public oversight and protection of community and historic interests.**

For The Don Cesar, WSP will identify and structure P3 opportunities that may include:

- Private financing of resilience improvements integrated with long-term operating or lease agreements, reducing upfront public capital requirements while accelerating construction and deployment.
- Strategic risk sharing for design, construction, lifecycle maintenance, and post-storm recovery, aligning incentives for performance, durability, and long-term asset protection.
- Seamless integration of resilience investments with hotel operations, allowing construction sequencing that minimizes service disruptions, limits downtime, and protects revenue continuity.

WSP will advise the City and stakeholders on the most effective P3 delivery models - such as design-build-finance, concession-based arrangements, or hybrid structures - and will assist in crafting agreements that are transparent, equitable, and protective of public interests, while preserving the historic character and economic value of this iconic coastal landmark. Aligning accelerated delivery with long-term funding opportunities even as the City pursues an accelerated local delivery approach, **WSP will ensure that project development remains fully aligned with current and future funding opportunities.** Our team will proactively:

- Maintain project documentation, environmental review, and design decisions consistent with Resilient Florida, FDEM, FEMA BRIC and water management district requirements.
- Identify and manage key decision points to preserve eligibility for reimbursement or future phased funding.
- Develop hybrid delivery strategies that enable early construction of urgent resilience improvements while maintaining access to later state and federal participation.

This disciplined, forward-looking approach allows the City to act decisively on immediate hurricane resilience needs without compromising long-term funding flexibility.

Stakeholder Coordination and Governance Leadership

WSP will serve as a trusted integrator, facilitating structured coordination among all stakeholders, including:

- City of St. Petersburg departments
- Don CeSar ownership and operational leadership
- Regulatory and historic preservation agencies
- Potential private development, construction, and financing partners

WSP will support the establishment of clear governance structures, defined roles and responsibilities, and transparent decision-making processes to ensure accountability, collaboration, and efficient delivery throughout the project lifecycle.

Delivering Implementation-Ready Solutions

The result of WSP's engagement will be a clear, actionable, and implementation-ready delivery strategy that positions the City and the Don CeSar for success. Deliverables will include:

- Recommended delivery model(s) and procurement approach
- Funding and financing framework
- Risk allocation, schedule, and phasing strategy
- Near-term actions to initiate design, procurement, and construction

Through this approach, WSP will enable the City of St. Pete Beach and The Don CeSar to accelerate hurricane resilience improvements, reduce long-term risk, and safeguard an iconic economic and historic asset while maintaining flexibility to adapt, grow and leverage future funding opportunities.

Funding Sources and Matching Requirements Analysis

WSP will identify and evaluate potential federal, state, regional, local, and private funding sources applicable to the project, aligned with coastal resilience, flood mitigation, and climate adaptation goals.

For each funding source, WSP will document:

- Program eligibility requirements
- Typical funding and matching ratios
- Maximum award amounts
- Key grant deadlines and cycles
- Competitiveness and alignment with project readiness
- Risks or constraints affecting funding success

Grant Application Preparation and Submittal (Up to Two Applications)

Based on the City's direction, WSP will prepare up to two competitive grant applications, leveraging our in-house grant writing expertise and knowledge of agency evaluation criteria.

Services include:

- Grant narrative development and technical justification
- Alignment of project scope with funding and delivery requirements
- Budget, schedule, and match documentation
- Benefit-cost and risk reduction narratives (as required)
- Assembly, quality control and agency coordination

Deliverables:

Early FY 2026 funding and delivery pathway technical memorandum, including a funding matrix summarizing funding sources, matching requirements, deadlines, delivery compatibility, and strategic fit, and up to two complete grant application packages ready for submittal.

Task 4.6 Environmental Documentation and Permitting Strategy

Task 4.6.1 Pre-Application Meetings and Agency Coordination

WSP will first investigate if the proposed work qualifies for a Type 2 categorical exclusion (CE) and subsequently, federal funding, prompting a NEPA review. The agency for which the CE is potentially issued through will determine specific NEPA regulations.

In the event the proposed work does not qualify for a CE, WSP will coordinate with all applicable agencies, ranging from federal, state and local jurisdictions. These may include USACE, FDEP, SWFWMD, FDOT and City or county. WSP's goal will be to achieve all necessary permits at the lowest possible level of regulation first, while minimizing adverse environmental impacts. To streamline this process, WSP will coordinate and schedule pre-application meetings with all entities listed above. These meetings may occur concurrently based on agency schedules but is not guaranteed.

To track the above due diligence effort and determine relevant agencies based on the work proposed; WSP will prepare a permit matrix to summarize the local, state, and federal permitting requirements. The matrix will include a summary of additional approvals and authorizations that may be required by applicable agencies.

Task 4.6.2 Permit Applications and Processing, Field Review and Agencies' Request for Additional Information

WSP will apply for local, state and federal permits where necessary and will include the compilation of environmental information in the form of an environmental narrative to be submitted to the regulatory agencies with the permit applications. The environmental document will include graphics, Uniform Mitigation Assessment Method (UMAM) forms, and other agency-required data sheets. WSP will respond to RAIs from the regulatory agencies as they are received and provide revised documents to receive approved permits for construction. As part of the permitting process, many agencies require on-site reviews of the existing conditions and to walk the proposed project area. These field reviews are often attempted to



Conceptual Design Under Park Storage

be scheduled jointly with the various agencies when feasible. Therefore, the number of necessary agency site visits is subject to depending on joint scheduling.

Deliverables:

- Permitting Matrix
- Pre-Application Meeting Summaries
- Agency Application Draft Packages
- Final Environmental Documents
- RAI Response's and Attachments

Deliverables:

- Draft and Final Environmental Document or Environmental Resource Permit (ERP) Pre-Application Package.

Task 4.7: Preliminary (30%) Design for Priority Basins

Once the City approves the preferred alternative, WSP will advance the design for the priority basins (3, 12, and 13) to a 30% completion level, creating a well-defined basis of design for the future design-build team. **The 30% design package will provide sufficient detail to support a progressive design-build procurement while allowing the design-build team flexibility to innovate and optimize the final design.**

WSP will combine the data gathered on the site with the results of the ICPR model and input from stakeholders to develop 30% designs for the three priority basins (3, 12, and 13). These stakeholders include Duke Energy, Pinellas County Utilities, telecom providers and other utility owners. WSP will work with them to identify conflicts, document anticipated relocations, and determined associated responsibilities. The 30% design will consist of one drawing set that includes the proposed approach for the three priority basins. Within this drawing set, WSP will include key features of the proposed solution, which may include:

- Pump station layouts, control systems and vaults;
- Stormwater collection and conveyance system modifications;
- Shoreline protection improvements;
- Utility conflicts and relocations; and
- Landscape and aesthetic elements

Along with the 30% design drawings, WSP will submit construction cost estimate, phased construction plan, and design report. The construction cost estimate will be prepared to an accuracy that is typical for 30% designs (+30% / -20%). The design report will summarize the literature review, methodology, assumptions, and results that were the foundation of the design presented in the 30% design drawings.

Design Criteria and Standards

The 30% design will be developed in accordance with the following criteria and standards:

Design Element	Criterion/Standard
Level of Service	5.0 ft NAVD88 (25-year, 24-hour storm + 2050 Intermediate SLR)
Pipe Design	FDOT Drainage Manual
Pump Station Design	FDOT Pump Station Design Guidelines; HI standards
Structural Design	FDOT Structures Manual; ASCE 7-22
Electrical Design	NEC; NESC; Duke Energy standards
Environmental	SWFWMD ERP; USACE Section 404; FDEP CCCL
Accessibility	Americans with Disabilities Act (ADA); FDOT Design Standards

30% Design Package Components

The 30% Design Package will include the following components for each priority basin:

Pump Station Design: For basins requiring stormwater pumping, WSP will develop preliminary designs, including:

Design Element	30% Deliverable
Pump selection	Pump curves; preliminary sizing (capacity, head, power)

Design Element	30% Deliverable
Wet well design	Plan and section; volume calculations; HGL analysis
Control system	Control philosophy; preliminary panel layout
Electrical	Preliminary one-line diagram; service requirements
Site layout	Plan view showing pump station, access, landscaping
Architectural	Preliminary elevations; material selections

Stormwater Collection and Conveyance: WSP will develop preliminary designs for new or upgraded collection systems, including:

Design Element	30% Deliverable
Pipe network	Plan and profile; pipe sizes and materials
Inlet design	Inlet locations and types; grate selections
Outfall design	Outfall structures; backflow prevention
Connections	Tie-in details to existing system

Utility Conflicts and Relocations: WSP will lead the effort to coordinate with Duke Energy, Pinellas County Utilities, telecom providers, and other utility owners. The utility coordination process will begin with a formal utility notification letter to all known utility owners within the project area. **WSP will schedule a utility coordination meeting within 60 days of NTP to review preliminary design concepts and identify potential conflicts.** For each identified conflict, WSP will document the nature of the conflict, the responsible party for relocation, the estimated cost, and the anticipated timeline. This information will be compiled into a utility conflict matrix that will be included in the design report.

Landscape and Aesthetic Elements: WSP will develop conceptual landscape plans that integrate infrastructure improvements with the character of the neighborhood. **WSP will also leverage in house rendering capabilities to visually represent aesthetic project elements so the public can have a solid understanding of proposed improvements.**

The landscape design will screen pump stations and other above-ground infrastructure from view using native plantings. WSP will incorporate aesthetic elements such as decorative fencing, architectural treatments, and public art opportunities where appropriate. The design will minimize tree removal and will include a tree replacement plan for any trees that must be removed.

Opinion of Probable Construction Cost (OPCC)

WSP will prepare a detailed, quantity-based cost estimate which will include line-item costs for all major work items, including:

- Direct construction costs
- Mobilization
- Contractor overhead and profit
- Design contingency
- Construction contingency
- Engineering during construction
- Permitting and mitigation
- Utility relocations

The OPCC will be presented in a format that supports phased implementation and funding applications, with costs broken down by basin, by improvement type, and by funding eligibility category.

Design Deliverables

Draft and Final 30% Design Package (drawings, construction cost estimate and design report)

Task 4.8: Phasing and Implementation Plan

WSP will develop a strategic Phase and Implementation Plan to assist the City in reaching its goal of completing full PD&E and 30% design for priority Basins 3, 12 and 13, while also developing concept-level planning, cost estimates, and environmental screen summaries for the remaining basins. This plan will include an implementation and funding sequence for all 13 basins but will prioritize early construction of the three basins that are being advanced to 30% as part of this scope. As part of this plan, WSP will identify and recommend short-term improvements that the City can implement while the long-term solution is being developed. WSP anticipates short-term improvements may include backflow preventers, valve upgraders, temporary pumps, system cleanouts, etc.). To increase the implementability of the plan, WSP will coordinate the development of this plan with the City's Capital Improvement Plan and define design-build procurement structures where proposed packages are delineated by basin.

Proactive Planning Approach



County Wide Adaptation

- ✓ Roads
- ✓ Habitat/Resources
- ✓ Elevate or mitigate City buildings
- ✓ Infrastructure



Private Response

- ✓ Elevate or mitigate private structures
- ✓ Lot fill and driveways
- ✓ Shorelines



Achieving Resiliency

- ✓ City services and assets
- ✓ People
- ✓ Habitat
- ✓ Economy

Phasing Strategy

The phasing plan will be developed based on a set of strategic principles:

- **Prioritize High-Impact, Quick-Win Projects:** WSP will identify improvements that can be implemented quickly and provide immediate, visible flood relief to build public confidence. These early-action improvements may include valve upgrades, inlet improvements, and minor conveyance enhancements that can be constructed under existing City contracts or through simplified procurement.
- **Logical Construction Sequencing:** WSP will group improvements into phases that can be constructed efficiently, minimizing public disruption and maximizing contractor productivity. Downstream improvements will generally be constructed before upstream improvements to ensure that the system can convey flows as capacity is added.
- **Alignment with Funding Cycles:** WSP will structure phases to align with anticipated grant funding cycles, allowing the City to leverage external funding for each phase. The plan will identify which improvements are eligible for Resilient Florida, HMGP, SWFWMD, or other funding programs.

Priority Basin Implementation

The FY 2026 budget of $800,000 is intended to complete full PD&E and 30% design for priority Basins 3, 12, and 13, which experience the most severe tidal and rainfall flooding. The phasing plan will prioritize early construction of these basins, with the following target sequence:

Phase	Basin(s)	Improvements
1A	Early-Action	Valve upgrades; inlet improvements
1B	Basin 12	Pump station; conveyance upgrades
1C	Basin 3	Pump station; backflow prevention
1D	Basin 13	Conveyance upgrades; storage

Concept-Level Planning for Remaining Basins

For the remaining basins within the Belle Vista, Lido, and Boca Ciega Isle neighborhoods, WSP will develop concept-level planning, cost estimates, and environmental screening summaries to establish a baseline for future design phases and grant applications. This concept-level work will include:

Deliverable	Description
Basin characterization	Summary of drainage area, land use, existing infrastructure
Problem statement	Description of flooding issues and root causes

Deliverable	Description
Conceptual alternatives	Identification of potential solutions (not engineered)
Planning-level cost estimate	Order-of-magnitude cost range
Environmental screening	Desktop review of potential environmental constraints
Funding eligibility assessment	Preliminary assessment of grant program alignment

This screening-level evaluation will be conceptual only and will not include basin-specific engineering, modeling, or detailed cost estimating. The purpose is to establish a framework for future phases and to support grant applications that may require a comprehensive project scope.

Early-Action Improvements

WSP will identify potential early-action improvements that can be implemented while long-term design advances. These improvements provide immediate flood relief and demonstrate progress to the community. Potential early-action improvements may include:

Improvement Type	Description
Tidal valve upgrades	Replace failing flap gates with duckbill or inline check valves
Inlet improvements	Add or upgrade inlets in chronic ponding areas
Minor conveyance	Upsize short pipe segments to eliminate bottlenecks
Interim tidal controls	Install temporary tide gates or sandbag barriers
Vegetation management	Clear debris and vegetation from channels and outfalls

Capital Improvement Program (CIP) Integration

The phasing plan will be coordinated with the City's CIP to make sure funding is programmed for each phase. WSP will work with City staff to develop a multi-year funding strategy that leverages a combination of grant funds, local revenues, and potentially special assessments.

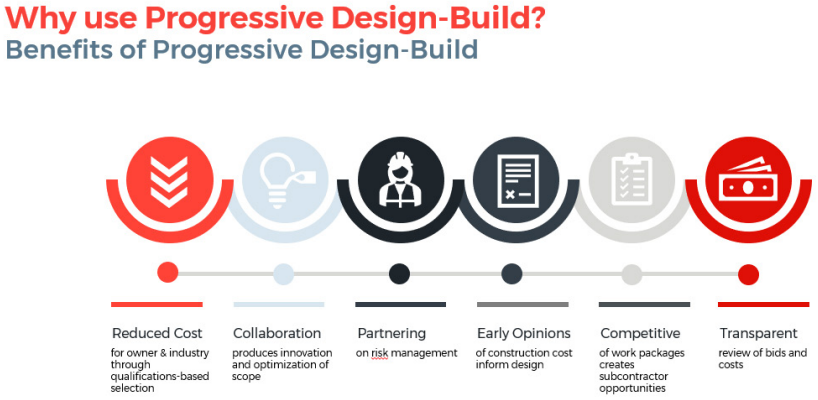
Progressive Design-Build Procurement Structure

The phasing and implementation plan will be structured to support a progressive design-build procurement in FY 2027. WSP will develop a design criteria package (DCP) that defines the project scope, performance requirements, and design standards, allowing design-build teams to compete on qualifications and approach. The DCP will include:

DCP Component	Description
Project description	Narrative description of project scope and objectives
Performance requirements	Level of service targets; design life; reliability
Design criteria	Technical standards and specifications
30% design plans	Preliminary plans as basis of design
Geotechnical data	Summary of geotechnical investigation
Environmental constraints	Summary of permitting requirements and constraints
Utility information	Utility conflict matrix and coordination status
Procurement schedule	Anticipated procurement and construction timeline

Deliverables

The phasing plan deliverables include the draft and final phasing and implementation plan, the early-action improvements memo and DCP.



QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PROCEDURES.

WSP's Project Review Policy is the company's established quality assurance program. **WSP conducts a formal peer review program for each project, regardless of its size, to ensure the quality of each project.** At the start of a project and at specified milestones, the project manager, project principal, task managers, and key technical personnel meet to develop project strategy, review project progress and status, and validate our conclusions and recommendations. The peer review process culminates with senior technical review of all documentation for technical findings and overall consistency with project strategies.

To provide quality and consistency in our project delivery, WSP developed a company-wide wide health, safety, environment quality management system (HSEQMS) that defines the responsibilities of management and the processes that control the way we conduct our business and manage our projects.

WSP's HSEQMS Manual (QMS-100) provides and supports a framework for risk management, work product review, methods for continual improvement, and consistency of approach.



1 Plan

- Prepare project specific Quality Management Plan (QMP)
- Define criteria and standards
- Define project requirements
- Identify senior independent reviewers
- Schedule QC reviews
- Review experience from other projects

2 Perform

- Perform QC reviews at milestones
- Review reports' readability and completeness
- Review calculations and assumptions
- Review expectations
- Review all deliverables
- Assess technical approach

3 Check

- Complete all changes
- Back check edits/changes
- Create and file QC records
- Prepare QC comment resolution document

4 Deliver

- Submit deliverables with comment resolution document
- Share lessons learned

The HSEQMS is comprehensive, iterative and standards-based, as discussed below.

- **Comprehensive:** Structured around the Plan, Do, Check and Act, and Review framework. Our HSEQMS contains policies and procedures which address organizational structure; roles and responsibilities; planning; legal requirements; risk management; improvement; employee competence, training, and awareness; and document control.
- **Iterative:** Incorporates internal auditing, management review, and technical community feedback for continuous improvement to help WSP's project teams assess project technical and financial performance. Performance is measured and monitored on a regular basis and includes qualitative, quantitative, leading, and lagging indicators in addition to progress against goals and objectives, as well as preventative and corrective actions. The internal audits, which cover safety, account and deliverable management, and conflict of interest management and resolution, are a source of pride within WSP and a driver for ever higher standards for our operations and project delivery.
- **Standards-Based:** Based on ISO 9001 and has been externally certified in select offices in the US



We have developed a culture of thorough environmental and engineering evaluations that are subject to a consistent process of checking and reviewing by experienced professionals.

Every document produced by WSP follows a QC procedure and is checked for accuracy and reviewed by qualified personnel before delivery to the client.

WSP has developed a standard set of processes in which all project managers are trained to mitigate risk and assure project success. In addition, projects are regularly audited on both financials and overall hygiene of peer and senior reviews at the office level on an annual basis to verify that our standards are consistently met.

Specifically for this project, our programmatic approach will serve as an additional source of QC, not only over the technical excellence of the project, but also to confirm the standard of care is being maintained in a rapidly developing industry.

The service category leaders, who serve as technical resources to our project manager, will take ultimate responsibility for making certain that a consistent, technically sound, and fully optimized environmental solution will be provided.

ENVIRONMENTAL COMPLIANCE

WSP maintains strong relationships with regulatory agencies at every level - from FDOT, FDEP, and all five Water Management Districts, to USACE, Mobile and Jacksonville Districts), Duke Energy, local counties, municipalities and utilities. These established connections with decision-makers, compliance and enforcement staff allow WSP to streamline permitting and approval processes for our clients.

WSP brings unmatched experience preparing environmental documentation under NEPA, from programmatic CEs to complex environmental impact statements (EISs). Our teams integrate GIS analysis, field surveys, and industry-standard protocols to identify environmental red flags early during project planning and conceptual design, reducing redesign needs and minimizing cost and schedule impacts.

The WSP team delivers a full suite of environmental and cultural resource surveys and studies, including in-water and on-ground cultural resource surveys, feasibility studies, threatened and endangered (T&E) species surveys and studies, wetland delineations, and sustainability and environmental permitting initiatives.

INNOVATION

WSP brings a proven record of innovation in coastal, stormwater, and climate resilience projects throughout Florida, consistently delivering forward-looking solutions that blend technology, advanced modeling, and practical implementation strategies. Our approach for the Don CeSar & Boca Ciega Area Resiliency Adaptation Project incorporates several key innovations that improve accuracy, reduce risk, accelerate delivery and strengthen long-term resilience planning.

WSP will leverage ICPR4 hydraulic modeling to simulate the complex interactions between rainfall, tidal cycles, storm surge, backflow, seawall performance, and overland flow. **This advanced modeling framework, paired with future rainfall projections and SLR scenarios consistent with FDEP's latest regulatory requirements, ensures the City receives a truly forward-looking, climate-ready evaluation rather than a traditional historical-based design.** WSP has successfully applied this approach to the Dunedin and Pinellas County vulnerability assessments, where it improved regulatory procedures, predictive accuracy and strengthened funding competitiveness.

WSP also brings significant innovation through our data integration and digital engineering workflow. Our team will develop a project-wide ArcGIS geodatabase that consolidates LiDAR, tidal gauge data, utility information, historical flooding records, environmental datasets, and prior study findings into a unified dataset. This enables more precise engineering decisions, seamless coordination with City staff, and a consistent basis for modeling, alternatives analysis, and future design-build procurement.

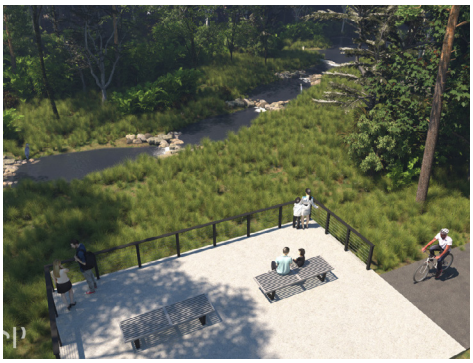
Innovation extends beyond engineering to include nature-based solutions, advanced tidal control technology, and hybrid adaptation strategies. WSP will evaluate living shorelines, mangrove enhancement, and oyster reef breakwaters alongside traditional upgrades such as pump stations, seawall elevations, and conveyance improvements - providing resilience options that align with community values, environmental priorities, and permitting pathways. WSP also brings experience deploying smart backflow prevention systems that leverage sensors and remote operation to improve real-time tidal control and reduce nuisance flooding.

Innovation in Public Engagement

WSP leverages in-house state-of-the-art visualization, communication and public engagement tools to transform public involvement into a meaningful, data-driven, and accessible experience. Our approach goes beyond standard workshops to elevate community understanding and build lasting trust and support.

WSP employs interactive 3D models, high-resolution renderings, and flood-simulation animations that visually demonstrate tidal flooding, rainfall impacts, storm surge behavior, and the benefits of proposed improvements. These tools translate complex engineering concepts into clear, relatable visuals - enabling residents to "see" how improvements will function and how flood conditions change under different scenarios. WSP's Design Visualization team

creates immersive before and after scenes, virtual fly throughs, and cross-sectional animations tailored for both in person and virtual environments.







WSP design visualization applies a robust suite of state-of-the-art visual communication tools and technology to help you present complex and technical project information. From conceptual planning and design through project delivery and public engagement, design visualization brings the project to life so stakeholders can visualize otherwise difficult-to-comprehend alternatives, concepts and project elements.

VALUE

Leverage our experience and expertise with new and emerging design visualization tools to empower your project team:

- Accelerate project planning, design and delivery
- Demonstrate project effectiveness and support project accountability
- Clarify complex, controversial, difficult-to-describe projects
- Build stakeholder consensus and facilitate informed decision-making and approvals
- Evaluate and present design options
- Support adoption and demonstrate benefits of new technology
- Expedite project financing/fundraising
- Promote marketing strategies

WSP's hybrid workshop model, already successfully used in multiple Florida coastal communities, allows residents to participate either in person or virtually, increasing reach and equity. Digital engagement tools - project websites, story maps, interactive surveys, comment portals, mobile friendly dashboards, and QR-based information access - make sure stakeholders can provide input on their own schedule. Our public involvement process integrates real-time polling, live annotation of community concerns on maps, and instant feedback mechanisms to capture hyperlocal knowledge that improves engineering outcomes.

WSP also applies clear, accessible **plain-language communication**, multilingual capability and ADA compliant materials to broaden participation and ensure every resident can meaningfully engage. The result is an engagement program that is transparent, inclusive, highly visual, and aligned with FDOT PD&E and Resilient Florida expectations - delivering stronger community buy in and smoother project delivery.

COMMUNITY COORDINATION

Paul Looney, our public engagement lead, is a local resident of the City of St. Pete Beach. He will provide invaluable first-hand knowledge of the challenges the local residents are encountering and will be able to communicate with residents at a neighborhood level. Paul will be supported by Chris Jadick, an experienced public engagement professional who will design and implement tailored outreach programs that include agency coordination, media engagement, business and community group outreach, and direct public communication using proven tools and methods. The team facilitates inclusive engagement activities such as public information meetings, small group/ neighborhood meetings, and project hotlines to gather input, ideas, and requests for project elements (e.g., landscaping or plantings). The WSP team applies nationally recognized Communications Advisory Services expertise to ensure equitable participation, reach underserved audiences, and build public trust throughout projects. WSP incorporates lessons from disaster recovery and infrastructure programs where effective community engagement has been critical in securing buy in, enhancing resilience and reducing project delivery risks.

REPLICABILITY

WSP's approach is intentionally structured to serve not only the Don CeSar and Boca Ciega neighborhoods today, but to function as a citywide, repeatable blueprint for future coastal resilience planning, design and construction. By building a scalable foundation, a consistent decision-making framework, and a standardized public engagement model, this project becomes a template that the City can deploy across the 13 basins.

At the core of replicability is the creation of a unified ArcGIS geodatabase and fully integrated ICPRv4 model. Once established, these two datasets allow each additional basin to be added quickly and cost-effectively without rebuilding analyses, datasets or calibration from scratch. This verifies every future basin benefits from shared assumptions, consistent SLR and rainfall projections, uniform evaluation metrics and streamlined QA/QC - reducing costs and accelerating future planning.

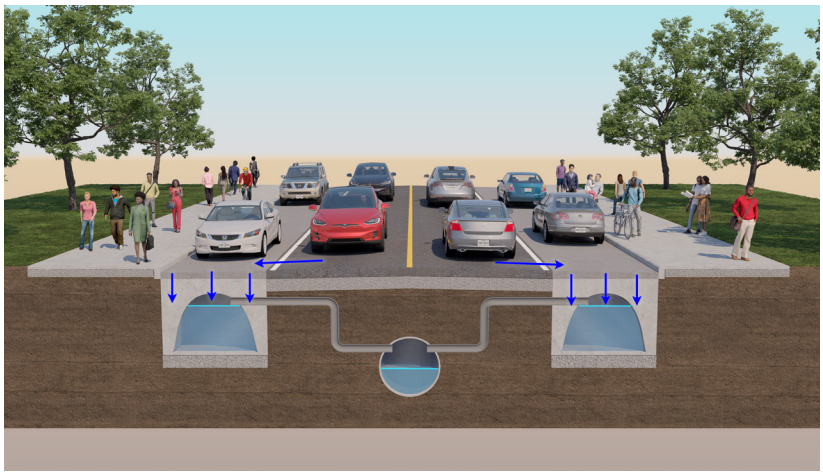
Replicability is further strengthened through WSP's Neighborhood-Scale Vision, which establishes a consistent and transparent framework the City can reuse for basin prioritization, alternatives evaluation, permitting strategy, and funding alignment.

WSP's public engagement tools - including visualization templates, interactive workshop formats, story maps and multilingual outreach materials - are fully reusable for every neighborhood in St. Pete Beach. This confirms consistent messaging, reduces preparation time for each new phase, and builds a recognizable engagement "brand" that increases community trust and participation.

Finally, because the phasing, modeling, and funding strategies developed here mirror methods WSP has already implemented successfully in Pinellas County, City of Dunedin, Miami Beach and Monroe County, the City benefits from a resilience framework that has been tested, validated and proven replicable in other Florida coastal communities. The result is a long-term program the City can scale basin by basin - confident that each future phase will integrate seamlessly with today's work.

PHASED IMPLEMENTATION

WSP will develop a strategic and actionable phasing and implementation plan that provides the City with a clear roadmap from concept to construction. This plan enables the City to maintain momentum toward long-term flood resilience goals, and align improvements with funding cycles, permitting pathways, and design-build delivery requirements. **WSP will draw directly from our successful delivery of multi-year, multi-basin resiliency programs such as Monroe County.**





New York City Housing Authority Underground Stormwater Retention Conceptual Designs

Central to the strategy will be a Neighborhood-Scale Vision that integrates capital project planning, future design development, and funding alignment into a unified roadmap. This integrated framework ensures that basin-level solutions, long-term infrastructure needs, and grant-ready project components advance in parallel - positioning the City to efficiently progress from planning to design, funding and construction. WSP will incorporate **adaptive design principles** to make sure improvements remain functional under evolving climate conditions. Because future rainfall intensities, tidal levels, and SLR projections will continue to change, our approach emphasizes **modular, upgradable and climate-ready infrastructure**. Pump stations, conveyance systems, storage features, and roadway elevations will be sized using both current conditions and **future planning horizons**, with the ability to be expanded, elevated, or augmented with less intrusive construction. The phasing plan is built around this adaptability - each basin's improvements will be engineered so additional capacity, pump redundancy, valve upgrades, or seawall elevations can be added as new climate data or regulatory requirements emerge. **This verifies the City is not locked into a static design, but instead benefits from a flexible, scalable system that can evolve with future SLR scenarios, updated rainfall projections, and long-term resilience needs.**

06 SCHEDULE AND RESOURCE MANAGEMENT

SCHEDULE MANAGEMENT

WSP accomplishes schedule control through careful project planning, measuring performance against the plan, evaluating corrective actions as needed, and communicating this information to the project team and the City in a timely manner. **As part of the development of the project scope, a great deal of attention is focused on the project schedule. Through careful planning, every subtask of the project is evaluated from a resource and scheduling basis. A project schedule is formulated based on the City's needs and resource requirements. Alternative resources are identified during the planning stage.**

During this planning process, every effort is made to anticipate problem areas allowing for contingency plans to be developed. Resource needs are assessed at the project outset and ample staff and equipment are assigned well in advance to ensure our staff will meet the required schedules and budgets for each project. Our team understands the importance of meeting schedule requirements, specifically with projects involving federal requirements, such as federal grant funding that requires critical milestone submittals and hard timelines met for project development and funding. Our staff is committed to meeting these requirements on behalf of the city for each project issued under this contract.

Project managers will use Microsoft Project to assist them in managing the task assignments in complex projects. When unpredictable and unavoidable events occur that may require schedule changes, WSP makes the necessary adjustments to bring the project back on schedule as quickly as possible, while keeping our client informed. Our scheduling and cost control system allows for the successful execution of work ranging from single-phased projects up to multiple-site, multiple-task, multiple-year programs.

WSP manages schedules through **structured planning, proactive coordination, and continuous monitoring** to ensure all project milestones within the FY 2026 scope are met and the design-build readiness package is delivered on time and in alignment with the City's January 2027 deadline. WSP will seek opportunities to streamline tasks and complete major milestones concurrently.

At project initiation, WSP will develop a detailed master schedule in Microsoft Project that identifies tasks, dependencies, critical path activities, and deliverable dates across modeling, data collection, engagement, environmental coordination, funding analysis, and 30% design. **To maintain momentum and avoid bottlenecks, WSP will integrate task-level look ahead schedules, monthly progress updates, and milestone tracking consistent with the City's reporting requirements.**

Schedule management is reinforced through WSP's **structured communication framework**, including biweekly or monthly progress meetings, real-time Teams collaboration, and rapid decision capture following each internal and client coordination session.

This disciplined approach provides the City with confidence that key milestones will be met, risks will be managed early, and the project will remain on a clear trajectory toward timely design-build procurement.

City of St. Pete Beach - Don CeSar & Boca Ciega Area Resiliency Adaptation Project Schedule																									
	2026												2027												28
Task Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
RFP Procurement & Selection																									
Notice to Proceed (March 2026)																									
Project Management																									
Data Collection & Existing Conditions																									
Workshop #1 – Scoping & Existing Conditions																									
H&H Model Development																									
Funding Report / Financial Roadmap																									
Alternatives Analysis																									
Workshop #2 – Alternatives and Funding Options																									
Grant Development Submissions																									
30% Design Development																									
30% Design & OPCC																									
Phasing & Implementation Plan																									
Workshop #3 – Preferred Alternative Confirmation & 30% Design Presentation																									
Final Reports																									
Design-Build Readiness Package																									
Construction Start																									

**** Workshop #3 will present the completed 30% design to the neighborhood and confirm the Preferred Alternative; no major redesign is anticipated after this workshop.***

***** The Design-Build Readiness Package will include 30% plans, permitting strategy and procurement preparation materials to support initiation of a design-build procurement.***

RESOURCE MANAGEMENT

WSP's business model is designed to provide precise support to projects on an as-required basis. Our staff planning tools, scheduling and open communication allow us to effectively provide the required and qualified resources for each project. We have processes in place that allow us to grow as needed to meet the needs of our clients and their strategic goals. We serve as trusted partners, often participating in discussions regarding upcoming projects, which allows us to plan our workload and ensure we can execute projects successfully.

Our organizational structure provides the City with a vertically integrated team capable of managing, coordinating, administering and delivering timely and quality work products. Our structure for this contract is designed around the following principles:

- Centralized control and accountability embodied in our local contract managers
- Work execution authority delegated to available and dependable project/task managers
- Quality assurance/quality control (QA/QC) and health and safety (H&S) functions separate from project execution to assure independent review and accountability
- Committed and knowledgeable discipline leads and subject matter experts (SMEs) ready to effectively support project teams
- Work and task plans, H&S plans and QA plans prepared in a way that is easy for the City to review and approve

PROJECT STAFFING

Using real-time, look-ahead staffing and utilization reports, our management team can forecast, plan and schedule adequate staffing for this project and maintain the core project team that we commit. This approach eliminates learning curves, preserves institutional knowledge on sites and ultimately delivers task orders on schedule and within budget.

WSP confirms our team has the ability, experience, resources and capacity to provide the services detailed in the provided scope of work. Our deep bench of staff, constant recruitment and internal workshare allow our project managers to effectively forecast and balance workloads to satisfy project needs, from planning through implementation. Our local project team members offer extensive knowledge of regional issues of importance to the City, and the close proximity of our offices will enable the project team to rapidly respond to project needs and allow for frequent transfer of plans and information.

The size and structure of our full-service, multidisciplined team allow us to mobilize quickly and commit the necessary resources required to ensure a quality product is delivered on schedule and within budget. Our highly qualified, mostly local Tampa Bay region professionals can act as an extension of the City staff when the need arises, bringing specialized Florida knowledge and experience, with aided service delivery driven by expansive financial, project management and IT systems. We have dedicated administrative and financing departments, and ample financial resources to support tasks that are a part of this contract.

To achieve high-quality environmental services and the necessary regulatory approvals for each effort, we have established processes that we continuously hone so our teams deliver the needed resources for our projects. This volume of work enables us to move our environmental staff to projects experiencing increased workload or new projects when their current assignments are ending. It also presents our staff with variety and new challenges, increasing our retention of highly skilled staff to keep projects running smoothly.

We apply an unbiased, data-driven approach to optimize project performance against operational requirements, while aiming to maximize the social, economic and environmental returns generated from investments. WSP's scale and reach put us in an unrivaled position to advise, advocate and design for our clients. Using this philosophy, we have always been able to scale our resources to meet project requirements.

07 PAST PERFORMANCE & REFERENCES

WSP has a proven record of delivering municipal, stormwater, coastal resilience, and PD&E/design projects **on time, within budget, and to consistently high technical standards**. Our project delivery systems - rooted in disciplined scope management, early risk identification, and robust QA/QC - confirms reliable outcomes even on complex, multi-agency coastal and drainage programs similar to the Don CeSar & Boca Ciega Area Resiliency Adaptation Project.

REPRESENTATIVE PAST PERFORMANCE

- **Pinellas County Vulnerability Assessment:** Delivered a countywide tidal, surge, and rainfall vulnerability study on schedule and within budget. High-quality GIS, DEM and modeling outputs now support county funding, permitting, and capital planning efforts.
- **City of Dunedin Vulnerability Assessment & Adaptation Plan:** Completed one of Florida's first FDEP compliant assessments under new Resilient Florida standards, meeting all milestones and maintaining budget discipline while producing actionable, grant-ready strategies.
- **Monroe County Roadway & Stormwater Adaptation Projects:** Multiple roadway elevation, pump station, and drainage resiliency projects delivered on or ahead of schedule and within strict budget expectations despite complex geotechnical, permitting, and community constraints.
- **City of Miami Beach KB52 Pump Station:** Large-scale 80 MGD stormwater pump station completed within the allocated budget and construction schedule in a dense urban corridor, demonstrating WSP's ability to manage cost and schedule under challenging field conditions.
- **FDOT District 7 Tampa Westshore Interchange:** For one of Florida's largest infrastructure programs, WSP has consistently met FDOT schedule requirements, maintained tight cost controls, and delivered high-quality design packages across roadways, drainage, utilities and structural disciplines.

OUR STRATEGY TO KEEP THIS PROJECT ON SCHEDULE AND ON BUDGET

WSP will apply the same proven controls used on the above projects to ensure this project meets the FY 2026 schedule (Section 6) and achieves all milestone requirements:

1. Integrated Schedule–Budget Controls

We maintain a unified schedule linking scope, resources, milestones, and budget. This allows us to detect cost or timeline risks early and take corrective action before impacts occur.

2. Clear, Structured Project Management Plan

Within the first 30 days, we will develop a detailed PMP establishing task sequencing, communication protocols, QA/QC, 30% design milestones, budget tracking, and scope change procedures to keep the work aligned with RFP Section 4.1 expectations.

3. Active Project Controls + Early Risk Management

Using WSP's cost control systems, we track planned vs. actual progress, variances, and earned value in real time - allowing the City to see exactly where the project stands and enabling rapid mitigation of schedule or cost pressures.

4. Strict Scope and Change Management

No additional scope proceeds without formal review and approval. This prevents unplanned design effort, cost overruns, and schedule delays.

5. Rapid Resource Reallocation

WSP's large local team and deep bench allow us to assign additional staff if any task threatens a milestone - making sure we meet the City's required FY 2026–2027 target dates.

6. Robust QA/QC Reduces Rework

Our ISO aligned QA/QC process ensures deliverables are checked early and often, reducing downstream revisions and protecting both schedule and budget.

REFERENCES

We have included reference information for similar projects performed. We encourage you to contact those listed to gain a better understanding of WSP's commitment to quality work and schedule.

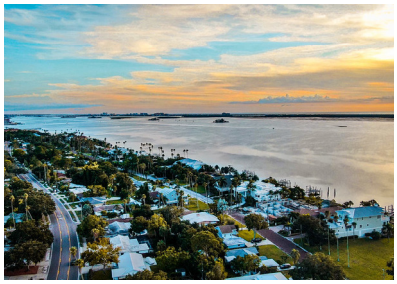
Client/Owner: City of Dunedin, FL

Cost of Project: $380,950

Completion Date: Ongoing

Contact Details:
Michelle Montelcaro
Assistant Public Works Director
727-298-3232
michelle.monteclaro@dunedin.gov

Vulnerability Assessment & Climate Adaptation Dunedin, FL



WSP supported the City of Dunedin, Florida in a Resilient Florida-funded Comprehensive Vulnerability Assessment and is now developing an Adaptation Plan to evaluate and address risks from SLR, tidal flooding, storm surge and extreme rainfall. By analyzing 60 climate hazard scenarios for present day, 2050, and 2080 using advanced hydrologic and GIS tools, WSP quantified risks to critical community assets and engaged the public through coordinated workshops and committee meetings. The assessment identified four high-risk focus areas and produced technical deliverables - such as hazard maps and GIS databases - that now inform Dunedin's capital planning, grant applications, and resilience strategy, with project completion expected in early 2026.

Client/Owner: Monroe County, FL

Cost of Project: $691,400

Completion Date: Ongoing

Contact Details:
Rhonda Haag
Chief Resiliency Officer
305-453-8774
haag-rhonda@monroecounty-fl.gov

Vulnerability and Adaptation Analysis for Sea Level Rise and King Tide Roadway and Stormwater Improvements Monroe County, FL



WSP is collaborating with Monroe County on a Roads Vulnerability Analysis and Capital Plan that involves mapping current roadway elevations against mean high-water levels, flood history, and proximity to the ocean to assess climate risks. Utilizing historical and real-time water data, advanced numerical modeling (MIKE21), and SLR projections for 2025 through 2100, the team will evaluate road vulnerability to tidal flooding, storm surge, and groundwater elevation. The study will prioritize at-risk roadway segments, recommend adaptation strategies - including green infrastructure - and develop detailed mitigation concepts for segments needing improvements between 2025 and 2035, with broader plans for those requiring adaptations beyond 2035.

Client/Owner: Pinellas County, FL

Cost of Project: 490,000

Completion Date: 2021

Contact Details:
Josie Benwell, CPM, ENV
Section Manager
727-464-3519
jbenwell@co.pinellas.fl.us

RESTORE Act Vulnerability Assessment Pinellas County, FL



WSP conducted a comprehensive vulnerability assessment for Pinellas County, Florida, evaluating long-term risks from tidal flooding and storm surge. The team created future flood and storm surge maps for 2040, 2070, and 2100, using advanced modeling to account for SLR and climate impacts. Collaborating with county stakeholders, WSP developed a database of critical infrastructure and analyzed predicted flooding for thousands of assets under various scenarios. Economic models were used to estimate damage costs based on flood depth for each asset class.

08 LOCAL PRESENCE & KNOWLEDGE

WSP is not just a global leader in engineering and professional services - we are a **dedicated local partner** deeply embedded in the Tampa Bay region. **Our primary office, located in Tampa at Skycenter One, centrally located next to Tampa International Airport, serves as WSPs reginal hub for a robust team of engineers, planners, scientists, many of whom are long-time Pinellas County residents.** This local presence places our staff **a short drive away from the City of St. Pete Beach**, enabling **rapid mobilization**, frequent site engagement, and strong day to day collaboration with City staff.

For more than **60 years**, WSP has delivered engineering, environmental, survey, and geologic services throughout Tampa Bay, supporting county and municipal governments, SWFWMD, FDEP, FDOT, FWC, NRCS, federal agencies, and private-sector clients. This six decade legacy has given WSP a deep **understanding of the coastal systems, regulatory processes, and community values** that define Pinellas County Coastal communities.

For the City of St. Pete Beach and the For Don CeSar and Boca Ciega Area Resiliency Adaptation Project, this translates into more than technical capacity - it provides **institutional knowledge, historical context,** and a detailed understanding of how coastal communities evolve, how local infrastructure has changed over time, and how agencies coordinate during complex permitting and funding processes. WSP's unwavering **commitment to exceptional client servic**e ensures responsive communication, seamless execution, and strong follow through from planning through construction.

REGIONAL RESILIENCE EXPERTISE

WSP possesses deep, practical experience in Pinellas County, strengthened through highly relevant recent coastal and vulnerability studies. Most notably, **WSP led the Pinellas County Vulnerability Assessment**, a comprehensive evaluation of flooding risks from SLR, storm surge, tidal conditions, and rainfall under current and future climate scenarios. Through this effort, WSP developed intimate familiarity with the county's geospatial datasets - most critically the **LiDAR derived DEM** - which will serve as foundational inputs for coastal and hydraulic modeling efforts in St. Pete Beach.

WSP is currently applying this same technical expertise in the **City of Dunedin Comprehensive Vulnerability Assessment and Adaptation Plan**, one of the first vulnerability assessments to comply with new **FDEP resilience regulations**. This work includes scenario-based flooding analysis, development of tailored resilience strategies, and evaluation of adaptation alternatives across **60 climate scenarios** - this depth of analysis would greatly benefit the City.

Additionally, WSP maintains l**ong-standing, trust-based relationships with FDOT, SWFWMD, FDEP, and USACE**. These partnerships have been forged over decades of successful project execution and give our team insight into agency-specific procedures, timelines, modeling expectations, and permitting preferences. These established relationships will be leveraged to streamline stakeholder coordination, facilitate pre-application technical alignment, accelerate ERP review processes, and strengthen the City's position for **Resilient Florida** and **FDEM Hazard Mitigation Grant Program** funding.

TAMPA BAY TRANSFORMATIONAL INFRASTRUCTURE

WSP's leadership on the **FDOT District 7 Tampa Westshore Interchange** - one of Florida's largest and most transformative transportation programs - demonstrates the firm's capacity to deliver complex, multidisciplinary, high-impact projects for the Tampa Bay region.

As a trusted design-build partner, WSP is providing roadway, structural, drainage, utility and 3D modeling expertise to **fully reconstruct the region's central interchange**, including the addition of general use and express lanes, and the **design of 41 new bridges and flyovers**. This project is reshaping mobility for Tampa International Airport, the Westshore Business District, and the broader Tampa Bay transportation network.

Our responsibilities also include utility relocation and permitting for the City of Tampa as well as program-level risk evaluation, geotechnical considerations, and technical governance under FDOT's General Engineering Consultant framework.

The scale, visibility and regional significance of the Westshore Interchange make it a **true transformation project for Tampa Bay**, and WSP's trusted role within it demonstrates the firm's capability, reliability, and commitment to supporting the region's long-term mobility and resilience.

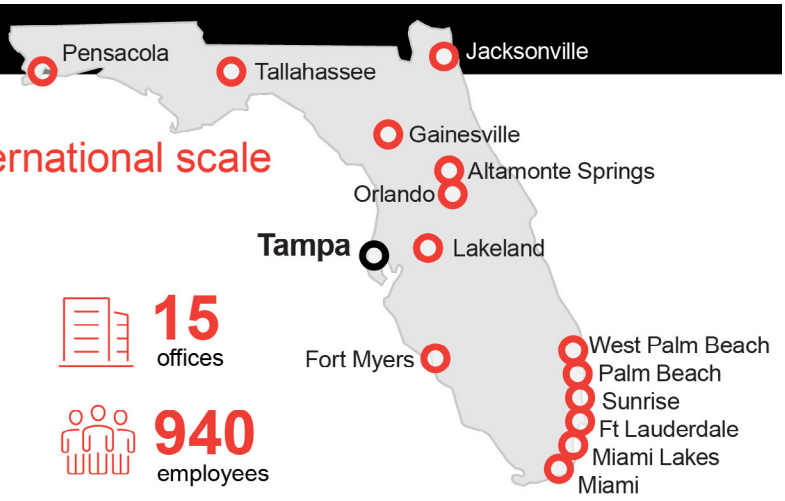
TRUSTED, LOCAL PARTNER FOR THE CITY OF ST. PETE BEACH

With more than six decades of regional experience, a team located just minutes away, and leadership roles on some of Florida's most complex infrastructure and resilience programs, WSP offers St. Pete Beach a combination of proximity, capability, and experience positions WSP as an ideal partner to support the City of St. Pete Beach's coastal resilience objectives, infrastructure planning efforts, and long-term community vision.

WSP IN FLORIDA

We are locally dedicated with international scale

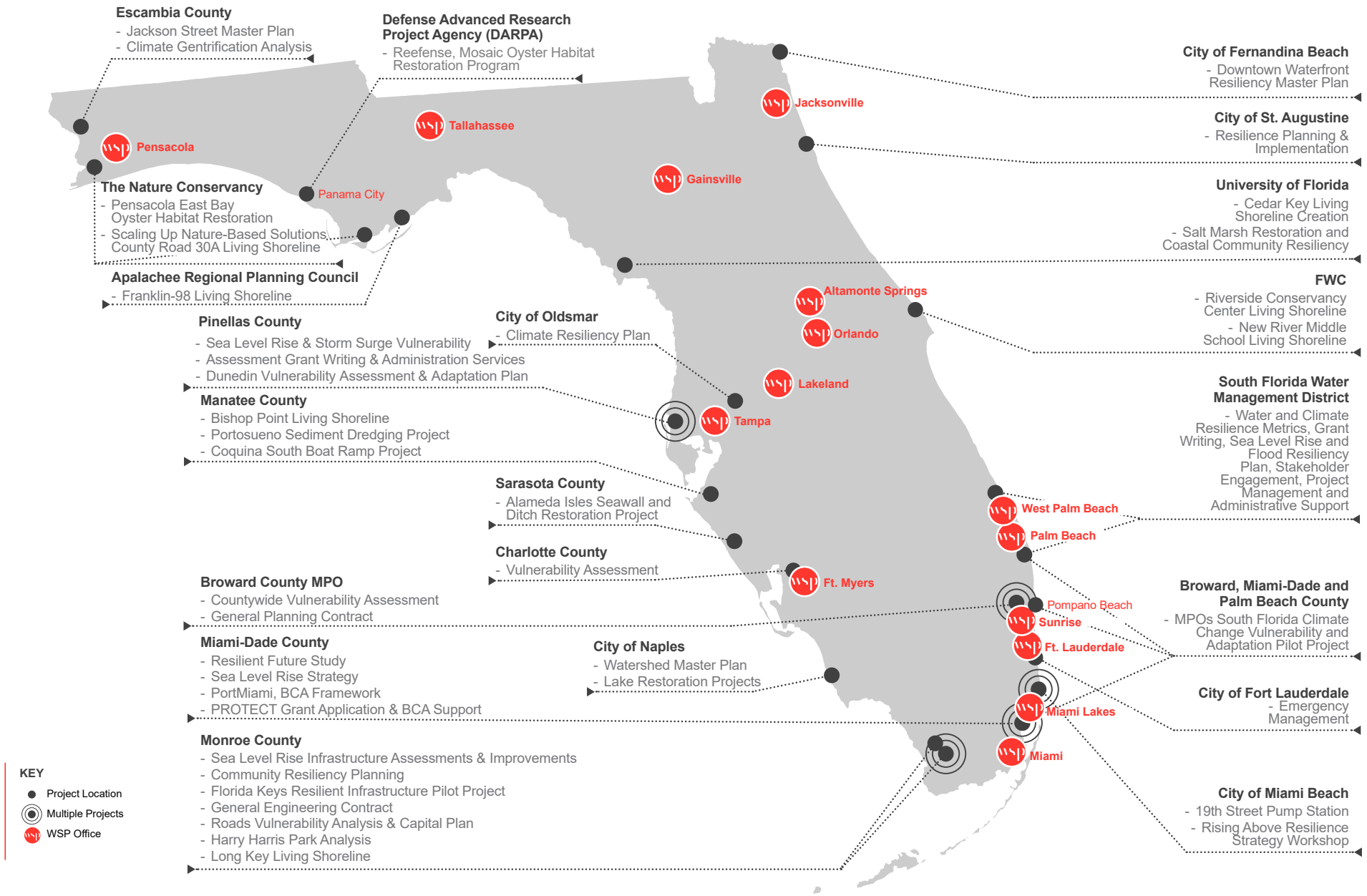
Our strength is our ability to adapt to our client culture and local markets. We provide our clients with the same personalized services as a specialist firm while at the same time leveraging our worldwide expertise to undertake the most complex projects and assist our clients to realize their ambitions. We achieve this by remaining agile, with a common-sense approach, and by keeping our structure and business model simple and lean. Our focus on growth also allows us to better serve our clients by expanding our offering, expertise and geographical reach.



15 offices

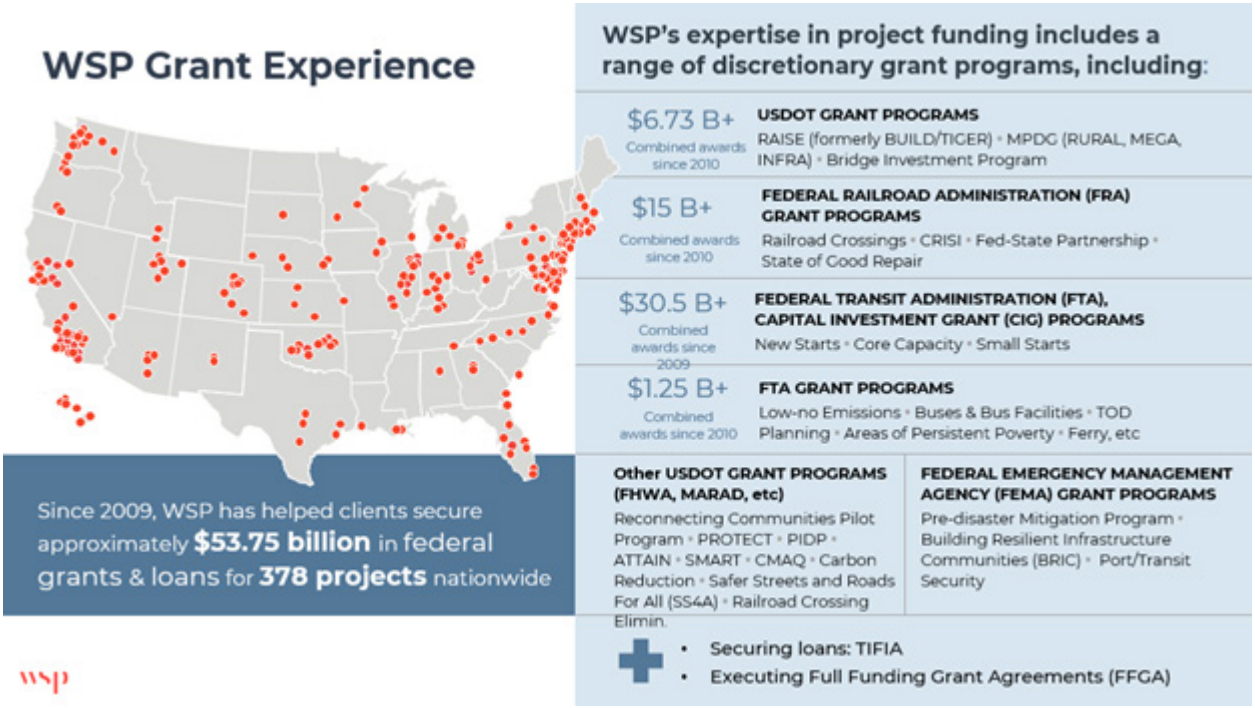
940 employees

WSP Florida Resiliency Experience Project Map



09 FUNDING DELIVERY STRATEGY EXPERTISE

EXPERIENCE WITH FEDERAL, STATE, LOCAL, AND PRIVATE FUNDING SOURCES



For more than 15 years, WSP has partnered with clients to identify, pursue, and secure transformative funding for community-serving infrastructure. To date, WSP has helped clients obtain over $53.75 billion in grant awards across more than 378 federal programs, supporting public health, safety, and community resilience initiatives nationwide. Our team brings deep experience in planning, organizing, coordinating, and prioritizing projects to meet grant deadlines, achieve measurable outcomes, and facilitate clear communication across multidisciplinary teams. Clients include counties, cities, hospital systems, regional commissions, and transit and infrastructure agencies implementing large-scale, federally funded programs.

KNOWLEDGE OF ALTERNATIVE PROJECT DELIVERY METHODS (E.G., DESIGN-BUILD, P3)

Expertise in Federal, State and Accelerated Delivery Paths

WSP brings deep knowledge of alternative project delivery methods, including traditional design-bid-build, design-build, P3s, special assessment districts and hybrid delivery approaches. We routinely evaluate delivery strategies in the context of funding eligibility, schedule acceleration, risk allocation and long-term cost control.

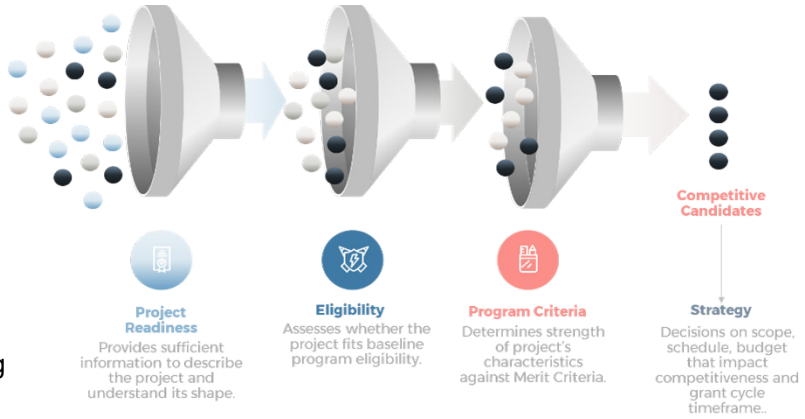
Our team regularly advances projects under federal PD&E/NEPA frameworks as well as locally accelerated delivery approaches, allowing us to clearly advise the City on trade-offs between speed, risk, and access to federal, state, and private funding opportunities.

APPROACH TO GRANT WRITING AND FUNDING APPLICATIONS

Grant Funding Strategy

The WSP team brings extensive expertise in identifying and securing funding for county and municipal clients across the United States. Our team has a proven track record in helping clients access federal and state discretionary funds, with a

focus on aligning funding opportunities with strategic priorities. We closely monitor federal and state grant goals, funding programs, and evolving priorities, providing ongoing tracking, evaluation, and reporting to ensure clients remain positioned to capitalize on opportunities.



WSP's approach is grounded in developing forward-looking funding strategies. We work with clients to align priority projects with anticipated funding opportunities well in advance of notice of funding releases. This enables thorough preparation, including securing internal approvals, refining project scopes and budgets, and positioning projects competitively. We also monitor and update clients on local, state, and federal funding opportunities and assist in matching these opportunities with organizational priorities. WSP develops in-depth summaries of potential funding sources and financing instruments, including traditional public funding, innovative financing options, and value capture mechanisms. These summaries provide descriptions, applicability to capital and operational projects, and analysis of advantages and limitations.

WSP will evaluate and recommend optimal funding and delivery pathways for the Don CeSar and Boca Ciega Area Resiliency Adaptation Plan, balancing project urgency, regulatory requirements, funding eligibility, and implementation risk. This analysis will support early decision making in FY 2026 and position the City to secure near-term and long-term funding from federal, state, local, and private sources.

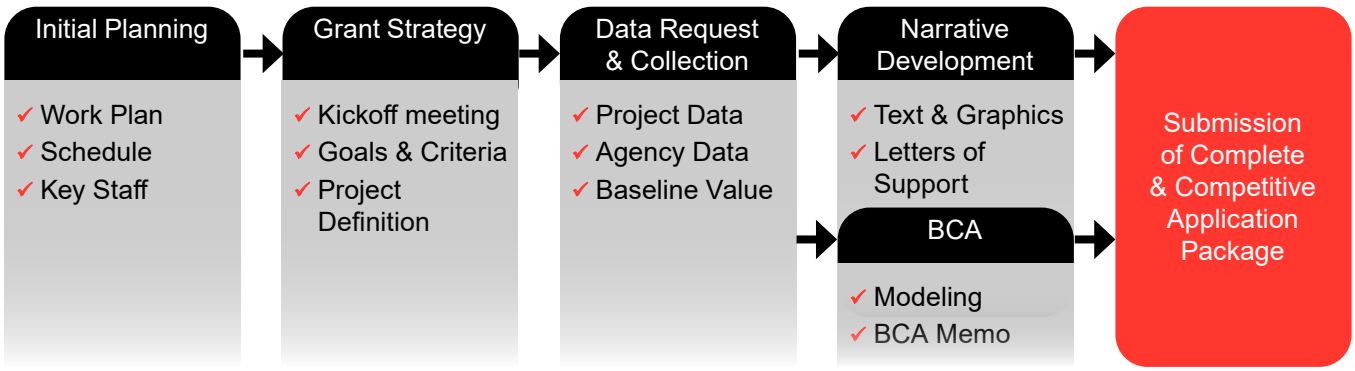
WSP's approach is grounded in extensive experience delivering coastal resilience, flood mitigation, and climate adaptation projects across Florida using multiple funding and delivery models, including Resilient Florida, FDEM Hazard Mitigation Assistance, FEMA BRIC, water management district programs, and locally funded accelerated delivery approaches. WSP will identify and evaluate potential federal, state, regional, local, and private funding sources applicable to the project.

For each funding source, WSP will document:

- Program eligibility requirements
- Typical funding and matching ratios
- Maximum award amounts
- Key grant deadlines and cycles
- Competitiveness and alignment with project readiness
- Risks or constraints affecting funding success

GRANT APPLICATION DEVELOPMENT

WSP works closely with project managers and City leadership to develop compelling grant applications that address program evaluation criteria and highlight key project benefits. Our team crafts narratives that demonstrate how the project supports the grant program's goals while emphasizing measurable outcomes and community impact. WSP understands every grant program varies and may require different levels of effort and approaches. Given this, WSP provides grant services on an on-call basis and can develop costs based on an hourly rate for each task. WSP's Grant Development Team follows the overall process below in the preparation of grant applications. This process includes five core steps, described below.



10 INSURANCE AND BONDING

HISTORY OF CLAIMS

WSP has not been involved in any legal claims, arbitration, or disputes related to public contracts within the past five years. From time to time, in the ordinary course of business, WSP USA Inc. is subject to various legal proceedings, including litigation to recover damages, commensurate in nature and volume with firms of similar size in the industry.

WSP USA Inc. has no environmental claims or litigation which, in our good-faith judgment, might adversely impact our ability to perform the contract. Furthermore, there is no litigation involving any of WSP USA Inc.'s principal stockholders, managers, executives or employees that could similarly affect our ability to successfully perform under this contract.

BONDING CAPACITY

WSP's bonding capacity is $100 million dollar single bond limit and $350 million aggregate.

BOND CLAIM HISTORY

There have been no claims against WSP USA Inc. bonds in the last five years.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/27/2025

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 have ADDITIONAL INSURED provisions or 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 Arthur J. Gallagher Risk Management Services, LLC 300 Madison Ave 28th Floor New York NY 10017	**CONTACT NAME:** AJG Service Team **PHONE (A/C, No, Ext):** 212-994-7020 **FAX (A/C, No):** **E-MAIL ADDRESS:** ggb.wspus.certrequests@ajg.com
INSURED WSPGLOB-01 WSP USA Inc. One Penn Plaza New York, NY 10119	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** QBE Specialty Insurance Company / 11515 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 68826650 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability CLAIMS-MADE			QPL0022630	11/1/2025	10/31/2026	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIRTY (30) DAYS NOTICE OF CANCELLATION.

CERTIFICATE HOLDER

AS A MATTER OF RECORD.

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/25/2025

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 have ADDITIONAL INSURED provisions or 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
Arthur J. Gallagher Risk Management Services, LLC
300 Madison Avenue
28th Floor
New York NY 10017

CONTACT NAME: AJG Service Team
PHONE (A/C, No, Ext): 212-994-7020 **FAX (A/C, No):**
E-MAIL ADDRESS: GGB.WSPUS.CertRequests@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Insurance Corporation	42404
INSURER B : Zurich American Insurance Company	16535
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED WSPGLOB-01
WSP USA Inc.
One Penn Plaza
New York, NY 10119

COVERAGES **CERTIFICATE NUMBER:** 73241540 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			GLO9835819-12	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 3,500,000 $ 3,500,000 $ 10,000 $ 3,500,000 $ 14,000,000 $ 7,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			AS7-621-094060-035	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 5,000,000 $ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
A A A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N: N / N/A		WA7-62D-094060-015 WA7-62D-095609-075 WC7-621-094060-915	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIRTY (30) DAYS NOTICE OF CANCELLATION.

CERTIFICATE HOLDER

AS A MATTER OF RECORD

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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11 REQUIRED AFFIDAVITS AND CERTIFICATIONS

STATEMENT OF ASSURANCE AND COMPLIANCE

WSP affirms it is not presently in violations of any statutes or regulatory rules that might have an impact on the firm's operations. All applicable laws and regulations of the State of Florida and ordinances and regulations of the City of St. Pete Beach will apply.

WSP affirms that it will comply with all applicable State of Florida statutes, rules and regulations governing this procurement, including but not limited to requirements pertaining to public contracting, ethics and disclosures. This includes adherence to any state or local provisions incorporated into the solicitation.

WSP acknowledges and certifies that it is enrolled in and uses the US Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees, and will require all subcontractors to do the same, in accordance with Section 448.095, Florida Statutes.

WSP certifies that its submission is made without collusion, fraud or intent to defraud and is compliant with state and local requirements for Non-Collusion Affidavits.

WSP affirms that it maintains active registration and good standing with the Florida Department of State – Division of Corporations, as applicable, and will provide proof of such status upon request.

WSP agrees to comply with any additional compliance measures required by the procuring entity or associated regulatory bodies, including submission of affidavits, certifications, workforce eligibility documentation, and any other requirements necessary for contract award or execution.

V. PUBLIC ENTITY CRIMINAL AFFIDAVIT

SWORN STATEMENT – PUBLIC ENTITY CRIMES

PURSUANT TO § 287.133 (3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES
THE FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to: City of St. Pete Beach
by: Christine Mehle, PE, CFM, ENV SP Vice President, Local Business Leader
(Print individual's name and title)

for: WSP USA Inc.
(Print name of entity submitting sworn statement)

at: 5411 Sky Center Drive Tampa, FL 33607
(Business address)

and (if applicable), its Federal Employer Identification Number (FEIN):

11-1531569
(FEIN)
or, if the entity has no FEIN, include the Social Security Number:

_____
(SSN)

by the individual signing this sworn statement: _____
(Signature)

2. I understand that a "public entity crime" as defined in § 287.133 (1)(g), Fla. Stat., means a violation of any State or Federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States including, but not limited to, any proposal or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in § 287.133 (1)(b), Fla. Stat., means a finding of guilt or a conviction of public entity crime with or without an adjudication of guilt in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in § 287.133 (1)(a), Fla. Stat., means:
   a. A predecessor or successor of a person convicted of a public entity crime or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under the arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133 (1)(e), Fla. Stat., means any natural person or any

entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the **statement which I have marked below is true** in relation to the entity submitting this sworn statement (indicate which statement applies).

☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Office of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THE PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known to me as identification.

(SEAL)

MAGGIE PROENZA KANAKIS
Notary Public - State of Florida
Commission # HH 336656
My Comm. Expires Mar 20, 2027
Bonded through National Notary Assn.

Maggie Proenza-Kanakis
Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

VI. NON-COLLUSION AFFADAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Christine Mehle, PE, CFM, ENV SP
I state that I Vice President of WSP USA Inc.,
(Name and Title) (Name of Firm)

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I am the person responsible in my firm for the price(s) and amount(s) of this Response, and the preparation of the Response. I state that:

1. The price(s) and amount(s) of this Response have been arrived at independently and without consultation, communication or agreement with any other Provider, potential provider, Proposal, or potential Proposal.

2. Neither the price(s) nor the amount(s) of this Response, and neither the approximate price(s) nor approximate amount(s) of this Response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal, and they will not be disclosed before Proposal opening.

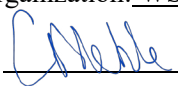
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract, or to submit a price(s) higher that the prices in this Response, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Response.

4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.

5. WSP USA Inc., its affiliates, subsidiaries, officers, director, and employees (Name of Firm) are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the State of Florida for which this Response is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the true facts relating to the submission of responses for this contract.

Name of Organization: WSP USA Inc.

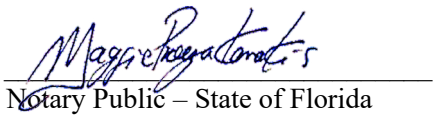
Signed By: 

Print Name: Christine Mehle, PE, CFM, ENV SP

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of January, 2026, by Christine Mehle, who is personally known to me or has produced personally known to me as identification.

(SEAL)




Notary Public – State of Florida

Maggie Proenza-Kanakis
(Print, Type, Stamp, or Commissioned Name of Notary Public)

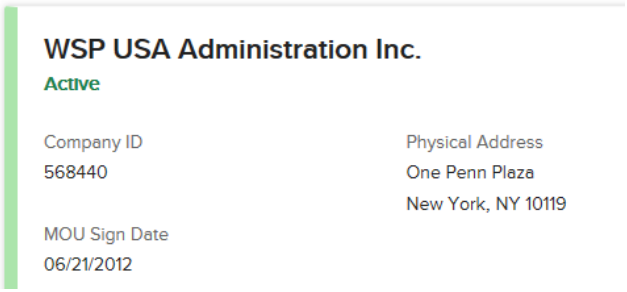
January 27, 2026

Sara Spain, Procurement Manager
St. Pete Beach City Hall
155 Corey Avenue
St. Pete Beach, FL 33706

Subject: **Don CeSar & Boca Ciega Area Resiliency Adaptation – WSP USA**

Dear Ms. Spain:

WSP USA Inc. complies with Section 448.095 of the Florida Statutes. WSP's E-Verify registration is held by our employee administration company WSP USA Administration Inc. WSP utilizes this company for payroll processing and administrative matters, like verification of employment eligibility. Please see below screenshot taken from E-Verify system confirming WSP USA Administration Inc.'s active enrollment, company ID, and MOU effective date.



Very truly yours,

Laura Unger
Assistant Secretary, Deputy General Counsel, Federal Contracts/Compliance

WSP USA
One Penn Plaza
New York, NY 10119

Tel.: +1 212 465-5000

Tel.: +1 212 465-5096
wsp.com

APPENDIX A:
PROFESSIONAL RESUMES

CHRISTINE MEHLE, PE, CFM, ENV SP
PRINCIPAL-IN-CHARGE

Crissy has 24 years of experience in water resource engineering, including comprehensive watershed assessments and improvement planning with a focus on flood protection, habitat improvement, water quality improvements, and sustainability. She excels at program and stakeholder management on large multidisciplinary projects. As the Florida Water Lead, she leads a team of 60+ water resource engineers and scientists committed to restoring our natural systems and built environments. As the principal-in-charge, she is committed to using WSP's resources to meet the City's needs on every project assignment.

PROJECT EXPERIENCE

Hillsborough County, Stormwater Engineering Services, Hillsborough County, FL: Project manager. WSP is providing stormwater and public works engineering services for various capital improvement projects located throughout Hillsborough County. Projects are in various stages of completion from preliminary design and evaluation (PD&E) through design, permitting, and construction.

City of Lakeland, Comprehensive Lakes and Stormwater Continuing Services Contract, Lakeland, FL: Contract manager. WSP has served as a master engineering and environmental consultant for the City of Lakeland for nearly 20 years. In this capacity, we have conducted a wide variety of engineering and water resource related projects under various contracts, including drainage improvements, ditch repairs, master planning, lake restoration, stormwater retrofit design, wetland design and monitoring, and shoreline stabilization.

Pinellas County, Lake Tarpon and Brooker Creek Water Management Plans (WMPs), Pinellas County, FL: Project manager for professional watershed management planning services for the Lake Tarpon and Brooker Creek watersheds in Pinellas County. Services include watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues, recommendations for improvements, conceptual plans, permit meetings, and cost estimates.

Escambia County, Carpenter Creek and Bayou Texar Watershed Management Plan, Escambia County, FL: Project manager for project that involved development of a comprehensive watershed management plan for the Carpenter Creek and Bayou Texar watersheds, totaling approximately 19 square miles in Pensacola, Florida. The management plan provided a roadmap for identifying, addressing, and recommending actions for at least the following main objectives: water quantity and quality, fish and wildlife habitat, public access and recreation and community resilience. In addition to hydraulic and hydrologic watershed modeling, this project included statistical analysis of water quality and hydrologic data, stream assessment and best management practices (BMP) alternatives analysis. This was a highly visible project within the local community, and WSP coordinated several meetings and site visits with stakeholders, media and the public.



EDUCATION

- BS, Civil Engineering, San Diego State University

LICENSES/REGISTRATIONS

- Professional Engineer, FL #68038
- Certified Floodplain Manager, #US-07-02810
- Envision Sustainability Professional #9316

12
Years with WSP

26
Years of Experience

Christine Mehle, PE, CFM, ENV SP (Continued)

Davenport Watershed, Management Plan Update, Davenport, FL: Project manager for professional watershed management planning services for the Davenport watershed which covers the City of Davenport municipal boundary and contributing area (>7 square miles). Phase I services included evaluation and recommendations for updating the city's stormwater utility fee, conducting a stormwater inventory, watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues and public outreach.

Sarasota County, Stormwater Utility Rate Study, Sarasota County, FL: Project manager responsible for evaluating their existing Stormwater Environmental Utility (SEU). As part of the Phase I evaluation process, WSP conducted data collection, literature review, and staff interviews for relevant information, current services, and practices. Specifically, WSP evaluated the current cost of SEU services, development review and permitting processes, inspection procedures, and SEU credits management process and systems. WSP then compared the County's existing rate structure with statewide practices. Current and future tasks include WSP providing recommendations for improvements to the SEU structure, public outreach, and preparation of presentation materials for County Commission meetings. Phase II focused on three primary outcomes. An update to the county impervious data layer within the information technology (IT) GIS system; a team-driven future program for delivery of stormwater services, addressing gaps and unmet needs; and a 10-year financial plan with analysis for three potential rate structures to meet the operations goals defined and recommended by the service review teams. The final work product was a Stormwater Management Program Business Plan that documents the analysis, recommendations for service improvements, and financial analysis with SEU rate options. The Phase II services analysis included future county costs for providing stormwater services, addressing the county development review, permitting, and inspection procedure processes as they pertain to the SEU. An evaluation and update of the equivalent stormwater unit (ESU) used by the county as their basis for billing is one of the rate structures included. WSP assisted with public meetings, code changes, and the adoption of the recommended rate structure changes.

Pinellas County Development Review Services, On-site Support for Reviews, Pinellas County, FL: Project manager for support to Pinellas County Development Review Services to meet the challenges associated with increased development (e.g., site plan, drainage and habitat permit review) and employment gaps. WSP provides engineering and natural resource protections staff as needed for on-site development reviews.

Pinellas, County, Coastal Engineering Review Support, Pinellas County, FL: Project manager for coastal engineering review services on an as-needed basis. WSP assisted Pinellas County with coastal and floodway engineering review services and floodplain administrative tasks, including grant management.

MICHAEL FLOOD
QUALITY ASSURANCE/QUALITY CONTROL

Michael has more than 25 years of consulting experience and is the National Resiliency Lead for WSP. In this role Michael has led most of the national projects focused on determining the risks of extreme weather and climate change and the development of potential strategies for addressing those risks. This work has included work assessing potential impacts to buildings and facilities in the northeast and southeast, communities in Florida, Texas and Massachusetts and facilities across the United States, including Puerto Rico, California, Alaska, Hawaii and Minnesota. The focus of Mike's recent work has been the development of methods, tools and strategies to help agencies make effective decisions in adaptation to climate change and extreme weather risks through development of prioritization processes. This work has included recent work on developing benefit-cost assessments of resiliency projects in the New York region, an assessment of impacts to infrastructure statewide in California and the conduct of training seminars on resiliency strategies and other similar efforts focused on helping agencies make effective decisions

PROJECT EXPERIENCE

Pinellas County Vulnerability Assessment: Serving in the role of project manager on this effort to quantify long-term risks to the county and develop effective strategies to respond and ensure community viability in response to future storm and flooding risks. This effort followed a risk-based methodology to quantify potential future risks from flooding, determine damage and economic costs of future events and use that information to determine the most cost-effective design/response strategies. The community considers this a critical effort in acting to ensure the long-term viability of the region and the recommendations are expected to be incorporated into policy/planning documents.

Miami-Dade SLR Plan: Resilience technical lead on this project to prepare a plan supported by data analysis and risk quantification as a key factor in effective decision making and communication. The plan included recommendations for protecting/relocating key infrastructure assets, focusing development in elevated areas affording better long-term protection and re-considering the infrastructure networks in the county to support long-term targeted growth.

Monroe County (Florida Keys) Seal Level Rise Programmatic Investment Assessments (2 projects): Served in the role of technical lead/ project manager on these projects to define appropriate capital investment decisions for infrastructure and buildings in the county in those areas where low-lying areas are already experiencing the effects of SLR and tidal flooding. The focus of one of these efforts included identifying the most cost-effective and appropriate design/policy option for their ongoing countywide roadway improvement project and the other was on how best to analyze county owned buildings.

FDOT Resilience Training: Served in the role of project manager on this project to develop planning and design strategies for incorporating future conditions into capital project development and for a range of engineering



EDUCATION

- Masters, Urban and Environmental Planning, University of Virginia
- BA, Urban Planning, University of Maryland

15
Years with WSP

29
Years of Experience

Michael Flood (Continued)

disciplines. This all-day course featured course material for six sections including risk analysis methods, inland flooding, coastal flooding, green infrastructure, structures and pavement design. These courses presented methods for utilizing future conditions and an assessment of the cause, effect and consequence perspective of risk analysis to support, and communicate, selected alternative and design decisions. The course was given in three locations statewide and attended by over 200 people.

NJDEP Flood Hazard Risk Reduction and Resilience Project: Resilience technical lead on this US Department of Housing and Urban Development (HUD) funded project to develop a decision-support system which combines state policies, data from multiple sources, and GIS analysis tools into a comparable rating system for communities throughout the state, based on impacts to infrastructure and community assets, helping to support investment efforts. Mike's role was to guide development of a data-driven assessment that enabled comparisons amongst projects in comparison to key state/agency policy measures.

Caltrans Statewide Climate Assessment: Served in the role of project manager on this project to assess existing and long-term potential risks from climate change on state transportation and building assets. The assessment was recently concluded and included work on SLR, storm surge, precipitation changes, landslides, wildfires, and combined effects. This work has included extensive coordination with multiple agencies and academic institutions developing climate data for decision making, including the California Energy Commission – the lead in collecting data into a statewide accessible data portal (CalAdapt).

TXGLO On-call Services: Serving in the role of community resilience lead on this recently awarded contract to support HUD-MIT recovery design elements for community resilience projects across the state of Texas. Mike's role will involve oversight of the development of comparable community metrics to support funding, review of design recommendations and contributions to the benefit-cost assessment program.

Tribal Resilience Program, Western Federal Lands: Technical lead on this project to assess resilience investment programs for tribal nations throughout the western US. Mike's role included oversight of programs intended to provide nations with a framework with which to advocate or apply for resilience funds to improve the long-term resilience of communities facing significant risk, in some cases considering relocation away from at-risk locations where conditions are expected to worsen with changing conditions.

National Highway Institute - Addressing Resilience in Highway Project Development & Preliminary Design: project manager on this effort to develop guidance for transportation agencies nationwide on how to include resilience to extreme weather and climate effects in project planning and design. This course is being generated to facilitate required changes toward addressing uncertainties, long-term risks, changing weather patterns and system impacts in corridor planning and design practice. This work includes close coordination with FHWA/FTA on implementation of recent guidance documents across multiple engineering disciplines.

TODD LAINE, PE
QUALITY ASSURANCE/QUALITY CONTROL

Todd has more than two decades of experience in design and management of transportation projects. His project management experience includes all types of highway design, from rural and urban expressways and arterial highways to local intersection improvements and utility systems. Todd has served as project manager and engineer of record for significant infrastructure projects throughout Florida, including eight design-build projects. Over the last seven years, he has assisted clients with developing requests for proposal and criteria packages for design-build projects.

PROJECT EXPERIENCE

FDOT District 7 Tampa Westshore Area Interchange Design-Build, Tampa, FL: Project/contract manager. WSP is providing design-build services at the main Westshore Interchange in Tampa for FDOT District 7. The region's steady growth in population and increased traffic to Tampa International Airport have reinforced the urgency of completing this project. Over the past two years, the department has developed a concept that achieves the vision of a thriving, mobile Tampa while optimizing opportunities for local contractors to participate in this program. Throughout the process, key stakeholders, including Tampa International Airport (TIA) and the Westshore Alliance, have provided valuable input regarding design, aesthetics, community, and amenities, showing their strong support for this project. This project will fully reconstruct Tampa's Westshore Interchange with a modern design and added capacity, including general use and express lanes. The updated design features 41 bridges and flyover ramps, improving traffic operations and replacing the existing loop ramp from eastbound SR 60 to northbound

FDOT District 7, 2021-2026 Districtwide Design Continuing Services Contract, Districtwide, FL: Project/contract manager. Responsible for miscellaneous projects under this five-year task work order. WSP is responsible for this five-year task work order contract requiring miscellaneous complex design services at the direction of the district design engineer for any facility within the district. The support services vary in scope, magnitude, and complexity and require rapid response to assist the decision-making process. Task work orders include revising or updating previously completed construction plans and documents, reviewing the work of other consultants, and providing post-design services, construction assistance services, and expert witness testimony services for assigned projects.

Highway and Bridge Structural Design Engineering Services, Districtwide, FL: Project/contract manager. WSP is responsible for studies, and design and preparation of roadway construction plans for proposed miscellaneous improvements for the FDOT. Individual projects include work on state highways, county roads and/or city streets within the five counties of District Seven. Engineering services include conducting studies and/or to design and prepare a set of contract plans which may include roadway, signing and pavement markings, signalization, intelligent transportation systems, lighting, sidewalk and/or bicycle ways.



EDUCATION

- BA, Physics, St. Paul, University of St. Thomas (Minnesota)
- BS, Civil Engineering BCE, University of Minnesota

LICENSES/REGISTRATIONS

- Professional Engineer, FL, #60814

9
Years with WSP

27
Years of Experience

Todd Laine, PE (Continued)

FDOT District 7, 2017-2022 Districtwide Design Continuing Services Contract, Districtwide, FL: Senior civil engineer. WSP is responsible for this five-year, task work order contract requiring miscellaneous complex design services at the direction of the FDOT District 7 design engineer for any facility within the district. The support services vary in scope, magnitude, and complexity and require rapid response to assist the decision-making process. Task work orders include revising or updating previously completed construction plans and documents; reviewing the work of other consultants; and providing post-design services, construction assistance services, and expert witness testimony services for assigned projects.

FDOT District 7 General Engineering Consultant, Districtwide, FL: Provided support and guidance to the Florida Department of Transportation development director and Florida Department of Transportation project manager in preparation of a draft work plan and work program budget for five segments of the US Route 98 and US Route 301 in Polk, Pasco and Hernando Counties. This effort was completed under two, 100-hour tasks. WSP is providing multimodal planning services for Florida Department of Transportation District Seven. This has included several transit planning tasks, including review of transit development plans, modal development study assistance, and public involvement. The firm provides on-site staff at the district office to offer the best service for the client.

US 301 Starke Railroad Overpass, Bradford County, FL: Project manager for a new grade-separated crossing of the CSX Transportation, Inc. (CSXT)railway in downtown Starke. WSP is providing preliminary and final design services to implement a new grade-separated crossing of the CSXT railway in downtown Starke. The pilot project is being delivered as part of the Florida Department of Transportation's Statewide Acceleration Transformation project management approach to condense the overall project schedule. Improvements included the implementation of roundabouts, shared use frontage roads, and sidewalks. The project includes a significant public involvement campaign to receive input from community stakeholders on aesthetic features.

Collins Road Design Update, Jacksonville, FL: Project manager for the final design engineering services. WSP was selected to provide final design engineering services for conversion of the existing two-mile, two-lane rural roadway to an urban multi-lane facility with curb and gutter, sidewalks and bicycle provisions on both sides. New water and sewer facilities are required to address conflicts with proposed infrastructure, and the design incorporates a new lighting system along the corridor. Services also include bridge widening and mast arm signals.

GREG CORNING, PE
PROJECT MANAGER

As a project manager, Greg provides technical input and engineering analysis for projects involving climate resiliency and assessment, project management, dredging and dewatering planning and design, stormwater design and permitting, environmental design and permitting, and construction administration, engineering and inspection.

Greg has participated in climate resiliency and assessment projects for parks, facilities, roadways, canals and stormwater assets. He has conducted field exploration and research on several environmental projects, such as sediment analysis for potential contaminants that affect disposal options, surface water quality assessment and monitoring, erosion and sediment analysis, and wetland evaluations. Greg has experience with total maximum daily load (TMDLs), basin management action plan (BMAPs), and has assisted in the management, planning and design for dredging and dewatering, stormwater and wetland projects from the design and permitting stage through construction and final certification. He has given several presentations to stakeholders and the public for contentious issues on behalf of governmental clients.

Greg also possesses experience in the development of grant applications, public meetings and construction documents such as requests for proposals, drawings, technical specifications and cost estimates. He is an active member of the Southeast Florida Regional Climate Change Compact and has been engaged with technical experts on solving the complex solutions to climate change. Greg brings this expertise to the Tampa Bay Regional Planning Council (TBRPC) by engaging with stakeholders and sharing our lessons learned on projects within Florida and across the globe.

PROJECT EXPERIENCE

Manatee County, Coquina South Boat Ramp Replacements, Bradenton, FL: Project manager for the redesign of the existing boat ramp with identical layout per request of the county. WSP examined the layout per ADA requirements and criteria as client specified, and code required loading (Florida Building Code). The design was for a timber deck and framing on timber piles. Pile size and spacing were optimized to accommodate longer slips for boat access. WSP also investigated options for a robust design for vessel impact per the county's request. The design package included drawings, cost estimate, construction bid forms and performance specifications. WSP also assisted with public outreach components and helping with construction administration and close out services for the boat ramp.

City of Dunedin Marina Dredging, Pinellas County, FL: Technical lead for development and implementation of a multi-phase project to determine the feasibility, permit, plan and dredge sediments from the city marina, boat ramp and entrance channel. WSP is providing dredged material management area design, environmental permitting and technical team coordination for dredging, dewatering and disposing of sediments from the city facility.



EDUCATION

- BS, Civil Engineering, Florida Atlantic University

LICENSES/REGISTRATIONS

- Professional Engineer, FL No. 79293

16
Years with WSP

17
Years of Experience

Greg Corning, PE (Continued)

Monroe County, Canal Restoration Demonstration Program, Monroe County, FL: Project engineer, working closely with Monroe County and the Canal Restoration Advisory Subcommittee of the FKNMS Water Quality Protection Program to implement a canal restoration demonstration program consisting of implementation of various residential canal water quality improvements. The technologies implemented include weed barriers, organic removal, backfilling, culvert installation, pumping, and combinations of these technologies. The scope consists of preparation of the design and permit packages for all the restorations, assistance with bidding the construction, and engineering support services during construction. WSP is obtaining all required permits, including a SFWMD ERP, a USACE individual permit, and a Florida National Marine Sanctuary permit. As part of the design scope, WSP is completing all required environmental surveys, bathymetric and topographic surveys, sediment characterization, geotechnical evaluations, and hydraulic modeling. WSP is also conducting public outreach and coordinating all homeowner approvals for staging areas and equipment installation.

Fish-Eating Creek, US Department of Agriculture - NRCS, Okeechobee, FL: Staff engineer, assisted with the design of the restoration system and construction drawings. Greg prepared permit applications, technical specifications, operation and maintenance plan, quality assurance plan and bid specifications. He developed a conservation plan that identified how wetland functions and values will be restored, enhanced, protected, maintained and managed to accomplish the goals of the US Department of Agriculture (USDA) NRCS Wetlands Reserve Program (WRP). The plans were modeled to evaluate the effectiveness of the restoration elements in terms of long-term hydrologic restoration using the USDA-NRCS developed Soil Plant-Air-Water (SPAW) and ICPR model. The model development included delineation of sub basins, spillway elevations, seepage rates, upstream/downstream relationships, and other applicable parameters for the model. The model outputs are used to develop inundation and depth maps depicting the extent and duration of the modeled hydrologic improvements. The project efforts include assessment of the general health and condition of the various habitats, identification of the presence of exotic and invasive species, and evaluation of current site hydrology. The project goals include development of conservation plan for the restoration of historical habitats, based on proper hydrology and vegetation community structure. The design and permitting of this 34,122-acre wetland restoration project has been completed and WSP is currently providing construction administrative services.

NABIL BAWANY, PE, CFM
DEPUTY PROJECT MANAGER

Nabil is a professional engineer with 11 years of experience, specializing in water resources and civil engineering design. Nabil recently Joined WSP after 8 years of local government experience. This unique perspective allows him to understand and deliver on client's needs.

His expertise includes flood resiliency projects, project management, stormwater management systems, drainage solutions, operational guidance, government policy creation and review, all phases of watershed management planning, hydraulic modeling, stormwater design, residential and commercial land development, and government policy and grant procurement.

Nabil is a proven project manager with experience managing 10-12 projects simultaneously, monitoring schedules and budgets while advancing project objectives.

Nabil has served as Pinellas County's watershed planning Section manager, with experience leading a small team of professionals as well as providing operational guidance to field staff. Through his experience, Nabil has also been involved in cutting-edge resiliency planning and adaptation strategies including government policy, living shoreline design review, bridge and roadway adaption design review, and many more initiatives.

PROJECT EXPERIENCE

Carpenter Creek and Bayou Texar Watershed Management Plan BMP Alternative Analysis, Texar, Escambia County, FL: Nabil provided QA/QC for BMP alternative analysis. The project involved the development of a comprehensive watershed management plan for the Carpenter Creek and Bayou Texar watersheds, totaling approximately 19 square miles in Pensacola, Florida. The management plan will provide a roadmap for identifying, addressing, and recommending actions for at least the following main objectives: water quantity and quality, fish and wildlife habitat, public access and recreation, and community resilience. In addition to hydraulic and hydrologic watershed modeling, this project will include statistical analysis of water quality and hydrologic data, stream assessment, and BMP alternatives analysis. This is a highly visible project within the local community, and WSP has coordinated several meetings and site visits with stakeholders, media, and the public, and will continue to collaborate with the interested parties throughout the project.

Vulnerability Assessment and Adaptation Plan, City of Dunedin, FL: Project manager for the development of a comprehensive climate vulnerability assessment and adaptation plan for the City of Dunedin. Responsibilities include performing exposure and sensitivity analyses for SLR, storm surge, rainfall-induced, and compound flooding scenarios using GIS-based modeling, as well as compiling and analyzing critical and regionally significant asset data. The project also involves stakeholder engagement, public outreach and preparation of technical reports, maps, and geospatial datasets in compliance with FDEP's Resilient Florida Program standards.



EDUCATION

- BS, Civil Engineering, Civil and Environmental Engineering, University of South Florida

LICENSES/REGISTRATIONS

- Professional Engineer, Florida No. 86625
- Certified Floodplain Manager #US-16-08996
- Emergency Management Operations, FEMA Certified 100,200,700

3
Years with WSP

13
Years of Experience

Nabil Bawany, PE, CFM (Continued)

PREVIOUS EXPERIENCE

Before joining WSP, Nabil's experience included:

Pinellas County, SLR and Storm Surge Vulnerability Assessment, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. To assess the county's vulnerability to rising seas and potential surge impacts, the county undertook a complex study to model and create flood inundation maps coupled with storm surge scenarios. Various maps for SLR scenarios, horizons and inundation durations, combined with storm surge projections, were used to help identify vulnerable assets and develop adaptation alternatives. The vulnerability assessment involved various stakeholders including local municipalities private and public utilities. The project was funded through the RESTORE Act which added another layer of complexity.

Pinellas County, Tide Check Valve Location Identification, Pinellas County, FL: Acting as project manager, Nabil was responsible for identifying the most vulnerable stormwater outfalls throughout unincorporated Pinellas County. Using SLR and storm surge projections Nabil was successful in identifying ideal candidates. Nabil also was successful in obtaining federal earmarks grant funding in the amount of $240K for the installation of tide check valves.

Pinellas County, Curlew Creek Smith Bayou Watershed Management Plan, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. The involved development of a comprehensive watershed management plan for both Curlew Creek and Smith Bayou watersheds being developed concurrently. The WMP consisted of multiple phases including watershed evaluation, floodplain analysis, LOS determination, SWRA, and BMP alternatives analysis. The WMP resulted in 12 BMP recommendations for water quality, flood reduction, and natural system improvement projects. This project was co-funded by the SWFWMD, the cities of Clearwater and Dunedin.

Pinellas County, Lake Tarpon and Brooker Creek Watershed Management Plans, Pinellas County, FL: Nabil acted as the project manager for Pinellas County. WSP is performing professional watershed management planning services for the Lake Tarpon and Brooker Creek watersheds in Pinellas County. Services include watershed evaluation and characterization, H&H modeling, pollutant load modeling, floodplain delineation, identification of flood and water quality issues, recommendations for improvements, conceptual plans, permit meetings, and cost estimates. BMP recommendations will improve flooding and water quality conditions for Lake Tarpon and Brooker Creek and will consider SLR and community benefits. Mr. Bawany successfully obtained grant funding for this project from SWFWMD cooperative funding initiative.

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TIFFANY DAVIES, PE
STORMWATER DESIGN & MODELING LEAD

Tiffany is a senior engineer with more than 20 years of professional civil engineering experience. She has been the project manager on numerous civil engineering projects for municipalities, federal clients and private clients. She manages a team of engineers in the water resources department, focusing on civil engineering, hydrology and hydraulic analysis, site civil, and wetland restoration projects.

Tiffany has been responsible for the design, permitting and construction phase services of numerous civil engineering projects entailing modeling and design of stormwater management systems, design of recreational facilities, design of roadways, layout and design of residential developments, water and wastewater transmission/collection system design, and site development services for commercial sites. She has extensive permitting experience in all levels of government from federal to state and local permits and is a key member of WSP's permitting team. This team has successfully obtained permits for a wide variety of projects, including a multi-million-dollar high speed passenger rail project.

Tiffany is also experienced with completing site layout and designs, including parking lots, potable water and wastewater, park and recreational facilities, and stormwater structures and systems, which have included wet detention lakes, dry retention ponds, and underground vault and underdrain systems. Primarily working in Florida, she leads teams in performing vulnerability assessments and routinely analyzes projects for climate change scenarios such as SLR.

PROJECT EXPERIENCE

Monroe County, Roads and Vulnerability Analysis and Capital Plan, Monroe County, FL: Associate engineer responsible for performing technical liaison duties and quality control review. Climate change, such as extreme weather conditions and SLR, has prompted planners and officials to focus on strategies that support a more resilient system. The roadway system is vital for its access/evacuation and mobilization within the Florida Keys. As part of the county's sustainability approach, this project will merge climate change science and modeling with transportation engineering and planning to develop a long-term roads adaptation plan based on design criteria, SLR projections, adaptation methodology, policy/financing evaluation, and public/stakeholder outreach. The project will be divided into three phases: study and analysis, engineering design and adaptation plan.

Florida Fish & Wildlife Conservation Commission (FWC), Hickory Mound Impoundment (HMI) Hydrologic Vulnerability Analysis, Taylor County, FL: Associate engineer and task manager for a hydrologic assessment of the HMI area and contributing watersheds. Tiffany assisted in the identification of potential impacts along the levee during hurricanes or other significant storm events. Task 1 and Task 2 of the project included data collection and a H&H analysis. Future project tasks include proposed alternatives development, vulnerability assessment, cost estimates, and a final report. This report outlines the existing conditions model development and preliminary results. Task 3 includes survey, geotechnical services and



EDUCATION

- BS, Civil Engineering, University of Florida

LICENSES/REGISTRATIONS

- Professional Engineer, FL No. 68370

TRAININGS

- Haestad Methods, WaterCAD Computer Software Training
- Southwest Florida Water Management District (SWFWMD) Seasonal High Water Level (SHWL) Determinations Training

16
Years with WSP

22
Years of Experience

TIFFANY DAVIES, PE (Continued)

30% design plan preparation. Tiffany is responsible for the overall project modeling of existing and proposed conditions, creation of restoration alternatives for future implementation, and oversight of the 30% design plans.

Florida Fish & Wildlife Conservation Commission (FFWC), Hydrologic Restoration of Big Pine Key, Monroe County, FL: Associate engineer developed an H&H model to evaluate the hydrologic benefits of this restoration project. This model analysis included a pre- versus post-comparison of the stages and flows within the project area because of the proposed design changes. The Intergovernmental Panel on Climate Change's Fifth Assessment Report (IPCC AR5) median curve for SLR projections was incorporated into the proposed conditions modeling for the proposed restoration to review the freshwater marsh future water levels. A roadway analysis was performed to review LOS of the roadway in current conditions, in restored conditions of the wetland, as well as in 50-year future conditions with SLR conditions implemented to determine if the culvert sizing was appropriate and if the roadway elevations were high enough for the SLR condition.

Florida FWC, Hydrologic Restoration of Lake Wimico, Gulf County, FL: Associate engineer conducted a hydrologic assessment of Lake Wimico Wildlife Management System and contributing watersheds, and assists in the identification of potential impacts during significant storm events. The Lake Wimico area consists of approximately 20,000 acres of conservation lands. The overarching goal of the project is to conduct a hydrologic assessment of this newly acquired FFWC property. This assessment will focus on the existing hydrologic site conditions and develop alternatives for improvements to restore the site to the most natural state feasible while maintaining access throughout the site. This site contains more than 14 miles of roads with adjacent ditches and an old bridge created from a box car bed. The roads and trails were historically developed by the timber industry and serve as dikes and diversions contributing to altered natural overland flow patterns and historic ecological habitats.

Ducks Unlimited, Hydrologic Restoration of MK Ranch, Gulf County, FL: Associate engineer and task manager for MK Ranch, which is 6,400 acres (26 square kilometers) of tidal marsh and forested wetland in the lower Saul Creek unit of the Apalachicola River Wildlife and Environmental Area, in Gulf County, Florida. The State of Florida owns the ranch, and the ranch is managed by the Florida FWC to protect and preserve the Apalachicola River and Bay. Historic land modification significantly altered hydrology on the site, as rice was grown on the ranch in the 1970s. FWC is restoring the ecosystem on the ranch to represent the historic conditions more closely at the site. WSP assisted the FWC in modeling proposed site alterations for future restoration options and is working with Ducks Unlimited to perform hydrologic modeling of the existing and proposed conditions, and create design plans for the restoration. Responsible for the overall project modeling of existing and proposed conditions and creation of design plans for the restoration alternatives.

BRYAN ANDERSON, PE, ENV SP
UTILITY DESIGN LEAD

Bryan is a civil engineer with more than 25 years of experience focusing on client relationship building, promoting collaboration with multidisciplined staff, and delivering quality projects. Bryan's engineering and technical expertise includes hydrological and hydraulic modeling, open channel hydraulics, stormwater management, water quantity, water quality, and floodplain mitigation, environmental permitting, and roadway drainage design. He has a strong understanding of the FDOT design methods, plan preparation, standards, and specifications of stormwater management for transportation projects. He is well versed in the design of minor roadway improvements, multi-use trails, potable water, and sanitary systems. Bryan served as the project manager and engineer of record on numerous FDOT, county, and municipal roadway and stormwater projects.

PROJECT EXPERIENCE

Potable Water/Sanitary Sewer/Reclaim Water Relocation and Permitting, FDOT District Seven, City of Tampa, Florida: WSP USA is the lead designer for the phased design-build (PDB) Westshore Interchange, in partnership with Superior Construction and Lane Construction. The reconstruction of Tampa's Westshore Interchange is part of a multi-year effort to better connect Pinellas and Hillsborough counties, alleviate traffic congestion and improve mobility. In preparation for the larger construction elements, WSP also created an "Early Works" package that included the design and permitting for relocation of all potable water, sanitary sewer and reclaim water utilities owned by the City of Tampa that were proposed to be impacted by the project. Outside of the design efforts, the task required an enormous amount of coordination hours with the City of Tampa's utility staff and affected property owners to ensure continuity of their services during the construction work. The project's permitting efforts through the Hillsborough County Environmental Protection Commission and the FDEP included three permits for the proposed sanitary sewer and five permits for the proposed potable water. The project also included development of the Technical Special Provisions (TSPs) for the proposed utility improvements.

New Riverview Regional Park Entrance, Drainage and Utility (16-inch Potable Water) Hillsborough County, FL: Engineer of record for the final design and permitting of new roundabout intersection for new park entrance (Riverview Regional Park) along Riverview Drive. Riverview Drive is a two-lane collector roadway with 10 to 11-foot travel lanes. Project included a new closed system of inlets and pipes to collect and convey stormwater runoff generated by the roadway improvements to the historical discharge locations. Inlet placement exceeded county's spread standards. Drainage design also included replacement of existing 24-inch reinforced concrete pipe (RCP) cross drain with a 30-inch RCP cross drain in order convey off-site runoff and improve upstream flooding. Project also included the design and permitting of 464 linear feet of 16-inch ductile iron water main.

North Ridge Trail (Phase III) & Access Road, Polk County, FL: Project manager and engineer of record for the design and permitting of the roadway, stormwater management systems, and potable water main. The



EDUCATION

- BE, Civil Engineering, University of Central Florida

LICENSES/REGISTRATIONS

- Professional Engineer: FL, #64617
- Envision Sustainability Professional: #41825

3
Years with WSP

25
Years of Experience

Bryan Anderson, PE, ENV SP (Continued)

proposed extension of North Ridge Trail (NRT) will extend the existing roadway to the south and connect with the proposed extension of Access Road. Access Road is an existing frontage roadway along the northwest quadrant of the I-4 and US 27 interchange. The proposed extension of Access Road will extend the existing roadway to the west and connect with the proposed extension of NRT, providing access for a 1.2M square foot distribution facility for Wal-Mart, and alternate access to US 27. Both roadway extensions will be a dedicated public roadway owned/maintained by Polk County. The NRT typical section features two 12-foot travel lanes with curb and gutter, a 12-foot multi-use path on the west side and a six-foot sidewalk on the east side. The Access Road typical section features two 12-foot travel lanes with curb and gutter, and six-foot sidewalk on the north side. The project also included the design and permitting of two independent closed stormwater collection systems discharging into three interconnected stormwater management facilities, as well as a FEMA Letter Of Map Revision (LOMR) for two existing floodplains. Additional scope elements included the design and permitting of 3,508 linear feet of 20-inch PVC water main, 92 linear feet of 10-inch PVC water main, 80 linear feet of six-inch PVC water main, and 88 linear feet of PVC water main to serve as a Public Water Supply and Water Service for the Wal-Mart distribution facility. Permitting agencies included Polk County, SWFWMD, Florida Department of Health Environmental Engineering, and USACE.

Benton Street Drainage Improvements, Polk County Roads and Drainage Division, Polk County, FL: Project manager and engineer of record for the design and permitting of a new drainage collection system to alleviate historical roadway and private property flooding occurring adjacent 4740 Benton Street. The new stormwater collection system is comprised of new storm sewer pipe and a series of ditch bottom inlets (DBIs) that connect to existing outfall pipe that discharges to Crooked Lake. Project also included design of 400 LF of 8” PVC sanitary sewer replacement and associated manholes.

Roosevelt Boulevard Pavement and Stormwater Rehabilitation Phase, City of Tarpon Springs Pinellas County, FL: Project manager and engineer of record responsible for the final design and permitting of this two-lane urban collector roadway. Responsibilities included stormwater design and permitting, utility design, construction administration and as-built certification. The project provided drainage improvements along Roosevelt Boulevard between Dodecanese Boulevard and Spruce Street to reduce flooding of the roadway and adjacent private property. The project included full roadway reconstruction with the addition of curb and gutter, sidewalks, utility coordination, permitting and landscaping. The project also included design and permitting for the relocation of 1,300 feet of a 12-inch potable water main. The stormwater design included design of an urban stormwater system as well as bypassing off-site stormwater.

ANGELA RYAN
ECOLOGICAL & PERMITTING LEAD

Angela is an environmental scientist and environmental planner with over 18-years of experience in project management, renewable energy, land development, water resources, and environmental protection. She has led multi-faceted ecological field assessments in freshwater and marine environments. Angela has provided scientific and policy-based leadership on renewable energy and mining industry projects; environmental and urban planning; federal, state, and local permitting; water resources management and ecosystem restoration; and program and project management.

PROJECT EXPERIENCE

Before joining WSP, Angela's experience included:

Senior Physical Scientist and Team Lead, US Department of Energy, Washington, DC: Assisted the loan program (LPO) office and directed the monitoring team, ensuring environmental compliance for $38 billion worth of renewable projects spanning the US and Puerto Rico. Angela created and released comprehensive resource reports for new and existing renewable energy projects with multi-faceted water, sustainability, and environmental resource analyses. She developed highly scientific and technical reports ensuring compliance with requirements found in federal and state laws such as the Endangered Species Act, the Clean Water Act, the National Historic Preservation Act, and NEPA. Angela facilitated risk avoidance by providing guidance internally and externally regarding environmental H&S concerns. She facilitated cross-disciplinary team collaboration within LPO to address environmental challenges, resulting in the development of new solar, wind, geothermal, hydrogen energy, and mining projects. Angela was nominated and performed as the agency lead for the Tribal Community of Practice, enhancing agency recognition of tribal energy initiatives.

Principal Planner, Forward Pinellas, Clearwater, FL: Oversaw project management of long-range transportation and land-use plans, focused on active transportation, complete streets, and health equity, and assisted the Metropolitan Planning Organization. Angela participated in regional transportation planning initiatives with FDOT, local governments, and outreach to the public. She developed planning studies and outreach initiatives and managed budgeting, contractor management, and project execution.

Section Chief and Supervisory Biologist, USACE Jacksonville District, Tampa, FL: Led a diverse team of biologists and administrative staff to accomplish 1,000 scientifically sound and legally compliant environmental projects. Angela delegated decision-making authority under the Clean Water Act and Rivers and Harbors Act, resulting in a balance between environmental protection and economic development. She ensured technical accuracy for 1,000 annual environmental permits. Angela led interagency and stakeholder engagement and guided staff and the public on mitigation techniques for aquatic resource preservation and water resource management. She delivered guidance in technical aspects, overseeing scientific studies, focusing on maintaining quality while being incredibly efficient. Angela managed land development projects, including energy and



EDUCATION

- Master's Degree, Global Sustainability with a Concentration in Water Sustainability, University of South Florida
- Bachelor's Degree, Environmental Studies with a Focus in Policy and Planning, Florida Gulf Coast University

1
Years with WSP

18
Years of Experience

Angela Ryan (Continued)

renewable energy, water reservoirs, surface and subsurface mining, beach nourishment, natural gas pipelines, utility lines, transportation developments, new and expanding airports, and residential and commercial developments. She conducted watershed-based analyses for jurisdictional determinations, wetland delineations, and habitat functional assessments. Angela was appointed as NEPA instructor for the national USACE program.

Headquarters Staff, USACE Headquarters, Washington, DC: Detailed six-month position as a national expert for the regulatory program detailed assignment. Angela created nationally distributed policy and training materials on environmental regulations, laws, scientific processes, and tribal and historic properties for regulatory program staff. She drafted policies, memoranda, reports, and technical correspondence.

Mining Biologist and Team Lead, USACE Jacksonville District, Tampa, FL: Developed project-specific biological assessments and jurisdictional determinations for thousands of acres of mining lands. Angela applied technical skills of land management practices to include plantings, prescribed fire, wetland and stream creations, conservation easements, and review of legal instruments for leases. She employed her technical knowledge of ecological systems and compliance with wide-ranging federal policies. Angela conducted an environmental analysis supporting 24,000 acres of ecosystem restoration projects, including wetland, stream, and upland habitat.

Enforcement Biologist, USACE Jacksonville District, Tampa, FL: Analyzed complicated violations of the Clean Water Act and resolved cases through penalty processes and restoration projects. Angela demonstrated effective and efficient project management through organizing case data, leading stakeholder meetings, facilitating compliance processes, and collaborating with external agencies. She led outreach events and took compliance initiatives and interagency facilitation to inform the public about environmental laws. Angela conducted field work to analyze impacts, such as unauthorized habitat impacts, pollutant discharges, and other degradation, and designed the restoration requirements for natural habitats.

Regulatory Biologist, USACE, Fort Myers and Tampa, FL: Led hundreds of environmental assessments for a wide range of large-scale projects. Angela was the lead federal biologist on energy, highway, water reservoir, mining, utility, commercial development, beach restoration, and residential development projects. She developed knowledge of land development and land management scientific studies for threatened and endangered species, habitat assessments and wetland delineations.

GREGG HUDSPETH, ASLA, LEED AP BD+C, CNU-A
LANDSCAPE DESIGN

Gregg is a professional landscape architect in 12 states with more than 42 years of design experience in greenways, streetscapes, and parks. Before joining WSP, he spent three years in China performing construction observation at the Shanghai Disney Resort for the Public Transportation Corridor, Disney Town and the two Disney resort hotels.

PROJECT EXPERIENCE

Acworth Downtown Master Plan/Streetscape Improvement Program, Acworth, GA: Landscape architect for the master planning, design and construction document preparation for a $7 million program including a pedestrian bridge over the CSX railroad, reconstruction of the historic railroad depot to create an interpretive center and depot park, extension of Lemon Street to meet Taylor Street, a new vehicular roundabout, the closing of a street to create a pedestrian outdoor entertainment plaza, and new parking.

Franklin Urban Sports & Entertainment (FUSE) Streetscape Project, Gastonia, NC: Landscape architect. FUSE is centered around a new multi-purpose sports stadium four blocks from downtown Gastonia. The streetscape design around the stadium is enhanced with entrance plazas, planting, seating, lighting, and sculptural art. Parallel parking (road diet), plazas, sidewalks, planting, lighting, and sculptural art will be among the new features for the W. Main Avenue streetscape that connects the stadium to downtown.

Alligator Creek Stream Restoration, Sarasota County, Venice, FL: Landscape architect. Master plan graphics for a 3-mile stream and habitat restoration to stabilize banks, improve water quality, improve and maximize native aquatic and terrestrial habitat, and improve recreational uses of urban Alligator Creek and its tributary lateral channels.

Phillippi Creek Stream Restoration, Sarasota County, Sarasota, FL: Landscape architect. Master plan graphics to integrate the watershed restoration concepts with the waterbody naturalization and stabilization concepts for the Phillippi Creek drainage network. The trail network includes the Bobby Jones Golf Club designed by Donald Ross in 1927.

Delnor-Wiggins Pass State Park Support Building, FL: Landscape architect. Selected by Collier County to provide architectural and landscape architectural services for a new support building within the conservation district of the park, WSP used native plantings to surround the new building and parking lot.

Timer Powers Park Master Plan, Martin County, FL: Landscape architect. WSP was selected by Martin County to prepare a master plan for this 37-acre regional park 1 mile east of the Village of Indiantown. It currently has a covered horse arena, picnic pavilions, open play fields, a boat ramp, and nature trails. Improvements include a dressage arena, RV campsites, an additional restroom, a new maintenance building, and site lighting.



EDUCATION

- Bachelor of Landscape Architecture, Texas Tech University

LICENSES/REGISTRATIONS

- Landscape Architect: FL, #1584; GA; SC; NC; TX; AL; LA; PA; WI; NJ; MI; VA
- Council of Landscape Architectural Registration Board Certified, #2437
- LEED Accredited Professional BD-C
- Congress for the New Urbanism - Accredited

9
Years with WSP

42
Years of Experience

Gregg Hudspeth, ASLA, LEED AP BD+C, CNU-A (Continued)

Indiantown Parks & Recreation Master Plan, Village of Indiantown FL: Landscape architect. After finishing the master plan for Timer Powers Park, the Village of Indiantown selected WSP to develop a parks & recreation master plan for the Village's three parks and recreation areas.

Waterfront Master Plan, Green Cove Springs, FL: Landscape architect to develop a master plan to activate the waterfront in the city located along the St. John's River. The key elements of the master plan include riverwalks, local and regional trail connections, extension of the city pier, siting of a multijurisdictional waterborne law enforcement center, and expansion of city parks.

Rowena Mays Park Master Plan, Plant City, FL: Landscape architect for the master plan and design for a small community park. Planned facilities include lighted basketball courts, lighted tennis courts, lighted pickleball courts, a restroom, parking, picnic facilities, walkways and a pedestrian bridge. A focal point for the project is the revitalization of a section of Mill Creek which bisects the park. The planning process included stakeholder interviews and a public open house.

E. Young Street Park, Plant City, FL: Landscape architect. Master planning, design, and specifications for a 5.1-acre community park. Planned facilities include a playground, splash pad, skate park & pump track, restroom, picnic facilities, and a perimeter walkway.

City Walk, Hickory, NC: Landscape architect for the master plan update and implementation design for the 1.5-mile urban greenway that links downtown Hickory to Lenoir Rhyne University. Work includes the design of a 15-foot multi-use pathway with associated amenities such as fountains, restrooms, walls, interpretive signage, landscape, parking, bridges, and lighting.

Mason Mill Park Master Plan, DeKalb County, GA: Landscape architect. After completing the original master plan in 2008-2014, WSP was selected by DeKalb County to prepare an updated master plan for this popular 120-acre county park. Improvements include an ADA-accessible connection to the park's tennis center and the nearby Avis G. Williams County Library, an enlarged recreational building, additional parking, a senior playground, and an expansion of the community garden.

Avondale Dunaire Park, DeKalb County, GA: Landscape architect. WSP was selected by DeKalb County to prepare a master plan for this 37-acre county park. Originally a 16-acre soccer complex, the County acquired an adjacent 21 acres from the GA DOT. This additional land allows the facility to add more soccer fields, a concession building, a natural play area, a dog park, a perimeter jogging path, and additional parking.

Cauble Park Master Plan, Acworth, GA: Landscape architect. Update of a master plan for a waterfront park. New facilities will include a revised entrance design, parking, a waterfront trail, picnic pavilions, a beach boardwalk, restrooms, playgrounds, landscape planting, and a kayak launch.

DUSTIN ATWATER, GISP
GIS DATA & ANALYSIS LEAD

Dustin is a GIS professional currently leading the Florida region of WSP. Responsibilities include management, implementation, and development of GIS applications as well as several years of experience in development and implementation of workflow models. He has an applied working knowledge of GIS technology including ArcGIS Pro, ArcMap, ArcGIS Online, and GIS mobile application development. He has worked as a database architect, workflow developer and manager, senior project manager and lead technical expert in the field of geospatial solutions. His primary duties include program management, database design, spatial analysis, modeling, workflow development, and technical quality assurance. Dustin is charged with the management and quality assurance of deliverables for the Florida region on an ongoing basis.

PROJECT EXPERIENCE

Monroe County, Roads and Vulnerability Analysis and Capital Plan, Monroe County, FL: GIS lead. Responsible for all aspects of the GIS effort, including mobile GIS application development, database creation and management, desktop surveys of readily available information regarding the subject sites, and emissions inventory maps. Climate change, including but not limited to extreme weather conditions and SLR has prompted planners and officials to focus on strategies that support a more resilient system. The roadway system is vital for its access/evacuation and mobilization within the Florida Keys. As part of the county's sustainability approach, this project will merge climate change science and modeling, with transportation engineering and planning to develop a long-term roads adaptation plan based on design criteria, SLR projections, adaptation methodology, policy/financing evaluation, and public/stakeholder outreach. The project will be divided into three phases: study and analysis, engineering design, and adaptation plan.

Monroe County, Harry Harris Park Vulnerability Analysis, Monroe County, FL: GIS lead. Monroe County contracted WSP to complete a vulnerability assessment of Harry Harris Park, which is a popular place for locals to spend a day at the ocean. The beach, not open to the ocean, is a tidal pool safer for children. The basketball courts, kiddie playground, pavilions and barbecue grills are close to rest rooms and parking. Two softball fields host local teams. One of the most popular features in this park is its deep-water easy access boat ramp. This assessment proactively developed adaptation strategies to enhance the county's investment in an important state goal: the preservation and enhancement of working waterfronts in Florida. This analysis furthered the work of the county's sustainability and climate plan ongoing under the GreenKeys plan, which sets forth recommendations to plan appropriate uses and adaptation measures for areas. The analysis reviewed the existing features within the property and identified necessary adaptation measures to protect it from storms and future impacts from SLR and other impacts/stress to maintain business operations. The work enhances and protects the county's financial investment in preserving its use in perpetuity as a public facility with recreational boat access use and furthers the state's goals to



EDUCATION

- Bachelor of Landscape Architecture, Landscape Ecology, University of Minnesota

LICENSES/REGISTRATIONS

- Geographic Information Systems Professional, #91642

15
Years with WSP

23
Years of Experience

preserve and protect working waterfronts. Specifically, WSP (1) evaluated the available existing data (including previous SLR modeling; the county's local mitigation strategy; building, sea wall and property elevations; and plans, renderings, drawings, and surveys) and (2) prepared a vulnerability characterization/analysis to define the park's future vulnerability to SLR and adaptation alternatives (related to existing and proposed site improvements) to proactively promote the resilience and storm surge of the site and its use in perpetuity as a public facility with recreational boat access use.

Florida Fish & Wildlife Conservation Commission, HMI Vulnerability Analysis, Taylor County, FL: Project manager. WSP was selected by the Florida FWC to provide a watershed analysis and conduct a resiliency study at the HMI Area in Taylor County, Florida. This project consisted of a hydrological assessment of the watershed to assist in the identification of potential impact along the levee during hurricanes or other significant storm events. The hydrologic assessment included the evaluation from two or three major storm events and SLR that may occur in the future. WSP reviewed types and locations of impacts to the Hickory Mound levee and provided FWC with hydrologic BMP alternatives to minimize or eliminate the need of future maintenance of the site based on significant storms. After the impacts and potential hydrologic site modification alternative improvements were presented, FWC selected BMP's best suited for the site to further into engineering design, permitting and construction. This project was unique as it coupled traditional H&Hwatershed modeling with offshore wave run up and tidal storm surge modeling. These different modeling components were married to form a more comprehensive template to aid in predicting SLR scenarios and impacts.

Monroe County, Department of Environmental Protection (DEP) Grant S0769 Key Canals, Monroe County, FL: GIS principal. Led all GIS efforts from pre-grant canal selection to project delivery. WSP is working closely with Monroe County and the Canal Restoration Advisory Subcommittee of the FKNMS Water Quality Protection Program to implement a canal restoration demonstration program consisting of implementation of various residential canal water quality improvements. The technologies to be implemented include weed barriers, organic removal, backfilling, culvert installation, pumping, and combinations of these technologies. The scope consists of preparation of the design and permit packages for all the restorations; assistance with bidding the construction; and engineering support services during construction. WSP is obtaining all required permits, including a SFWMD ERP, a USACE individual permit, and a Florida National Marine Sanctuary permit. As part of the design scope, WSP is completing all required environmental surveys, bathymetric and topographic surveys, sediment characterization, geotechnical evaluations and hydraulic modeling. WSP is also coordinating all homeowner approvals for staging areas and equipment installation.

CHARLES “CHIP” GARDINER, PLS, CFEDS
SURVEY LEAD

Chip has 42 years of experience in a wide range of surveying and mapping activities, including managing and executing projects for private and public sector clients. His extensive technical background accentuates his ability to manage personnel and projects effectively. He is the operations manager of WSP’s Florida offices surveying and mapping department, where he manages personnel and resources, projects scheduling and tracking, and quality assurance within the department.

He has expertise in geodetic surveying (conventional and GPS), route/design surveying and mapping and boundary surveying. Chip has a background with an emphasis on new technologies, including GNSS, GIS and LiDAR being used for surveying and engineering professions.

PROJECT EXPERIENCE

Brevard County, Nandivada Multi-Use Stormwater Treatment Area Design and Permitting, Brevard County, FL: Survey team lead for evaluation of feasibility and preparation of project designs utilizing the County’s newly acquired Nandivada parcel as a multi-use spoil management area that will also be capable of treating stormwater runoff from that portion of the County’s MS4 drainage area that exists along North Banana River Drive. The project is consistent with the County’s growing need to design multi-use facilities for muck removal projects that also incorporate a regional surface water or stormwater treatment function. This is a unique project approach for Brevard County intended to provide significant cost savings compared to traditional dredge material management areas and stormwater retrofit designs which are typically designed and implemented separately.

Brevard County, East Central Canals and Channels Permitting/Design and Navigational Dredge Phasing, Brevard County, FL: Survey team lead provided Brevard County with design and permitting services, bid documents, and cost estimates for the maintenance dredging and muck removal of approximately 8.34 miles of canals and channels known as the East Central Canals and Channels. WSP’s scope of services included undertaking data collection and fieldwork efforts, the creation of a set of preliminary general design figures, and generation of a project summary technical memorandum before coordinating and requesting permits, permitting tasks, cost estimates, construction plans specifications and contract documents/drawings, as well as permit extensions and project phasing details as required by regulatory agencies.

St. Johns River Water Management District, Lake Apopka Design/Build Dredging, Spoil Management, and Water Treatment, Orange and Lake Counties, FL: Survey team lead for this $4.5 million project which required WSP’s successful management of complex state and federal permitting process and development of design plans which were approved by St. Johns River Water Management District (SJRWMD) for construction utilizing our design/build construction dredging partner Jahna Industries, Inc. More than 500,000 cubic yards of material were removed from strategic areas in Lake Apopka to create a sump intended to trap resuspendable sediments and prevent them from interfering with light transmission. Sediments were



EDUCATION

- BS, Surveying and Mapping, University of Florida
- AS, Civil Engineering, Central Florida Community College

LICENSES/REGISTRATIONS

- Professional Land Surveyor, FL #LS5046; NC #L4598; SC #27735; MO #2011017289; LA #5077; OK #LS1836; OH #PS8614; IN #LS21500006
- Certified United States Department of the Interior Bureau of Land Management (BLM) Federal Surveyor, No. 1475

36
Years with WSP

42
Years of Experience

relocated to a restoration area approximately 4 miles downstream, where they were beneficially reused. All nutrients associated with the sediments were sequestered and prevented from returning to Lake Apopka.

City of Lakeland, Seven Wetlands Maintenance Dredging, Lakeland, FL: Survey team lead for preparation of design, bidding assistance, and construction management for a maintenance dredge project within the City of Lakeland's Seven Wetlands wastewater treatment facility. WSP's scope of services included survey and sediment analysis, development of design drawings, preparation of bidding documents, contractor selection services, and construction management.

City of Dunedin, Dredging Project Feasibility and Permitting Phase, Dunedin, FL: Survey team lead for this City of Dunedin project to provide support services to deliver engineering, permitting, and construction administration services for the Dunedin Marina Dredging Project. WSP reviewed, summarized, and cataloged the on-site data located within the City's project files regarding all past City of Dunedin Marina dredging permits and events. The project data was included in pre-application permitting discussions, City of Dunedin staff meetings, and permit applications.

Taylor County, Steinhatchee/Keaton Beach Dredge Design and Permitting, Taylor County, FL: Survey team lead for this Taylor County project involving two dredge design and permitting projects that were part of a RESTORE Act Direct Component Multi-year Implementation Plan. These projects are intended to improve low-tide navigability of the selected areas. The general objectives of this project were to provide professional engineering, biological, environmental, and field survey services to evaluate the best approach for removing accumulated sediments and to prepare design plans, technical specifications, opinion of probable cost, and bidding documents so the county could implement the projects.

The Isle of Palms Special District, Dredging Project – Planning, Final Design and Construction Management Services, Jacksonville, FL: Survey team lead for this Isle of Palms Special District to deliver professional dredging engineering services related to the District's plan to dredge the Isle of Palms waterways adjacent to the properties within the District's boundaries to enable continuing access to the Intracoastal Waterway. The general objectives of this project were to provide professional engineering, geotechnical, biological, environmental, and other necessary field survey services to evaluate how to best remove accumulated sediments, improve visual aesthetics, and facilitate safe, casual boating within the Isle of Palms District Waterways. After providing dredge planning services for the Isle of Palms Special District, WSP was retained to provide final design services, including alternative template analysis, preparation of construction documents, bidding coordination, and construction administration services.

St. Johns River Water Management District, Annual Surveying and Mapping Services, Multiple Counties, FL: Project manager/surveyor responsible for managing surveying activities. Projects are primarily related to water resource studies and design, scientific studies, and land acquisition and management. Services include geodetic control, topographic, hydrographic, and boundary surveys.

MARIAN ALICEA, PE
COASTAL DESIGN & MODELING LEAD

Marian is a coastal, civil and environmental engineer with expertise in coastal flood risk management, stormwater and coastal system integration, and community-scale resilience planning. Her work includes SLR adaptation, tidal and rainfall flooding analysis, shoreline stabilization, and stormwater infrastructure resilience for vulnerable coastal neighborhoods. She has supported conceptual adaptation studies addressing compound flooding drivers including rainfall, tides, storm surge, and future SLR to inform transportation mobility, critical asset protection, and long-term capital planning. Marian's technical background includes hydrodynamic modeling, geospatial vulnerability analysis, and asset threat assessments, supporting evaluation of stormwater pump systems, outfall retrofits, roadway flood mitigation, seawall strategies and nature-based shoreline solutions. Her broader project experience includes navigational dredging, beneficial reuse of sediment, living shorelines, hybrid reefs and beach nourishment, integrating engineering performance with ecological function. She has also taught coastal science at the University of Miami and developed a Rollins College course on US environmental permitting and regulation.

PROJECT EXPERIENCE

Florida Keys Canal Restoration Program – Shoreline Management Practices & Materials Ranking Framework, Monroe County, FL: Coastal engineer and lead author. Develops a technical framework and evaluation criteria to rank structural, vegetated, and hybrid shoreline management practices addressing tidal erosion driven by storm surge, SLR and habitat loss in the Florida Keys. Produces guidance that balances habitat restoration, water quality improvement, and property protection, coordinating with Monroe County, FDEP and the FKNMS Steering Committee. Deliverables include a technical report and a ranking database supporting project prioritization.

Duck Key Breakwater Restoration and Living Shoreline Project, Monroe County, FL: Coastal engineer. Designing a hybrid shoreline solution combining segmented breakwaters with living shoreline features to reduce wave energy, control erosion, and enhance ecological resilience along Duck Key's waterfront. Leads conceptual and preliminary design, selects materials and structural configurations balancing habitat restoration with shoreline protection, and coordinates with permitting agencies. The design integrates engineered structures with mangroves and seagrasses to deliver a site-specific, nature-based solution supporting long-term shoreline stability, habitat creation, and water quality benefits. Cost: $3.5 million. Size: 1.5 miles of shoreline stabilized and protected.

Maryland Transportation Authority (MDTA) Climate Risk Assessment and Greenhouse Gas Inventory, Facility Risk Analysis, MD: Coastal engineer and coastal hazards lead responsible for assessing storm surge, tides, SLR, and wave impacts affecting MDTA-owned transportation assets statewide. Led the development and application of risk analysis methodologies for the Fort McHenry Tunnel Facility, integrating probabilistic storm surge, SLR projections, and wave climate data into facility-scale risk



EDUCATION

- PhD, Ocean Sciences, University of Miami
- MS, Civil Engineering, Virginia Tech
- MS, Environmental Engineering, Virginia Tech
- BS, Civil Engineering, Kennesaw State University

LICENSES/REGISTRATIONS

- Professional Engineer, FL, #68038; AZ #79813; NC #061265; SC #44524; PR #29441

1
Years with WSP

13
Years of Experience

models. Coordinated with multidisciplinary teams to produce spatial data models and stressor-damage functions that supported comprehensive facility risk assessments. Provided technical input to key deliverables, including the Facility Risk Assessment Report and spatial data products for internal and stakeholder use.

PREVIOUS EXPERIENCE

Before joining WSP, Marian's experience included:

USACE Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study, Miami-Dade County, FL: Coastal engineer. Collaborated with USACE Norfolk and Jacksonville Districts and Miami-Dade County on the Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study. Provided technical support for data analysis, modeling, and EIS/ Feasibility Report development, reviewed H&H inputs for the G2CRM model, and developed depth-damage functions for Miami-Dade Water and Sewer facilities. Supported evaluation of structural, nonstructural, and nature-based measures, led workshops and site visits, and strengthened stakeholder and interagency coordination. Cost: $5M. Size: 80 miles.

FEMA Building Resilient Infrastructure and Communities Direct Technical Assistance (BRIC DTA), FL, GA and Puerto Rico: Technical coordinator. Provided customized support to Miami-Dade County, FL; Chatham County, GA; and Ponce, PR through FEMA's BRIC Direct Technical Assistance program. Delivered hands-on assistance to strengthen local capacity for equitable hazard mitigation planning, conducted engineering feasibility studies, and prepared benefit-cost analyses to ensure projects were technically sound and economically justified. Supported climate risk assessments, community engagement, partnership building, and integrated mitigation and adaptation planning. Cost: Nearly $1 billion nationally in FY 2023; $750 million allocated in FY 2024. Size: Direct support to three communities (Miami-Dade, FL; Chatham County, GA; Ponce, PR); part of a national program reaching at least 167 communities in FY 2023.

FEMA Hazard Mitigation Grant Program Engineering Feasibility and Benefit-Cost Analysis, Nationwide: Coastal engineer. Supported FEMA's Hazard Mitigation Assistance programs by reviewing Flood Mitigation Assistance and BRIC grant applications for flood and coastal storm surge mitigation. Conducted technical feasibility reviews and quality assurance and quality control of benefit-cost analyses to ensure compliance with FEMA engineering and economic standards. Strengthened applicant competitiveness and funding readiness by improving the technical integrity of proposed resilience projects. Cost: $3 billion available nationwide in FY 2023. Size: Nationwide program supporting flood and coastal hazard mitigation projects.

JAVED ALI, PHD
COASTAL DESIGN & MODELING

With more than seven years of international experience, Javed is an experienced water resources engineer specializing in H&H modeling, climate resilience, hydrodynamic and data-driven modeling, integrated surface roundwater systems, and advanced geospatial analysis. His work centers on flood risk management, water system modeling, climate risk assessment, and sustainable water resources planning, applying cutting-edge modeling tools, programming, and data analytics to solve complex environmental challenges. Javed has led and contributed to high-impact projects involving multi-hazard risk assessments, compound climate and weather extremes, coastal hazard analysis, stormwater management, and natural hazard impact studies. He collaborates closely with interdisciplinary teams to deliver innovative, actionable, and technically robust solutions that support community resilience, climate adaptation, and informed infrastructure planning.

PROJECT EXPERIENCE

Stormwater Hotspot Reduction, Sarasota County, FL: Technical lead for an ongoing countywide initiative to reduce recurring stormwater maintenance hotspots in Sarasota County. Leading the technical team in data collection, GIS analysis, and desktop screening of approximately 200 high-priority sites, integrating inspection logs, maintenance records, and floodplain data. Facilitating field assessments of selected hotspots, coordinating GPS-tagged site inspections, and synthesizing findings to develop actionable recommendations for infrastructure improvements, operational changes, and hotspot prioritization. Delivering a tiered reduction strategy and interim/final reports to county stakeholders, supporting long-term maintenance efficiency and resilience.

Sandpiper Golf and Country Club, Crane Pond Subsurface Exploration, Lakeland, FL: Pond recovery analysis lead for conducting the technical analysis for pond recovery assessment at Crane Pond, a 2-acre stormwater facility in Lakeland, FL. Used MODRET modeling to analyze multiple pond recovery scenarios, including full, 3/4-full, 1/2-full, 1/4-full, and water quality volume conditions, under varying groundwater and infiltration conditions.

City of Tarpon Springs Industrial Wastewater Permit Renewal and Modification Reverse Osmosis (RO) Water Treatment Plant Concentrate Disposal Phase 1 & 2, City of Tarpon Springs, FL: Lead modeler for dilution mixing zone analysis supporting the substantial modification of the City of Tarpon Springs Reverse Osmosis Water Treatment Plant permit. Responsibilities included developing and applying the CORMIX dilution analysis model to evaluate proposed effluent limit revisions and mixing zone reassessment in compliance with FDEP and Environmental Protection Agency (EPA) Region 4 standards. Contributing to technical documentation and public engagement efforts by preparing technical materials for project deliverables and stakeholder meetings.

Pinellas County Vulnerability Assessment Methodology Review: Technical reviewer for the methodology applied in vulnerability assessments across Pinellas County, Pinellas Park, and nine coastal communities.



EDUCATION

- PhD, Civil Engineering (Water Resources), University of Central Florida
- MS, Water Science & Engineering, UNESCO-IHE Institute for Water Education
- MS, Hydro Science & Engineering, TU Dresden
- BS, Agricultural Engineering, G.B. Pant University of Agri. & Tech.

1
Years with WSP

7
Years of Experience

Javed Ali, PHD (Continued)

Evaluating exposure and sensitivity analysis reports prepared by HDR Engineering, ensuring alignment with FDEP standards and broader adaptation planning goals. Providing expert input on infrastructure risk metrics beyond statutory requirements, including stressor-damage functions and community-scale sensitivity indicators. Reviewing geospatial datasets, maps, and tables to assess water elevation and flood depth impacts under multiple climate scenarios. Participating in coordination meetings and developing data alignment frameworks to guide future adaptation planning. Delivering marked-up reports and recommendations to enhance the continuity between vulnerability assessments and actionable resilience strategies.

St. Petersburg District 2 Master Plan, St. Petersburg, FL: Climate resilience and adaptation lead for facilitating the development of the District 2 Master Plan for the City of St. Petersburg, Florida, with a focus on resilience, adaptation, and vulnerability assessment integration. Supporting the City's Engineering and Capital Improvements Department by aligning project deliverables with sustainable design and construction practices per municipal code. Ensuring technical accuracy and quality of all modeling and planning outputs, including climate risk assessments and adaptation strategies. Facilitating coordination with city stakeholders and providing expert guidance on integrating resilience metrics into infrastructure planning.

Inland Flooding Risk Assessment, State of Massachusetts: GIS analysis support. WSP was selected by MassDOT to complete a statewide assessment of current and future precipitation driven inland flooding conditions that included considerations of changing climate conditions into the future. This analysis is a planning-level assessment of which transportation assets are at risk to flooding over the coming century. This study identifies flood exposure for in-state NHS roads, bridges and large culverts, MassDOT and MBTA-owned rail, MassDOT facilities, and many public-use airports. It assesses damage and repair costs, time estimates for repairs and considers the consequences from loss of service. This effort builds on work done under previous studies by refining developed methodologies, applying them statewide, and integrating other MassDOT analyses that are concurrently considering asset exposure to flooding.

Vulnerability Assessment and Adaptation Plan, City of Dunedin, FL: Contributing to the development of a comprehensive climate vulnerability assessment and adaptation plan for the City of Dunedin. Responsibilities include performing exposure and sensitivity analyses for SLR, storm surge, rainfall-induced, and compound flooding scenarios using GIS-based modeling, as well as compiling and analyzing critical and regionally significant asset data. Lead for identifying geographic focus areas based on risk prioritization and developing targeted adaptation strategies to guide future infrastructure planning and community resilience investments. The project also involves stakeholder engagement, public outreach, and preparation of technical reports, maps, and geospatial datasets in compliance with FDEP's Resilient Florida Program standards.

CHRISTOPHER DORNEY, PHD, AICP
RESILIENCY PLANNING & ANALYSIS LEAD

Christopher is a vice president in WSP's resilience practice and has been engaged in extreme weather and climate change adaptation work for over 15 years. Over this time, Christopher has assisted several federal agencies, state transportation agencies, local governments, and other institutions with policy, capacity building, planning, and design for resilience. His work has spanned a range of geographical scales, from systems/community-level risk analyses covering thousands of assets to determining the best adaptation alternative at individual assets/projects. Christopher has also been involved in several cutting-edge research projects on climate adaptation and resilience with the National Academies of Sciences. Through this work, he has gained broad experience working with all facets of resilience work including natural hazard modeling, climate science, geospatial analysis, risk quantification, resilience benefit-cost analysis, resilience engineering and emergency response/recovery.

PROJECT EXPERIENCE

Dunedin Resilient Florida Vulnerability Assessment and Adaptation Plan, Dunedin, FL: This study involves the undertaking of a vulnerability assessment for the city of Dunedin on Florida's Gulf Coast. The assessments is being conducted in a way that meets the FDEP requirements for how these assessments should be undertaken and, where resources allow, going beyond these minimum requirements to quantify risk. The vulnerability assessment results will then be used to inform a climate adaptation plan for the city. Christopher is a technical advisor and the lead planner on this project.

Regional SLR Mitigation Alternative and North Base Erosion Control Feasibility Analysis, San Mateo County Transit District (SamTrans): Christopher is a technical advisor on the benefits assessment. This project is helping SamTrans assess the benefits from different adaptation alternatives for a bus storage yard they operate on a small peninsula in San Francisco Bay. The adaptation alternatives (being developed through a separate contract by another firm) are designed to protect the facility from SLR and storm surge. In addition, one alternative involves developing a flood barrier across the mouths of two streams adjacent to the peninsula that are pathways for flooding into surrounding communities. WSP is tasked with quantifying the benefits of all the alternatives, including those to nearby neighborhoods, and the alternatives' cost-effectiveness. This involves developing flood mapping considerate of SLR and storm surge and using it to assess damages to impacted properties using depth-damage functions. This information will be used to consider funding options for the alternatives and explore cost-sharing opportunities with nearby communities that stand to benefit.

National Cooperative Highway Research Program (NCHRP) 23-33, Managed Retreat to Address Extreme Weather, Natural Hazards, and Climate Impacts, NCHRP: Managed retreat is the planned movement of communities away from areas of high hazard risk. There has been much discussion of managed retreat with respect to climate stressors but a dearth



EDUCATION

- PhD, Urban and Regional Planning and Development, University of Maryland
- MS, Land Use Planning, University of Maryland,
- BS, Geography, Pennsylvania State University

LICENSES/REGISTRATIONS

- AICP, 2009, Cert. #212416

19
Years with WSP

21
Years of Experience

Christopher Dorney, PHD, AICP (Continued)

of guidance on what role transportation agencies should play in this process. This research project aims to fill that gap. The project begins with a literature review and interviews to synthesize the current state of the practice on the topic. WSP will use this synthesis to inform the development of a framework for how transportation agencies can approach managed retreat. This framework will feature prominently in a transportation practitioner's guide WSP will then develop on the topic. Christopher is a technical advisor on this project.

Research and Development of Climate Resilience Risk Assessment Tool and Guide, FHWA: Christopher was the project manager for this project which entailed the development of the climate risk assessment (CRA) tool, a spreadsheet tool for assessing climate risk to transportation assets and performing benefit-cost analysis of adaptation alternatives. Several different asset-hazard combinations can be evaluated using the Tool including flooding impacts to bridges, at-grade roadways, and culverts; extreme heat impacts to bridges and pavements; and extreme wind and snow load impacts to bridges. Various types of adaptation options can be evaluated including capital projects, operations actions, and alternative maintenance regimes. Estimated lifecycle costs, net present values, and benefit-cost ratios are provided and broken out for both the agency and system users. The tool is accompanied by a user guide describing the methodology used by the tool along with instructions on how to use it.

Oldsmar Climate Resiliency Plan, Oldsmar, FL: WSP developed a climate resiliency plan for the city of Oldsmar, Florida. This plan leveraged the frequency-based SLR and storm surge data developed through WSP's work on Pinellas County's RESTORE Act Vulnerability Assessment project to assess the exposure of various city-owned assets. It also expanded the hazard mapping and exposure analysis to include current and future precipitation-induced flooding in the stormwater system.

RESTORE Act Vulnerability Assessment, Pinellas County, FL: This project involved the development of future frequency-based tidal flooding and storm surge mapping for Pinellas County that considers SLR. This data was used in a risk-based system-wide vulnerability analysis of county transportation infrastructure and utilities. The vulnerability analysis quantified the costs of not adapting each piece of infrastructure and used that for prioritizing detailed adaptation analyses of individual facilities. Five facility-level assessments were conducted to demonstrate how these analyses can be done. Christopher lead the methodology development for all the technical analyses.

HUGO LASTRA, PE, LEED AP BD+C
MEP LEAD

Hugo is a licensed mechanical engineer in Georgia and Florida. Hugo specializes in mechanical engineering, design, project management, and team leadership on a wide variety of projects. His responsibilities range from business development with clients, to construction documents, construction administration, energy models, and LEED documentation. This includes leading teams, coordination between disciplines (MEP, architectural, structural, etc.), HVAC calculations, designs, layouts, equipment selections, mentoring of younger engineers, code compliance, sustainable systems and client management.

PROJECT EXPERIENCE

Stevanato Pharma Glass Manufacturing, Indianapolis, IN: Mechanical engineer. This confidential project encompasses the design of a new primary glass packaging plant at a Greenfield site in Indiana. The facility is expected to produce parenteral products in glass containers for medical prescription use. The plant will have 100,000 SF of ISO 8, 7, and 5 clean rooms, as well as high-purity water, compressed air, oxygen, argon, and Vaporized Hydrogen Peroxide decontamination systems. The project site size is approximately 35 acres. The first phase of the project includes the construction of approximately 370,000 ft², and a portion of the land will serve the possibility to double in the future.

Trilith LIVE, Fayetteville, GA: Project manager and lead mechanical engineer. New facility with a seven-story parking deck, five-story office, two-story cinema, and five-story performance arts center. Systems ranged from air-cooled chillers with variable volume handlers to roof mounted DX equipment, to include two smoke evacuation systems in the performing arts center.

Wolfspeed, Project HIBs, Siler City, NC: Mechanical engineer. This project is comprised of a new greenfield manufacturing facility of products for power and radio frequency applications. The project vision is a transformation from silicon-to-silicon carbide and is roughly 2.2 million square feet for Phase 1, consisting of ~200,000 square feet of cleanroom, and automation features such AMHS and AGVs. These materials will be used to shape the future of semiconductor markets: the transition to electric vehicles, the move to faster 5G networks, and to the evolution of renewable energy and energy storage. WSP is providing services in architecture/process architecture, civil, structural, MEP/FP, and building technology.

Georgia Institute of Technology, IDIQ for Laboratory Architectural and Engineering Services, Atlanta, GA: Mechanical engineer. As part of an Indefinite Delivery Indefinite Quantity contract, WSP provided architectural, mechanical, electrical, and plumbing design services for laboratory renovations on Georgia Tech's campus. Our services included the design of new construction and renovation of electronic, chemical, biological, computer, engineering, and robotics laboratories.

Woodstock High School, Chiller Plant Replacement, Kennesaw, GA: Mechanical engineer. WSP provides MEP engineering services for the



EDUCATION

- BS, Mechanical Engineering, University of North Carolina at Charlotte
- ASA, Architecture, Clayton State College & State University

LICENSES/REGISTRATIONS

- Professional Engineer: FL, #71623; GA, #PE035543

4
Years with WSP

28
Years of Experience

Hugo Lastra, PE, LEED AP BD+C (Continued)

replacement of the existing water-cooled chiller plant with a new air-cooled chiller plant at several county schools.

Children's Hospital Outpatient Center Erlanger Baroness MRI Suite Modifications Chattanooga, TN: Mechanical engineer. WSP provided MEP design modifications to a previous MRI suite at Children's Outpatient Hospital.

Atlanta Central Library, Atlanta, GA: Project manager and lead mechanical engineer. Renovation of existing icon in downtown Atlanta. Replaced entire Chilled & Hot Water plants, all air handling units and added a new Atrium Smoke Evacuation system. We provided a design alternative for chilled water Thermal Storage in the Existing Parking deck.

Midtown Union, Atlanta, GA: Project manager and lead mechanical engineer. New twenty-eight-story high-rise in Atlanta. Each floor used self-contained units that communicated with penthouse mechanical room which housed the Condenser Water plant.

Washington Metropolitan Area Transits Authority, Washington, DC: Project manager and lead mechanical engineer. New facility for machining, welding, and assembling trains. The system included Chilled, Hot and Condenser water plants with variable volume air handlers.

USACE, Various Projects, Camp Lejune, NC: Project manager and lead mechanical engineer. New and existing renovations for several facilities in the southeast from Camp Lejune to Camp Mead. Systems ranged from air-cooled chillers with variable volume handlers to roof mounted DX equipment.

Piedmont Wellness Center, Fayetteville, GA: Project Manager and lead mechanical engineer. Indoor Natatorium facility with gymnasium and medical floor. Systems included packaged roof mounted DX equipment and specialty pool HVAC system.

Grady Hospital BSL-3: Project manager and lead mechanical engineer. 28,000 sf of laboratory space to support the Hospital's needs for a BSL-3, microbiology, molecular, genetics and common lab spaces.

Radford Army Ammunition Plan: Project manager and lead mechanical engineer. The project consisted of several buildings that handled explosives and ammunition to be destroyed. Most of the buildings had robots to unload, store, and load the items into either a furnace or slurry mix where they would be destroyed.

Washington Metropolitan Area Transits Authority (WMATA), Washington, DC: Project manager and lead mechanical engineer. New facility for the WMATA train system. The facility houses large volume space with overhead cranes, paint booths, CNC machining, welding, and refrigeration systems, in addition to Office spaces under the same roof. The system included Chilled, Hot and Condenser water plants with variable volume air handlers and filtered exhaust systems for shops.

High Containment Lab: project manager and lead mechanical engineer.
- Confidential Client in Brazil where we are SME on BSL-3 and BSL-4 lab design.

TODD MITCHELL, PE, PMP
STRUCTURAL LEAD

Todd has diversified engineering experience from bridges to buildings. As a senior structural engineer with WSP, he has experience in bridge and building design, structural inspections, and plan preparation for a variety of projects. Todd's work has involved preliminary and final design of a multitude of structure types, several of which were design/build projects. These include continuous steel girder bridges, precast I-beam/box-beam bridges, slab bridges, conventional reinforced concrete structures, structural steel frame structures, movable bridges which included conventional bascule, lift bridges, and swing bridges. Miscellaneous design experience includes emergency response, load ratings, bridge and ancillary structures condition inspections and studies, concrete corrosion assessment and repair, bridge strengthening (including carbon fiber reinforcing polymer, grab-it splices), steel strengthening, steel heat straightening, pile jackets, and the design of structural components of light poles (steel and aluminum), and light pole foundations including anchor bolts, base plate, concrete components, drilled shafts, as well as structure mounted light pole attachments.

PROJECT EXPERIENCE

Movable Bridge Continuing Services Contract, FDOT District 5, Districtwide, FL: Project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, electrical and mechanical engineering design; maintenance of traffic plans; bridge inspection; design studies; load ratings; and nondestructive testing. Projects include movable bridge rehabilitation and evaluations, preparation of assessment reports and assist the Department in future programing for future replacements or rehabilitations which includes preparation of life cycle costs analysis for movable bridge steel repairs and mechanical/electrical upgrades and long-term maintenance.

Statewide Structures Review, FDOT, Florida: Project manager. WSP is responsible for a wide variety of assignments involving post-tensioned structures, movable bridges, and complex steel bridges. In addition, the firm reviewed FDOT specifications, sections of the structure's manual, and detailing manual, and developed precast bridge element details which were incorporated into the structure's manual. WSP was responsible for development for the training manual, training video, and leading workshops for the Department for open bridge modeler. WSP also participated in tunneling workshops, light rail analysis, light rail manual, and ultra high-performance concrete on FIB and sheet piling usage. This statewide task-based contract for the design and review of structures statewide includes signature bridges, rail bridges, segmental concrete bridges, movable bridges, and arch bridges.

Districtwide Bridge Engineering, FDOT District 1, Districtwide, FL: Deputy project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, corrosion, electrical and mechanical engineering design; maintenance of traffic plans;



EDUCATION

- BS, Civil Engineering, University of South Florida

LICENSES/REGISTRATIONS

- Professional Engineer: FL #60188; LA #0042135
- Project Management Professional: US #3197765
- FHWA-NHI 130055 Safety Inspection of In-service Bridges

21
Years with WSP

28
Years of Experience

Todd Mitchell, PE, PMP (Continued)

bridge inspection; design studies; load ratings; and scour analysis. Projects include precast deck replacements, steel and concrete cleaning and coating, pile jacket and cathodic protection, spall and crack repairs, life cycle costs analysis, sonovoid slab rehabilitations utilizing ultra high-performance concrete, and movable bridge steel repairs and mechanical/electrical upgrades.

Cortez Bridge Replacement, FDOT District 1, FL: Project manager. WSP is responsible for the Category 2, center span navigational unit for the nearly 3000 ft long, 19 span bridge. WSP developed the vessel collision and worked closely with the designer responsible for the remaining elements to ensure load distribution across the elements. The bridge utilized simply supported FIB beams with continuous diagrams for the center unit supported by phase constructed arced piers resting on 30" piles. WSP worked closely with the Bridge Aesthetic Committee to develop nearly 10 different 3D bridge concept bridge renderings, each with multiple lighting scenarios for the $2.5M Aesthetics' budget.

State Road 60 from County Road 630 to Grape Hammock Road Design Services, FDOT District 1, Polk County, FL: EOR for structures final design. WSP is providing design services for the widening of State Road 60 from the existing two-lane divided roadway to a four-lane divided rural section. In this area, SR 60 is designed as a rural principal arterial, a Strategic Intermodal System facility, and an evacuation route. State Road 60 is designated as a freight corridor with a truck percentage of 36%. This facility provides a critical east-west connection between Interstate 275 and Interstate 95. The bridge structure at Buttermilk Slough will be replaced with dual multi-span Florida Slab Beams, and widening of the existing Ice Cream Slough culvert.

Districtwide Movable and Complex Bridge Repairs, FDOT District 2, Districtwide, Florida: Deputy project manager. WSP was selected for this districtwide on-call bridge engineering services contract. This task order-based contract includes work program support; structural, geotechnical, survey, corrosion, electrical and mechanical engineering design; maintenance of traffic plans; bridge inspection; design studies; load ratings; and scour analysis.

SR 30 (US 98) Pensacola Bay Bridge Emergency Repairs, FDOT District 3, Pensacola, FL: Lead design firm on the $398.5 million SR 30 (US 98) Pensacola Bay Bridge Replacement design-build project in Florida's panhandle. This project includes design and construction of new westbound and eastbound bridges, shared use paths on the outside of each structure, improvements to public facilities in the Pensacola & Gulf Breeze Wayside Parks, and reconstruction of the bridge approaches. Responsible for beam/foundation repair plans and cathodic protection along the nearly three-mile long bridge as a result of damage sustained by Hurricane Sally while under construction.

CATHERINE HAYES
GRANTS

Catherine has 21 years of experience in strategic development and operations across the United States, Africa, the Middle East and South Asia. She brings extensive expertise in federal, state and private-sector grant programming, including pre-award planning, grant writing, post-award management and overall grant administration. Catherine has successfully managed funding from numerous federal and state agencies. She excels at aligning client priorities with appropriate funding opportunities and strategically planning grant programming and project development to support long-term operational and capital objectives.

PROJECT EXPERIENCE

Elevate Florida Residential Mitigation Program, FDEM, FL: WSP is providing subject grant application development for the Elevate Florida program which received more than 12,000 individual property owner applications damaged from Hurricane Helen and Milton. Catherine is providing subject matter expertise and developing application submission for property owners to FEMA for flood mitigation assistance (FMA) and Hazard Mitigation Grant Program (HMGP) grant funding.

Grant Application Development, Hillsborough Area Regional Transit Authority, FL: WSP provided grant application development support. Catherine supported the grant program strategy and application development for a winning $30 million infrastructure grant which supports resiliency and protection from flooding.

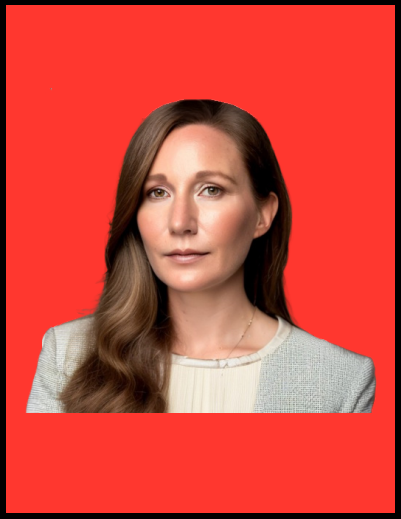
Grant Funding Scan and Prioritization, SFWMD, FL: WSP provided grant prioritization and a funding scan. Catherine conducted research for most appropriate funding opportunities and developed a funding plan for resiliency projects that align with FDOT capital programs.

Grant Strategy and Funding Scan, City of Winter Haven, FL:: WSP provided a grant prioritization and funding scan. Catherine led the research of grant opportunities and developed a funding plan for priority projects from CIP with a focus on their One Water Recycling Facility and Wastewater Treatment Plant.

Grant Application Development, FDOT, FL:: WSP provided grant application development support. Catherine supported the grant program strategy and application development for a PROTECT grant for resiliency improvements along an evacuation route.

Grant Application Development, Indiana Department of Transportation, IN: WSP provided grant application development support. Catherine supported the development of the grant application for a winning $95 million Mega grant which included highway resiliency and stormwater

Grant Strategy and Application Development, City of Cedar Rapids, IA: WSP provided grant application development support. Catherine served as lead strategy and narrative writer for a winning $25 million award for the Flood Resilience and Multimodal Improvements at I-380 through Union



EDUCATION

- BA, International Studies and Spanish, Virginia Polytechnic Institute and State University

NOTABLE GRANT WINS

- FEMA Hazard Mitigation Grant Program (HMGP), Tampa, Florida, Facilities, Stormwater, Wastewater Departments: $25M
- HUD Community Development Block Grant (CDBG-DR): $1.4 M
- DOT National Infrastructure Project Assistance: Mega, $95M
- DOT Better Utilizing Investments to Leverage Development (BUILD): $25M and $24M

2
Years with WSP

21
Years of Experience

Catherine Hayes (Continued)

Pacific Railroad Project which will construct flood levees and a flood wall and closure gate.

Grant Application Development, City and County of San Francisco, CA: WSP is providing grant application development support. Catherine managed and served as lead writer for the submission of a USDOT $100 million construction grant for resiliency against flooding along a highway.

Grant Application Development, City of Akron, OH: WSP provided grant application development support. Catherine supported the grant narrative development for a $10 million award for a Reconnecting Communities Pilot grant program for a highway project.

Grant Application Development, Metropolitan Area Planning Agency, Omaha, NE: WSP provided grant application development support. Catherine supported the grant narrative development for a $1.5 million planning grant award for identifying potential cap, bicycle and pedestrian bridges and infill development in proximity to the North Freeway.

2025 Grant Application Development, New York State Department of Transportation (NYSDOT), NY: WSP provided grant application development support for NYSDOT's application for the Bridge Investment Program (BIP) Large to replace the Troy-Menands Bridge and consolidate five additional bridges to realign and reconstruct approximately 2.5 miles of NY Route 378 and associated roadways.

Grants Development and Management Lead Consultant, Tampa, FL: Catherine works with clients early on to develop a strategic approach to project planning. That means considering financial feasibility early in the planning process and ensuring that the results make for appealing federal investments and transition seamlessly into winning grant applications. She supports clients in planning, preparing, winning, and managing competitive grant funding from federal, state, and local sources. She provides clients the technical and strategic experience to select the most competitive projects for funding and develop compelling grant applications.

City of Tampa, Grants Supervisor, Tampa, FL: Managed the submission of grant applications to help secure more than $150 million in successful grant awards. Identified and developed grant application and development strategies in line with the city's strategic objectives. She supported FEMA Public Assistance post major storm events. She served on Hillsborough County's Local Mitigation Working Group and provided guidance on federal and state grant programs such as FMA, HMGP, and CDGB-DR. She also facilitated grants management and reporting across numerous city departments including transportation, water, wastewater, solid waste, planning and development, logistics and asset management, housing, parks and recreation, and public safety

ELIZABETH TREADWAY
ALTERNATIVE FUNDING STRATEGIES

Elizabeth has more than 41 years of public works experience including the management of local government services in solid waste and stormwater management including finance and long-range planning. Elizabeth has served numerous communities throughout the US and Canada in analysis of services, program development and permit negotiation as well as financial analysis and project prioritization. Rate structure analysis and capital forecasting is a key service provided by WSP. She leads a team of technical specialists in stormwater financial management and financial modeling, permit negotiation, organizational analysis and public facilitation for stormwater services. She is skilled in policy negotiation, community engagement, policy research and analysis, zero based budgeting, cost benefit analysis, revenue management and capital budgeting.

Financial Specialist and Project Principal, multiple Infrastructure Projects for Governments in the US
Elizabeth is responsible for the development of base-cost models for infrastructure projects in support of water resource initiatives, cost modeling, utility rate specialist, capital bond project cost modeling in coordination with bond counsel, operations and maintenance structuring, and economic benefit quantification.

Facilitation
Elizabeth is a lead facilitator of stakeholder committees for public works program assessment, policy development, ordinance and regulations, grant writing, and financial planning programs. Stakeholders may be internally structured or be citizen based. Such services are provided for agencies nationwide.

PROJECT EXPERIENCE

Monroe County Roadway Vulnerability, Monroe County FL: Served as a financial modeler and reviewer for the analysis of roadway vulnerability project and funding options to address impacts of climate change and ocean encroachment in the Florida Keys. Supported project team on funding options for major roadway enhancements to reduce the impacts of flooding and saltwater intrusion.

Monroe County Sargassum Management Master Plan, Monroe County, FL: Elizabeth served as a technical reviewer and funding analyst for addressing sargassum intrusion in southern Florida with an emphasis on the Florida Keys. Reviewed options for regionalization of funding methods as well as overall strategy for reduction of sargassum throughout Monroe County.

SSEU Review and Restructuring, Sarasota County, FL: Technical director. Sarasota County established their stormwater utility in 1989 and has amended the legal structure and rates over the past three decades. The last rate update was in 2009. Study addressed the need to evaluate the overall program of services, the long-range financial needs, the credits strategy, and potential strategy for change to ensure that the services provided will continue to effectively manage stormwater. Elizabeth served as the technical



EDUCATION

- MS, Graduate Studies - Finance, George Washington University
- BA, Political Science, University of Hawaii
- Institute of Government, Graduate Municipal Administration, University of North Carolina

4
Years with WSP

41
Years of Experience

Elizabeth Treadway (Continued)

lead and financial analyst in the process of evaluating current organizational alignment, service demands, and future needs financial forecast.

Stormwater User Fee Update, City of Miami Lakes, FL: technical director, financial analyst and rate development for the update of current stormwater user fees for Miami Lakes. The rates were set in 2004 and have not been adjusted. The study includes a review of current services, the projection of new initiatives over a 10-year planning horizon, and an updated rate model. It is anticipated that new rates will be effective starting in October 2020.

Spring Lake Engineering Study, City of Naples, FL: Served as the lead financial analyst to develop options and strategies, including detailed allocation of cost model for the implementation of a municipal services taxing unit for the implementation of the recommended Spring Lake improvements. Inventoried funding options based on Florida authority for local governments to raise additional revenues for construction and long-term operation of stormwater facilities. Coordinated with the WSP team on preferred strategies and presented options to the City in a work session.

Stormwater Management Master Plan, Islamorada, FL: Technical specialist. Leading financial analysis subtask for evaluation of cost of service for implementation of a stormwater master plan to address local flooding and water quality protection. Includes evaluation of current stormwater user fee structure, rate resolution, accounting principles and potential revenue restructuring to meet long-term goals of the Master Plan. Resource forecasting to be completed along with the recommendation on capital financing for major stormwater system improvements.

Stormwater Program Review and MS4 Permit Audit Response, City of Kissimmee, FL: Technical reviewer. Elizabeth serves as a Technical Reviewer for the audit response on MS4 Permit compliance.

Stormwater Services and Drainage System Operations Review, City of Clarksville, TN: Elizabeth serves as a lead technical specialist for a review of current stormwater services for drainage system operations and water quality permit compliance for consideration of a reorganization. Elizabeth provides guidance on policy considerations, State and Federal water quality regulations, cost modeling and cost recovery to align the stormwater program with other city utilities currently managed by the Gas and Water Authority of the city.

Stormwater Program Support, City of Allentown PA: Project and technical director. Elizabeth provided technical and project management roles in the development of stormwater policy, ordinance, watershed master planning, monitoring, administrative policy reviews, and community outreach. This is a continuation of program management support in all areas of stormwater, having held the same contract from 2018 through 2021. Elizabeth directs a team of professional engineers, modelers, policy specialists, and MS4 permit compliance specialists to serve the City in implementation of overall stormwater services.

MICHELLE KENDALL, AICP
CIP STRATEGIES

Michelle is a tenured transportation and land-use planner, as well as a senior leader in WSP's Southeast region, helping shape and drive the firm's planning focus in Florida. Michelle has a strong knowledge of the regulations of and interactions among state, regional and local transportation agencies, having previously worked as a senior planner and interim director of a regional metropolitan planning organization.

PROJECT EXPERIENCE

Multimodal Transportation Planning and Engineering Consulting Services, City Of Coral Gables, FL: Michelle serves as the principal-in-charge, and quality control reviewer, providing strategic guidance and quality control reviews for an analysis of the Freebee on-demand electric vehicle system in downtown Coral Gables. WSP is providing transportation and planning engineering services. Services include preliminary project planning, inventory and analysis, project design, engineering and cost estimation, ROW services, project management and construction management services.

LYNX Southern Operations Facility Site Selection, Orlando, FL: Senior planner. WSP was selected to provide assistance with identification and selection of suitable sites for the development of a transit operations and maintenance and storage facility. The firm will manage and provide technical analysis, including site suitability, concept layout, and environmental impact analysis, for a new operations and maintenance facility that will support existing and anticipated regional transit needs for the next 25 years. WSP has partnered with the Central Florida Regional Transportation Authority, doing business as LYNX, for more than 20 years.

SunRail Transition Study, Seminole County, FL: senior planner. WSP is responsible for a study to transfer the ownership and management of SunRail from the FDOT to the Central Florida Commuter Rail Commission. SunRail is a 49.2-mile commuter rail system that extends from Volusia County to Osceola County. The project's objective is to build upon the SunRail Transition Analysis and use the information contained within the final report to develop the Final SunRail Transition Plan to serve as a blueprint for the smooth transition.

East-West Rapid Transit Corridor Project Phase 1 Small Starts Application, Miami-Dade County, FL: Senior planner. WSP is assisting in the execution of Miami-Dade Transit CIP projects. The team is also implementing future corridor work program transit projects. WSP is providing professional services required for public works and transit projects. The team's tasks have included preparing technical and operation plans; conducting traffic, transit, planning, development, and engineering studies; obtaining design permits; and conducting engineering inspections. Additional project tasks include providing ROW support; conducting surveys; providing structural, geotechnical, and electrical engineering services; and providing construction cost estimations.

Lake Sumter Metropolitan Planning Organization (MPO) 2019 On-call Services, Lake County, FL: Contract manager for this on-call MPO



EDUCATION

- MS, Urban Studies, State University of New York-Buffalo
- BS, International Studies, State University of New York-Buffalo

LICENSES/REGISTRATIONS

- American Institute of Certified Planners: US

20
Years with WSP

28
Years of Experience

Michelle Kendall, AICP (Continued)

planning contract. Michelle is also serving as the task manager for the update of the Unified Planning Work Program (UPWP) and the quality control manager for the website redesign. WSP is providing transportation and traffic planning services on a task order basis. Services include traffic analysis, long-range transportation planning, revenue source analysis, transit planning, sidewalk and trails planning, safety analysis, air and rail planning, travel demand modeling, environmental planning, PIP activities and administration and compliance activities.

LYNX Architecture and Engineering Services, Orange, Seminole, & Osceola, FL: Project manager for a continuing services contract for architectural and engineering services for LYNX. Work includes the design of transit shelters, pedestrian and bicycle access, utility location, roadway improvements, drainage, aesthetics, bus access and routing and security, as well as site evaluation of new locations for potential SuperStop relocations, including vehicular and pedestrian access. WSP is providing architectural and engineering services for LYNX. Projects have included: conceptual design for the Rosemont and Florida Mall SuperStop sites; conceptual design, final design, and construction engineering and inspection for the new Pine Hills Transfer Center; and the update of LYNX's intelligent transportation system architecture. Work includes design of transit shelters, pedestrian and bicycle access, utility location, roadway improvements, drainage, aesthetics, bus access and routing and security. It also includes site evaluation of new locations for potential SuperStop relocations, including vehicular and pedestrian access.

State Road 187 Project Development and Environmental Study, Walton County, FL: Principal-in-charge for this 25-mile planning, development and engineering study to evaluate a variety of improvements along the corridor from Coy Burgess Loop Road to the Alabama State Line. The project included the evaluation of widening the existing corridor, safety enhancements, traffic operations, intersection improvements, access management and bicycle and pedestrian facilities. Environmental impacts and ROW needs were assessed, and a PIP was developed and implemented. WSP conducted a project development and environmental study of a strategic intermodal system corridor and evacuation route along State Road 187. The project involved alternative corridor analysis, multiple typical section alternatives, railroad impacts and ROW needs, and public workshops and meetings.

Volusia Transit Alternatives Analysis Study, Volusia County, FL: Principal-in-charge and quality control manager for this study to develop and evaluate transit and multimodal alternatives within a study area extending from state Route 46 in Sanford to US Route 1 in Daytona Beach. WSP was selected to conduct this study to develop and evaluate enhanced transit and multimodal alternatives within a study area extending from State Road 46 in Sanford to US 1 in Daytona Beach. Alternatives evaluated include increased bus service, bus rapid transit, and potential rail alternatives utilizing existing corridors such as Interstate 4 and US 92. Work also included ridership projections, cost estimates, financial feasibility analysis and an extensive agency and public involvement program.

PAUL LOONEY, PE
PUBLIC ENGAGEMENT & VISUALIZATION LEAD

Paul is an accomplished engineer with 23 years of dedicated service at the Kentucky Transportation Cabinet (KYTC). Throughout his career, Paul has developed trusted relationships with staff at every level of KYTC, enabling open and effective collaboration across teams. His familiarity with KYTC's processes and personnel, combined with his innovative mindset, positions him as a valuable resource for introducing and evaluating new ideas. Paul demonstrates the ability to facilitate candid discussions about project innovations and creative solutions, weighing advantages and challenges in partnership with KYTC stakeholders.

PROJECT EXPERIENCE

Leadership in Transportation Engineering, KYTC: Looney has held significant positions including pavement branch manager, deputy secretary and deputy state highway engineer, where he implemented major initiatives such as the highway plan prioritization model (SHIFT) and performance based flexible solutions, saving over $200 million. He also led the Bridging Kentucky bridge replacement initiative and promoted innovative bidding methods.

I-69 ORX Section 1, KYTC, Henderson, KY: Deputy project manager for preliminary design and design-build procurement of the I-69 ORX in Henderson, KY. Paul coordinated the work of five consultants to develop the base design, including three interchanges and three miles of new interstate alignment. Paul was part of the core team that developed the request for qualifications (RFQ) and request for proposal (RFP) documents, reviewed design-build team alternative technical concepts, and evaluated the bid submittals by the design-build teams

Alternative Delivery Support Services, KYTC, Statewide, KY: As Project Manager for KYTC's current Alt-D contract, Paul has been integrally involved in all of the contract procurements and deliveries awarded to WSP. Paul has played a key role in connecting with KYTC and FHWA staff, developing progressive contract documents, and identifying the right contacts for critical discussions and decisions. Paul brings extensive knowledge of KYTC staff and processes, which he uses to support the program.



EDUCATION

- BS, Civil Engineering, University of Kentucky

LICENSES/REGISTRATIONS

- Professional Engineer: KY #21979

4
Years with WSP

28
Years of Experience

CHRIS JADICK,
PUBLIC ENGAGEMENT & VISUALIZATION

Chris is a public engagement and community involvement specialist, experienced in development of Public Workshops and Public Hearings as mandated by FDOT and Chapter 11 of the FDOT PD&E Manual (Topic No. 650-000-001). As former Director of Communications for TBARTA, Chris led the agency's FDOT-mandated workshops during TBARTA's Regional Transportation Development Plan process.

Chris holds a master's degree in strategic communication management from the University of South Florida, where he was honored with the university's Top Scholar Award in 2017. He is an articulate public spokesperson with strategic communications skills in government relations, public outreach, survey research, news media, marketing, digital and social media, video production, visual simulations, website development and project management.

In addition to his role leading TBARTA's public meeting requirements, Chris managed all of the agency's communication activities, including development of daily content on web and social media channels (Facebook, X, YouTube, and LinkedIn), production of TBARTA's weekly newsletter, and he served as producer/host of the agency's monthly podcast, "On the Go!" His prior work includes extensive experience in news media, during which he received three regional National Academy of Television Arts and Science Awards (Emmys) for his work as a news writer and producer.

PROJECT EXPERIENCE

Broward County Transit Premium Mobility, Broward County, FL: Subcontractor responsible for the coordination of public appearances, promotional material development, virtual workshop videos, and content, website analytics. Chris also assisted in document accessibility (Section 508) review and revision.

Broward County Transit, Oakland Park Boulevard BRT PD&E, Broward County, FL: Provided public relations support with collateral material development, including fact sheets, palm cards, bus advertisement. Chris also developed website content and managed community presentation materials.

Hillsborough Transit Authority Regional BRT , FL: Responsible for NEPA environmental review and historical documentation of corridor.

NFTA-METRO Transit Expansion Project, Buffalo, NY: Responsible for website content audit and update, and documentation quality assurance.

SunRail Transit Concept and Alternatives Review (TCAR), Polk County, FL: Provided public involvement support, document review, website and virtual workshop content, and supported video development.



EDUCATION

- BS, Mechanical Engineering, University of North Carolina at Charlotte
- ASA, Architecture, Clayton State College & State University

3
Years with WSP

30
Years of Experience

Chris Jadick, (Continued)

PREVIOUS EXPERIENCE

Before joining WSP, Christopher's experience include:

Director and Senior Manager, Spectrum Sports Network, Tampa, FL: Oversaw a 42-person staff of producers, reporters, photographers, and technicians with a $3.7 million annual budget, reporting to the regional vice president. Chris developed new marketing campaigns to promote a new programming line-up and grew revenue through significantly increased sponsorship opportunities within sports programs. He redesigned daily content for a 24/7 regional sports channel, directed the development of new programming and marketing campaigns, and managed the daily editorial processes.

Director of Communications, TBARTA, Tampa, FL: Provided promotion and enhanced TBARTA objectives through engagement with media and government, while creating and managing marketing campaigns to advance agency priorities. Chris promoted stories to the media by redesigning and launching a new website with an enhanced user experience and content strategy. He managed daily content on web and social media channels, including Facebook, Twitter, YouTube, and LinkedIn. Chris' additional responsibilities included overseeing external and internal communications of the five-county area of 3.5 million residents. He developed, procured, and managed marketing campaigns with vendors while acting as the media spokesperson for television interviews and public appearances. Chris also wrote media releases, produced videos, and marketed creatively. Additionally, he created and hosted TBARTA's 'On the Go!' podcast.

Executive News Producer, WTVT-TV, Tampa, FL: Oversaw daily editorial content for Fox affiliate that produced 43 hours of local news per week, coordinated editorial and television studio operations. Chris authored Fox-13 editorial and style guide, as well as developed and administered FOX-13 minority reporter training program.

News Director, WAVE-TV, Louisville, KY: Managed a news staff of 65 and oversaw editorial and studio operations for an NBC affiliate. Chris reorganized the editorial structure to focus on breaking news, investigative and local content, as well as directed the station internet site, WAVE3.com.

News Director, WFTS-TV, Tampa, FL: Managed news editorial and production staff of 110 and coordinated content on broadcast and digital platforms for ABC affiliate. Chris performed fiscal tasks, including annual budget development and monthly financial management. He also designed and implemented a strategic digital communications plan. The network won the associated press Florida station of the year under his leadership.

Vice President of Communications, Salem Enterprise Solutions, Tampa, FL: Developed external communications, marketing, media, and public relations securing $4 million in new revenue through a federal government contract for Salem's threat detection company. Chris implemented an enhanced digital content and SEO strategy to increase website views by 278% and social media engagement by 425%. He identified new strategic growth opportunities for a highly diversified group of companies. Chris utilized branding, Google Ads campaigns, and personal engagement, to execute those strategies, growing both awareness and revenue. He also acquired top secret federal security clearance as a part of this position.

APPENDIX B:
PROPOSED SAMPLE AGREEMENT EDITS

The Proposed revisions regarding the standard of care and indemnification are as follows:

1) **Standard of Care**

Services Agreement, Section 3(e) shall be amended as follows (additions in blue and deletion in red):

Contractor warrants to the City that all goods and materials furnished under the contract will be new unless otherwise specified and that contractor possesses good, clear, and marketable title to said goods and there are no pending liens, claims, or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective. Contractor further warrants that all goods, materials and workmanship furnished, whether furnished by the Contractor or its subcontractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted, and that all work will be in conformance with the degree of skill and care ordinarily exercised under similar conditions by reputable members of Contractor's profession practicing in the same or similar locality at the time of performance (the "Standard of Care"). Last, Contractor warrants all material and workmanship for a minimum of (1) year from date of project completion and acceptancy by the City. If within one (1) year after acceptance by the City, or within such larger period of time as may be prescribed by law any of the work is found to ~~be defective~~ not be in conformity with the Standard of Care or not in accordance with the contract documents, the Contractor will, after receipt of a written notice from the City to do so, promptly correct the work.

Services Agreement, Section 8(c) shall be amended as follows (additions in blue and deletions in red):

Warranty of Merchantability. The Contractor warrants all material and workmanship for a ~~minimum~~ period of one (1) year from date of project completion and acceptance by the City. If within one (1) year after acceptance by the city, or within such larger period of time as may be described by law any of the work is found to be ~~defective~~ not in conformance with the Standard of Care or not in accordance with the contract documents, the Contractor must after receipt of a written notice from the City to do so, promptly correct the work unless the City has previously given the Contractor a written acceptance of such condition.

2) **Indemnification**

Services Agreement, Section 16 shall be amended as follows (additions in blue and deletions in red):

Indemnification. In consideration of the payment of ten dollars as part of the compensation described herein, such sum being specifically found by Contractor to be sufficient consideration for this indemnification, Contractor shall indemnify, defend and hold the City harmless for itself, its past/present/future elected and appointed officials, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, liability or demands, including attorneys' fees and costs of litigation through all appellate proceedings, arising from the negligent performance or non-performance of this Agreement, whether caused in part by the City or not, and in connection with violations of copyrighted or trademarked materials used by Contractor, loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the City or its elected or appointed officials and employees. In any and all claims against the City, or any of their agents or employees by any employee of the Contractor any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph is not limited in any way by any limitation in this amount or type of damages compensation or benefits payable by or for the Contractor or any subcontractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing contained herein is intended nor may it be construed, to waive City's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time; nor will anything included herein be construed as consent to be sued by any third parties in any matter arising out of this Agreement. To the extent considered necessary by the Contract Administrator and the City Attorney, any sums due Contractor under this Agreement may be retained by the City until all of the City's claims subject to this indemnification obligation have been settled or otherwise resolved, and any amount withheld is not subject to payment of interest by the City. The above provisions will survive the termination or expiration of this Agreement and will pertain to any

occurrence during the term of this Agreement, even though the claim may be made after the termination or expiration hereof.

About WSP
WSP is one of the world's leading professional services firms, uniting its engineering, advisory and science-based expertise to shape communities to advance humanity. From local beginnings to a globe-spanning presence today, WSP operates in over 50 countries and employs approximately 73,000 professionals, known as Visioneers. Together they pioneer solutions and deliver innovative projects in the transportation, infrastructure, environment, building, energy, water, and mining and metals sectors. WSP is publicly listed on the Toronto Stock Exchange (TSX:WSP).

April 16, 2026

Mr. Dejan Milosevic
City Project Manager
City of St. Pete Beach Public Works
155 Corey Ave.
St. Pete Beach FL 33706

Via email: dmilosevic@stpetebeach.org

Re: Proposal for Professional Engineering Services
Don Cesar & Boca Ciega Areas Resiliency Adaptation
WSP Opportunity No.:2025US513972

BACKGROUND:

The City of St. Pete Beach (City) has engaged WSP USA Inc. (WSP) to evaluate and advance stormwater and coastal resiliency improvements for the Don CeSar and Boca Ciega Area neighborhoods. These low-lying, barrier island communities experience recurring flooding driven by a combination of tidal backflow, sea level rise, low roadway elevations, and limited stormwater infrastructure capacity. Many roadway segments within the study area lie at elevations of approximately 1.5 to 2.5 feet NAVD88, making them vulnerable to frequent "sunny-day" flooding during high tides and king tide events, as well as compounded flooding during rainfall events.

These challenges are exacerbated by aging, undersized, or in some locations, absent stormwater conveyance systems that were not designed to accommodate current or projected tidal conditions.

Previous planning and vulnerability studies conducted between 2020 and 2023 identified a range of potential adaptation strategies to address these conditions, including stormwater pumping, underground drainage improvements, roadway regrading, backflow prevention, seawall enhancement, and living shoreline solutions. However, no single preferred alternative has been advanced to design, and further refinement is needed to evaluate feasibility, cost, constructability, environmental constraints, and funding eligibility.

Thirteen drainage basins have been identified within the Don CeSar and Boca Ciega areas, three of which—Basins 3, 12, and 13—experience particularly severe flooding and are hydraulically connected to FDOT facilities along SR 682 (Pinellas Bayway) and SR 699 (Gulf Boulevard).

The primary goal is to identify the causes of roadway flooding and develop conceptual solutions for all thirteen (13) basins, along with 30% design plans for Basins 3, 12, and 13 while

establishing a clear technical, regulatory, and funding pathway toward design—construction.



SCOPE OF SERVICES:

Data Collection and Existing Conditions

This task will establish existing conditions by compiling and reviewing prior studies and available GIS, survey, and utility data, supplemented by targeted field investigations. New topographic, bathymetric, environmental, and limited geotechnical surveys will be conducted as needed, along with field verification of stormwater outfalls to confirm connections, physical condition, and tidal valve performance.

Task 1: Desktop data collection
WSP will compile, review, and organize available existing information to support project planning and analysis. This effort will include a review of prior studies, City GIS data, survey information, utility datasets, stormwater management (SWM) reports, ICPR models, and other relevant technical resources provided by the City and partner agencies. All collected datasets will be integrated into a unified ArcGIS geodatabase developed by WSP. This geodatabase will serve as the central repository for all project data and will be delivered to the City for future use.

Task 2: Topographic and Bathymetric Survey

WSP will utilize the LIDAR data captured as part of the Don Cesar & Boca Ciega Area Vulnerability Analysis and Capital Plan as the basis of the design survey within the project area to support the design of required roadway/stormwater improvements. The project area limits of survey will include basins 3, 12 and 13 as depicted in Figure 1 below.

Boundary control within and adjacent to the project area will be recovered and located to support the mapping of the road right-of-way throughout the project. Apparent property lines for individual ownerships within the project area will be depicted based upon available record data, occupation, and the County Property Appraiser's data. This survey will not be a boundary survey of each individual parcel within the project area.

Topographic Survey will include location and mapping of existing accessible significant surface improvements and evidence of subsurface improvements along the project roadways and within ten feet outside the road rights-of-way. This will include the following:

- Stormwater and sanitary sewer structures (type, material, size, and elevations of accessible structure rim and inverts).
- Buildings
- Proposed Pump Station Location
- Trees 6 inches in diameter (DBH) or larger.
- Limits of landscaped areas, not individual plants.
- Pavement limits
- Driveways
- Walls
- Cross sections along the roadway and at driveways. Spacing to be no greater than 100 feet along the roadway. Roadway cross sections taken at driveways will be measured along the approximate centerline of the driveway and extend approximately 10 feet outside the road right-of-way.
- Evidence of subsurface utility lines (hydrants, valves, witness signs, meters, handholes, manholes, cleanouts, pedestals, transformers, equipment cabinets, poles, outlets, etc.)

Subsurface or buried utility lines will be mapped in a manner consistent with ASCE Standard 38-02, Quality Level C. This includes the mapping of buried utility lines based upon record data provided by the utility owners, client, Engineer of Record, or other sources, and the surveyed position of surface evidence of the buried utilities, such as valves, witness signs, meters, handholes, manholes, cleanouts, transformers, equipment cabinets, poles, and outlets. The position of the record data will be correlated to the apparent surface evidence. This task does not include the excavation and verification of subsurface utilities or improvements.

Bathymetric survey

WSP will obtain bathymetric data across the open water portion of the waterways adjacent to the subject basins within the area depicted on the attached Survey Limits exhibit. The bathymetric survey will be carried out by physically sounding and measuring the top of sediment cross sections at 100-foot intervals across the open water areas using a 2" diameter PVC sounding pole with a foot. Points along the 100-foot-wide cross sections will be typically measured at 20 to 30

foot intervals, with an effort to find and measure substantial breaks in grade of the submerged bottom. The sounding pole will be vertically lowered at the selected location until it contacts the top of the sediment. This system will be coupled with a real-time GPS navigation and positioning system to allow us to accurately survey point positions and elevations.

Project horizontal control will be relative to the North American Datum of 1983, adjustment of 2011 (NAD83/2011), Florida State Plane coordinate system, West Zone, 0902. The project vertical control will be based upon the North American Datum of 1988 (NAVD 88). At least three 3-D survey control monuments will be established at the project site by WSP to be utilized during the duration of the survey and for future site activities.

All work and products will be produced in conformance with Florida Administrative Code Rule Chapter 5J-17, Standards of Practice, pursuant to Chapter 472, Florida Statues. Upon completion of field survey activities, a certified survey, compiled in AutoCAD Civil 3D format, will be produced a composite map of survey and portray existing site conditions within the survey project limits.

Deliverables:

- Survey drawings PDF and DWG file formats

Task 3: Limited Geotechnical Survey

WSP will perform a comprehensive geotechnical scope of services that includes a site visit to assess existing field conditions, identify appropriate locations for proposed borings and infiltration testing, and evaluate Maintenance of Traffic (MOT) requirements for safe execution of fieldwork. The subsurface exploration will support resiliency adaptation improvements across thirteen drainage basins, 10 of 13 basins evaluated at a planning level (Phase I), and Basins 3, 12, and 13 advanced to detailed design (Phase II)

Borings for Phase I Areas

WSP will conduct a total of about 26,000 linear feet of roadways, which will be evaluated in the proposed Phase I areas. WSP proposes to perform twenty-six (26) Standard Penetration Test (SPT) borings along the roadway alignments, corresponding to a frequency of approximately one boring per 1,000 linear feet (or a minimum of one per road). The SPT borings will be extended to a nominal depth of 10 feet BES, or refusal.

Borings for Phase II Areas

WSP will conduct approximately 110 Standard Penetration Test (SPT) borings along 11,500 linear feet of Phase II roadways located in Basins 3, 12, and 13, corresponding to a frequency of approximately one boring per 100 linear feet (or a minimum of one per road). SPT borings will be extended to nominal depths of 6 feet below existing surface (BES) or refusal; approximately one in every five borings will be advanced to 10 feet BES (or refusal). The proposed boring frequency is generally in accordance with the FDOT Soils and Foundations Handbook, Chapter 3.

Boring for Pump Station

We propose to perform an SPT boring to a depth of 35 feet to explore the subsurface conditions for the design of the pump station. The boring is expected to be in the existing park area.

Boring for Injection Wells

A preliminary review indicates that the shallow aquifer system below the site is not feasible for the construction of an injection well. It is likely that an injection well situated in a deeper formation will be necessary to achieve the target system flow capacity. WSP proposes to perform a review of published literature to identify the typical transmissivities of the underlying strata, and develop a conceptual injection well design. WSP proposes to complete an aquifer conductivity test to verify the conceptual injection well design. The aquifer conductivity test will be conducted by installing a 2-inch temporary piezometer screened into the target formation approximately 300 feet bgs. Six slug tests (3 in / 3 out) will be performed in the piezometer to determine the hydraulic conductivity of the formation. One SPT boring in the existing park area will be performed to a depth of 300 feet bgs to characterize the subsurface conditions for the proposed injection wells.

In addition, WSP will perform water quality testing to determine the depth of the GII/GIII interface at the site. A temporary piezometer will be installed using 2-inch-diameter perforated PVC casing to a depth of 35 feet in the pump station boring. Once testing in the piezometer wells is completed, the wells will be decommissioned, and the boreholes will be grouted with a cement–bentonite mixture using a tremie pipe.

Double Ring Infiltrometer (DRI) Tests

WSP proposes to perform a total of four (4) Double Ring Infiltrometer (DRI) tests within basins 3,12, and 13. This testing will be performed at selected locations in the proposed drainage swale areas. The DRI test data will be used to obtain site-specific infiltration rates for stormwater roadside swale drainage design.

Deliverables:

- Geotechnical Engineering Report (PDF)

Task 4: Environmental Desktop Analysis

The environmental desktop review consists of a screening-level evaluation of environmental conditions within the thirteen (13) flood basins using publicly available data sources. This effort is intended to identify potential environmental constraints early on in the planning and conceptual phases.

WSP will compile and evaluate available GIS datasets to characterize basin extents, surrounding land use, and pertinent hydrologic connectivity. A review of federal, state, and regional environmental databases will be conducted, including the National Wetlands Inventory (NWI), U.S. Fish and Wildlife Service (USFWS) IPaC system, Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC) data, U.S. Department of Agriculture-Natural Resources Conservation Service (NRCS), and Florida Land Use, Cover and Forms Classification System (FLUCCS) data. Available information on conservation lands,

managed areas, and known environmental conditions will also be incorporated, as applicable. The desktop review will identify the potential occurrence of jurisdictional wetlands and other surface waters, listed species and suitable habitat, protected lands, and other environmentally sensitive features. Hydrologic connectivity and floodplain interactions will be qualitatively assessed to inform potential regulatory jurisdiction. Results of the desktop review will be synthesized into basin-specific summaries and environmental implications for each basin.

Deliverables: Technical memorandum summarizing findings for all 13 basins of concerns, GIS-based figures depicting environmental features of interest and potential areas of environmental constraint

Assumptions and Limitations Phase 1 findings are based on publicly available data and do not include field verification or detailed resource delineations

Task 5: Field Environmental Impact Analysis and Delineation Environmental Baseline Assessment & Delineation for Basins 3, 12, &13

WSP will perform a field-based environmental baseline assessment for Basins 3, 12, and 13, and a corresponding evaluation of the regulatory permitting framework. This phase will refine Desktop findings.

WSP will conduct site reconnaissance to document existing conditions and identify regulated and protected environmental resources. Field efforts will include evaluation of vegetative communities, hydrologic indicators, and habitat characteristics. Wetlands and other surface waters will be identified using standard indicators of hydrophytic vegetation, hydric soils, and wetland hydrology consistent with accepted delineation methodologies. These include methods as described by the 1987 USACE “Corps of Engineers Wetlands Delineation Manual” and the Florida method, “Delineation of the Landward Extent of Wetlands and Surface Waters” (Chapter 62-340). The jurisdiction for the aquatic features in question will determine the delineation method used in the field.

Upland habitats will be assessed for their potential to support federally and state-listed species based on habitat suitability and observed conditions. Special status resources, including mangroves, seagrass beds, oyster reefs and other regionally significant communities, will be documented where present.

WSP will analyze and document any potential federally or state-listed species and any suitable habitat within the three targeted basins, pursuant to the Endangered Species Act. WSP will provide a summary using the U.S. Fish and Wildlife Service’s Information Planning and Consultation (IPAC) tool and the Florida Natural Areas Index Biodiversity Matrix. This data will also help guide any listed species due diligence field efforts during the site visit. Please note this is an initial species review, not a species-specific survey. If a species-specific survey is needed, this will be addressed in a later phase.

Overall, the field assessment will include a preliminary identification of jurisdictional features and an evaluation of environmental constraints relevant to future project implementation, including considerations for avoidance and minimization.

Deliverables:

- Environmental report and potential regulatory constraints for Basin's 3, 12, &13. The reports will be written in a manner that is conducive for future permitting phases of the project.
- Figures depicting environmental features and preliminary jurisdictional areas, including any special status resources or critical habitat
- Representative site photographs

Assumptions and Limitations:

- Delineations are preliminary and subject to agency verification.
- No formal jurisdictional determinations or permit applications are included in this scope unless otherwise authorized.
- Any species specific surveys required as a result of the ecological baseline study will be scoped separately and are not included in this scope of work.

Task 6: Outfall and Tidal Check Valve Verification

WSP will conduct targeted field investigations to verify the locations, physical condition, and operational functionality of stormwater outfalls throughout the study area. Field staff will inspect tide check valve locations during high-tide conditions to confirm proper operation and identify any backflow concerns. All existing tidal valves within the 13 basins will be evaluated to assess operational condition, performance, and any physical or hydraulic constraints that may limit system effectiveness.

Deliverable: Memorandum documenting conditions, Geolocated photos

Task 7: Preliminary Engineering & Alternatives Analysis for 13 Basins

Revised Existing Conditions Model

WSP will use ICPR modal information developed in the 2021 Stormwater Master Plan Update to develop a revised existing conditions model and update them as necessary to reflect current conditions. The revised existing-conditions model will be used to evaluate the performance of existing and future stormwater systems across all 13 drainage basins. The following scenarios will be modeled. The downstream model boundary will be driven by tidal stages derived from NOAA Gauge 8726520 (St. Petersburg). Model calibration and validation will be based on observed tidal records, rainfall data, and documented flooding and standing water conditions.

Tailwater Conditions

- Mean Higher High Water (MHHW)
- Mean Higher High Water (MHHW) + king tide
- Mean Sea Level (MSL) projections for 2030, 2050, 2070, and 2080

Rainfall Events

- 5-, 10-, 25-, 50-, and 100 return periods
- Current and future rainfall depths derived from NOAA and/or FDEP and/or SWFWMD

Conceptual Design Alternatives Development

WSP will identify a comprehensive range of feasible structural and non-structural alternatives, which may include terrain modification, pump systems, vaulted backflow preventers, berms, shoreline protection measures, pervious pavements, flood storage features, and roadway regrading. Alternatives will be screened for technical feasibility, constructability, regulatory constraints, and compatibility with surrounding infrastructure and community context.

Proposed Conditions Modeling

WSP will update the hydrologic and hydraulic ICPR model to represent proposed conditions for each conceptual alternative. Proposed conditions modeling will simulate system performance under the same rainfall and tidal scenarios evaluated for existing conditions, including multiple design storm return periods and future sea-level rise conditions. Modeling results will be used to quantify flood reduction benefits, changes in water surface elevations, and system resilience under future conditions.

Alternatives Analysis Matrix

WSP will compare all feasible alternatives based on construction cost, estimated time to implement, environmental impacts, and expected community acceptance. The evaluation results will be summarized in a simple, side-by-side Alternatives Analysis Matrix to support selection of a preferred alternative.

Conceptual Alternatives Preliminary Engineering Report

WSP will prepare a Preliminary Engineering Report documenting the technical basis for the recommended flood mitigation and resilience improvements. The report will summarize project background, existing conditions, modeling approach, alternatives evaluated, conceptual design elements, and proposed-conditions performance. Key assumptions, constraints, and implementation considerations will be clearly documented to support City decision-making,

Deliverable: Alternatives Analysis Matrix; Preliminary Engineering Report; Preferred Alternative Recommendation; ICPR Model Files

Preliminary Permitting Evaluation for Basins 3, 12, & 13

A permitting evaluation will be performed for Basins 3, 12, and 13, identifying applicable regulatory agencies and anticipated approvals. This evaluation will address federal, state, and

local jurisdiction, including the U.S. Army Corps of Engineers (USACE), Florida Department of Environmental Protection (FDEP), Southwest Florida Water Management District (SWFWMD), U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and applicable local agencies. The assessment will identify likely permit pathways, jurisdictional thresholds, coordination requirements, potential permitting risks and NEPA implications depending on funding pathways available.

Deliverables:

- Permitting Matrix – Identifying Prospective Permitting Agencies

Assumptions:

- No permitting applications will be compiled or submitted in this task and is strictly preliminary for planning purposes. Any permit applications will be prepared in a separate task.
- City to pay any necessary permitting fees

Task 8: Funding Options Analysis and NEPA/Delivery Strategy

This task will support early decision-making by balancing project urgency, regulatory requirements, funding eligibility, and implementation risk, while positioning the City to secure near-term and long-term funding from federal, state, regional, local, and private sources.

Funding and Delivery Pathways Evaluation

WSP will prepare a technical memorandum evaluating whether the project should advance under a federal Project Development & Environment (PD&E)/National Environmental Policy Act (NEPA) framework or through a locally accelerated delivery approach, such as a special assessment district or design build. The evaluation will compare federal and nonfederal delivery pathways with respect to schedule and critical path milestones, regulatory and permitting requirements, documentation and compliance needs, relative cost and risk, implementation considerations, and impacts on eligibility for federal, state, regional, and private funding sources.

The memorandum will also assess alternative delivery strategies, including special assessment districts, design build and other alternative procurement methods, public private partnerships (P3), and hybrid delivery approaches that enable accelerated implementation while preserving future funding eligibility. Where applicable, WSP will evaluate the feasibility of P3 delivery, including opportunities for private financing, risk allocation for design, construction, operations, and lifecycle maintenance, and approaches that minimize operational disruption and maintain revenue continuity. The evaluation will conclude with recommendations on appropriate delivery and P3 models, such as design-build finance, concession-based, or hybrid structures.

WSP will also develop a NEPA strategy, including early screening to identify the appropriate NEPA class of action, key environmental constraints, and agency coordination needs. A Planning and Environmental Linkages (PEL) approach will be applied to integrate planning decisions with future NEPA requirements and support accelerated implementation while preserving federal and state funding eligibility.

Funding Screening and Grant Support
WSP will identify and evaluate applicable funding sources and develop a coordinated funding strategy. This will include:

- Identification of federal, state, regional, and local funding programs (e.g., Resilient Florida, Florida Division of Emergency Management Hazard Mitigation Assistance, FEMA programs, water management district funding, and similar programs)
- Summary of eligibility requirements, cost-share/match ratios, and application timelines
- Identification of key decision points required to maintain eligibility across multiple funding programs
- Development of a phased funding strategy aligning project components with appropriate funding sources

WSP will prepare and submit up to two (2) grant applications, selected by the City based on project readiness, eligibility, and strategic alignment.

Recommendations and Implementation Strategy
WSP will provide clear, actionable recommendations supported by:

- Comparative analysis of cost, schedule, risk, and funding considerations
- Identification of preferred delivery and environmental review pathway(s)
- Sequencing strategy for implementation, including near-term and long-term actions
- Guidance on maintaining flexibility to pursue future reimbursement or phased funding opportunities

Deliverable:

- Funding & NEPA Pathway Report
- Two (2) grant applications

Task 9: 30% Design Plans Development for Basins 3,12 & 13

Proposed Conditions Model
WSP will update and refine as needed the hydrologic and hydraulic ICPR model to represent proposed conditions for each conceptual alternative. Proposed conditions modeling will simulate system performance under the same rainfall and tidal scenarios evaluated for existing conditions, including multiple design storm return periods and future sea-level rise conditions. Modeling results will be used to quantify flood reduction benefits, changes in water surface elevations, and system resilience under future conditions.

Tailwater Conditions
Mean Higher High Water (MHHW)
Mean Higher High Water (MHHW) + king tide
Mean Sea Level (MSL) projections for 2030, 2050, 2070, and 2080

Rainfall Events
5-, 10-, 25-, 50-, and 100 return periods
Current and future rainfall depths derived from NOAA and/or FDEP and/or SWFWMD

30% Draft Design Plans
Once the City selects the preferred alternatives to proceed to 30% design, WSP will prepare 30% design plans for Basins 3, 12, and 13.

Utility Coordination
WSP will coordinate with Pinellas County utility department, telecom providers, Duke Energy, and other local utility companies to identify conflict locations and gather the required documentation to be shown on the 30% design plans. The utility coordination will begin with a formal utility notification letter to all known utility owners within the project area. Identified utility conflicts will be documented in utility matrix in the design report and the responsible entity for relocation with associated cost and timeline to construct.

Deliverables:
- Draft 30% Design Civil plan set (PDF)
- Draft Opinion of Probable Cost of Construction (OPCC)
- ICPR Model Files

Task 10: Public - Private Partnership (P3) and Assessment Framework
The various options below will include a financial analysis methodology including assessments to property owners directly benefiting from the construction and operation of specific flood mitigation infrastructure based on cost identified in 30% design OPCC. WSP will work with the St. Pete Beach legal counsel in review of requirements for and preparation of resolutions and ordinances to implement options evaluated. Findings will take into consideration discussion and feedback from the Alternatives and Funding Options Workshop. WSP will provide an evaluation memorandum that documents methods and means for the use of alternative funding for the evaluated projects.

WSP will evaluate options for partnership opportunities with private entities as authorized by Florida Statute 255.065 and updated by HB 781, which allow private entities to finance, design, build, operate, and maintain public infrastructure. These partnerships use private capital to accelerate projects—such as roads, student housing, and government facilities—repaid through project revenues, tolls, or availability payments.

WSP will evaluate the potential partnership with resident property owners that address public investment on private property through dedication of easements and land conservation measures that may allow long-term operation of publicly constructed and operated flood mitigation measures.

WSP will review existing authority for Stormwater Special Assessment in St. Pete Beach to identify the potential for establishment of a Stormwater Infrastructure Special Assessment to be charged to those properties directly benefiting from the construction and operation of stormwater flood mitigation facilities/structures.

WSP will evaluate the feasibility of creating a Municipal Services Taxing Unit (MSTU) to fund the infrastructure construction and operation for stormwater flood mitigation facilities.

WSP will identify and assess the potential for matching programs or foundations who may provide a funding mechanism for implementation of the stormwater flood mitigation infrastructure projects.

Deliverables:

- P3 evaluation memo, Assessment framework template

Task 11: Phasing and Implementation Plan

WSP will prepare a phasing and Implementation plan, providing a priority sequence for all 13 basins, prioritizing early construction of the 3 basins advanced to 30% design. WSP will review the City's Capital Improvement Plan (CIP) future basin priorities.

Deliverables: Phasing and Implementation Report (PDF)

Task 12: Design – Build Readiness Package

Design – Build Readiness Package includes 30% Design plans, Permitting Strategy for the required agencies includes, but is not limited to, City of St. Pete Beach, SWFWMD, FDOT, Army Corps of Engineers, and FDEP. Procurement preparation materials to support initiation of Design – Build procurement.

Deliverables:

- Final 30% Design Plans (PDF)
- Final Opinion of Probable Cost (PDF)
- Presentation on Permitting Strategy with timeline of construction approval (PPT)

Public Engagement and Community Buy-In

Task 13: Public Involvement Plan

WSP will work collaboratively with the City of St. Pete Beach to identify and prioritize project stakeholders and understand community values, concerns, and interests. Based on this coordination, WSP will develop a Public Involvement Plan (PIP) consistent with the intent and requirements of FDOT’s Project Development and Environment (PD&E) Handbook and Efficient Transportation Decision Making (ETDM) Manual.

Deliverables:

- Public Involvement Plan - PIP (PDF)

Task 14: Workshop #1 Scoping and Existing condition

In the first workshop, WSP will provide a PowerPoint presentation to the community residents and City staff regarding the ongoing effects of the poor drainage system and possible impacts in the future. WSP will collect public opinion on community-supported solutions for long-term coastal and stormwater infrastructure needs.

Deliverables:

- PowerPoint presentation (PPT)
- Summary of comments

Task 15: Workshop #2 Alternatives and Funding Options

WSP will provide a detailed Power Point presentation to the community residents and City staff regarding ongoing effects of poor drainage system and possible impacts in the future. WSP will collect public opinion on community supported solutions for long term coastal and stormwater infrastructure needs.

Deliverables:

- Attend and Lead
- PowerPoint presentation (PPT)
- Summary of comments

Task 16: Workshop #3 Preferred Alternative Confirmation & 30% Design Presentation

WSP will provide a detailed Power Point presentation to the community residents and City staff regarding ongoing effects of poor drainage system and possible impacts in the future. WSP will Collecs public opinion on community supported solutions for long term coastal and stormwater infrastructure needs.

Deliverables:

- PowerPoint presentation (PPT)
- Summary of comments

Assumptions:
City will provide the venue space
City to be responsible for mail-outs postage

Task 17: Visual 3D Renderings

To assist the Public in understanding WSP's designs and plans, and how those will affect their neighborhoods, WSP will be providing a series of visualizations. A majority of the visualization will be 3D renderings of areas of interest and graphical representations of proposed plans. One set of existing and proposed fluid dynamic simulation animation will be created to showcase the issue and the WSP solutions.

Deliverables:

- Low oblique aerial renderings of the neighborhoods (both existing and proposed) within the project extents with call-outs and indications of important features

  3D cross-section renderings of existing and proposed seawall designs
- 3D cross-section renderings of improvements to street drainage (one generic location with potential alternatives)
- Low aerial close-up rendering of the proposed dry pond and amenities

- Flooding simulation animation with existing condition and proposed solution.

Task 18: Web Based Map

WSP will develop an Open Point platform website that will serve as a central hub for all communication efforts. This project website will play a crucial role in effectively conveying the project's messages and objectives to the community, facilitating increased awareness, engagement and establishing efficient two-way communication channels.

To enhance the website's functionality, we can incorporate a range of digital tools designed specifically for community engagement. These tools will not only enrich the user experience but also promote active involvement. These tools include:

- Online surveys
- Interactive maps
- Community sentiment polling
- Project prioritization
- Q&A with project staff
- Digital vision boards
- Comment gathering
- Online discussions

Deliverables: Open Point platform website

Task 19: Project Management

The project will begin with a kickoff meeting between WSP and City staff to confirm project goals, review the schedule, and identify available data. During the kickoff meeting we will facilitate a structured discussion covering the project timeline, budget, and reporting requirements

The Consultant will provide overall project management and coordination, including development of a Project Management Plan (PMP) defining the schedule, milestones, QA/QC procedures, and communication protocols. The Consultant will conduct monthly progress meetings and will coordinate the City's Public Services Department and FDOT District Seven (as necessary)

Deliverables: Kickoff and Monthly Meeting Minutes. Project Management Plan; Monthly Progress Reports;

COMPENSATION

TASK	COST
Task 1: Desktop data collection	$16,405.00
Task 2: Topographic and Bathymetric Survey	$162,540.00
Task 3: Limited Geotechnical Survey	$109,260.00
Task 4: Environmental Desktop Analysis	$12,260.00
Task 5: Field Environmental Impact Analysis and Delineation Environmental Baseline Assessment & Delineation for Basins 3, 12, &13	$24,351.50
Task 6: Outfall and Tidal Check Valve Verification	$19,351.50
Task 7: Preliminary Engineering & Alternatives Analysis for 13 Basins	$96,800.00
Task 8: Funding Options Analysis and NEPA/Delivery Strategy	$40,490.00
Task 9: 30% Design Plans, Development and funding framework for Basins 3,12 & 13	$74,000.00
Task 10: Public - Private Partnership (P3) and Assessment Framework	$25,700.00
Task 11: Phasing and Implementation Plan	$12,550.00
Task 12: Design – Build Readiness Package	$26,600.00
Task 13: Public Involvement Plan (Workshop #1)	$4,404.00
Task 14: Workshop #1 Scoping and Exiting Conditions	$31,717.00
Task 15: Workshop #2 Alternatives and Funding Options	$39,160.00
Task 16: Workshop #3 Preferred Alternative Confirmation & 30% Design Presentation	$29,418.00
Task 17: Visual 3D Renderings	$41,664.00
Task 18: Web Based Map	$32,520.00
Total Estimated Cost	**$799,191.00**

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the City Manager to execute the Services Agreement with BeKlear Solutions for Financial Services Consultant not to Exceed $60,000

Action Request: Motion to authorize the City Manager to execute the Services Agreement with BeKlear Solutions for Financial Services Consultant not to Exceed $60,000

Strategic Objective: Operational Excellence

Date: April 28, 2026

Prepared By: Devon Schmidt, Director of Finance

Through: Frances Robustelli, City Manager

Summary of Issue: The Finance Department over the past year has been working on the implementation of three financial systems and is currently navigating a mission-critical transition implementing a benefits, timekeeping and payroll software system from Encode Payroll to NEOGOV HRIS.

To ensure continuity for current payroll processing services as well as the development of the FY2027 Budget, the Department recommends engaging BeKlear Solutions,LLC, transitioning the full-time equivalent of the Budget Management Analyst to a Consultant through contractual services. BeKlears expertise will be instrumental in stabilizing operations and supporting the team through this transition.

Key Focus Areas for BeKlear Solutions:

- **Financial Operations Support**
  - Support accounting operations, reconciliations, journal entries, and financial adjustments.
  - Assist with financial reporting accuracy, compliance, and operational efficiency.

- **Payroll Processing & NEOGOV Support**
  - Continue support of legacy payroll processing and related reporting through June 22, 2026, or as operationally required.
  - Assist with NEOGOV payroll implementation, validation, testing, troubleshooting, and post go-live support.
  - Provide institutional payroll knowledge and transition support.

- **Budget Management & Financial Analysis**
  - Support preparation and development of the FY2027 Budget.
  - Assist with monitoring of the FY2026 Budget.
  - Support personnel budgeting processes with the Finance Director and departments.
  - Review and assist with departmental operating budgets.
  - Assist with project and grant financial tracking, including FEMA-related funding where applicable.
  - Support budget transfers, coding, journal entries, variance analysis, and related financial review.

The Consultant will work closely with the Finance Director, NEOGOV implementation team and will continue processing city payroll as well as budget support, dedicating 40 hours per week to operational support System Implementation. This collaborative approach will reduce single points of failure and strengthen institutional knowledge across the department.

Departmental Capacity and Strategic Priorities

In 2025, the Finance Department undertook the implementation of three major software systems, executed the annual budget cycle, and prioritized procurement for critical capital projects. While these initiatives were essential, they stretched departmental capacity and delayed some routine financial processes.

Engaging BeKlear Solutions, will enable the department to:

- Continuity for payroll processing in the legacy system and implementation build of the new payroll system
- Support Finance Director in the build of the FY2027 budget, with familiarity of St. Pete Budget practices departments
- Complete staff training and document standard operating procedures eliminating single points of failure.
- Close Encode Legacy system as the team navigates to NEOGOV for payroll processing.

This support is essential to stabilize operations and maintain the integrity of the City's financial reporting.

Funding: The contract is not to exceed $60,000, with an hourly rate of $75. Staff have reviewed comparable outsourced services, noting that hourly fees typically range from $150 to $250 per hour. Funding for this contract will be sourced from salary savings resulting from personnel transition to contractual.

Attachments: 1. BeKlear Solutions Contract

CITY OF ST. PETE BEACH, FLORIDA
SERVICES AGREEMENT

Financial Consulting Services

This is an Agreement (the "Agreement") entered into by and between the **CITY OF ST. PETE BEACH** (hereinafter "City") and BeKlear Solutions, LLC (hereinafter "Vendor"). The City and Vendor together shall be referred to as the "parties."

WHEREAS, City desires to purchase from Vendor the services described in this Agreement.

WHEREAS, Vendor is in the business of providing the services described herein, and has submitted an appropriate proposal to the City to provide the same.

WHEREAS, this Agreement has been properly approved by the appropriate authority of the City and the Vendor.

NOW, THEREFORE, upon the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following:

1. Recitals. The foregoing recitals are true and correct, and incorporated herein by reference.

2. Public Records. Vendor shall abide by the legal requirements set forth in Florida Statutes, Section 119.0701 and incorporated herein as Exhibit A. **IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDORS' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (City Clerk, City of St. Pete Beach, Florida, 727-363-9220, cityclerk@stpetebeach.org, 155 Corey Avenue, St. Pete Beach, Florida 33706).**

3. Employment Eligibility. The Vendor shall comply with all local, state and federal directives, orders and law as applicable to the contract. Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system under 448.095, Fla. Stat.

a. Vendor agrees to comply with all applicable portions of Fla. Stat. 448.095. Vendor must use the U.S. Department of Homeland Security's E-Verify System, https://e-verify.uscis.gov/emp to verify the employment eligibility of all employees hired on or after January 1, 2021, during the term of this Agreement.

b. Subcontractors (i) Vendor shall also require all subcontractors performing work

under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement; (ii) Subcontractors shall provide Vendor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095; (iii) Vendor shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

c. Vendor must provide evidence of compliance with Fla. Stat. 448.095 by January 1, 2021. Evidence may consist of, but is not limited to, providing notices of Vendor's E-Verify number.

d. Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Vendor may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs, if necessary. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statute by the Vendor, the Vendor may not be awarded a public agreement for a period of one (1) year after date of termination.

4. Scope of Services. City hereby agrees to purchase, and Vendor hereby agrees to provide the services described in the proposal attached hereto and incorporated herein as Exhibit B.

5. Completion Date. Vendor shall provide the services, described herein to be completed within 6 months of the agreement.

6. Term. This Agreement will remain in effect for a period of six months from the Effective Date.

7. Effective date. The "Effective Date" of this Agreement shall be the date this Agreement has been executed by all parties.

8. Termination. This Agreement may be canceled by the City when:
   a. Sufficient funds are not available to continue its full and faithful performance to the Agreement.
   b. Sub-standard or non-performance of Agreement.
   c. The City wishes to terminate the Agreement at any time and for any reason, upon giving thirty (30) days prior written notice to the Vendor.

9. Fiscal Non-funding. If funds for the requested services described herein are not appropriated via the annual budget adoption process, the City reserves the right to cancel the Agreement immediately upon written notice to the Vendor.

10. Non-Exclusivity. Vendor acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services

that are subject to this Agreement.

11. Compensation. Upon Vendor's satisfactory full performance of the services or in accordance with the payment schedule provided in the attached proposal, City shall pay Vendor as per the hourly rate listed in the Bid Schedule, as full consideration for services provided in this Agreement and more specifically in Exhibit B. It is understood that the total purchase price not to exceed $60,000 (average 40 hours per week).

12. Insurance. To the extent that this Agreement requires Vendor to provide any services of any kind, Vendor and all of Vendor's subcontractors shall maintain public liability insurance in a combined single limit for bodily injury and property damage in the amount of not less than $1,000,000.00, satisfactory to the City Manager, naming the City as an additional insured and providing coverage up through and including the final performance of any services provided herein. Vendor and all of Vendor's subcontractors shall maintain in full force and effect a policy of worker's compensation insurance for all of Vendor's employees in accordance with applicable state and federal law. Said insurance coverage shall include employer's liability with a single limit of $100,000.00 per accident or occurrence. Vendor shall present City with a certificate for all the foregoing insurance, at the time of executing this Agreement and at such other times requested by the City.

The Vendor waives all rights against the City, its consultants, separate contractors, if any, and any of its subcontractors, agents and employees, for any and all damages caused to the extent covered by insurance described herein and obtained pursuant to this Section or other property insurance applicable to the services and product provided under this Agreement. The City shall require of the Vendor, Vendor's consultants, separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waiver of subrogation by endorsement otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

13. Indemnification. In consideration of the payment of ten dollars as part of the compensation described herein, Vendor shall indemnify, defend and hold the City harmless for itself, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, or demands, including attorneys' fees and costs of litigation through all appellate proceedings, arising from the performance or non-performance of this Agreement, whether caused in part by the City or not.

14. **No coercion for labor or services ("Human Trafficking") Sworn Statement.** Pursuant to Sections 787.06(13), Florida Statues (2024), the Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows: "Coercion" means:

a. Using or threatening to use physical force against any person.
b. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person

without lawful authority and against her or his will,

c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for a debt, if the value of the labor or services are reasonably assessed is not applied toward the liquidation of the debt, the length of nature of the labor or services are not respectively limited and defined;
d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
e. Causing or threatening to cause financial harm to any person;
f. Enticing or luring any person by fraud or deceit, or
g. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

Pursuant to Sections 787.06 and 92.525, Fl. Stat., and under penalties of perjury, Contractor declares that Contractor has read the foregoing including sworn statement that the Contractor sears under penalty of perjury that the Contractor does not use coercion for labor or services ("Human Trafficking") and the facts state in it are true

15. Exhibits. The following Exhibits shall be attached, incorporated, and made a part of this Agreement:

a. Amendment (Exhibit "A")
b. Vendor's proposal (Exhibit "B")

16. Notices. All notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to Vendor:
BeKlear Solutions, LLC
7901 4th St. N
St Petersburg, FL 33702

As to City:
City Manager
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

With Copy To:
info@beklearsolutions.com

With Copy To:
cityattorney@stpetebeach.org

17. Conflicts and Severability. To the extent that any terms in the attached proposal conflict with the terms of this Agreement, the terms of this Agreement shall control and supersede such conflicting terms in the attached proposal, to the extent of such conflict. If any section, part of section, paragraph, clause, phrase, or word of this Agreement is declared invalid, the remaining provisions of this Agreement shall not be affected.

18. Amendments. This document and exhibits embody the entire Agreement of the parties. There are no promises, terms, conditions, or representations binding on either party hereto, other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements between the parties hereto, whether written or oral. This

Agreement shall not be modified by any oral statement, communication, Agreement, course of conduct, or by anything other than a writing signed by the parties. This Agreement may be amended or modified only in writing signed by all parties hereto.

19. Jurisdiction, Venue, Attorney Fees. This Agreement shall be governed and construed according to the laws of Florida, and venue for any action arising herefrom shall be in Pinellas County, Florida. The prevailing party in any action to enforce or interpret this Agreement shall be entitled to reasonable attorney's fees incurred through all appellate proceedings.

20. Assignment. This Agreement shall be binding upon the parties, their successors, assigns, and legal representatives. Vendor shall not assign or otherwise transfer any of the rights or duties under this Agreement, without the express written consent of the City.

21. Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument. Facsimile, documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

22. Authority. Vendor hereby acknowledges that the person executing this Agreement on behalf of Vendor has the full authority to do so and to bind Vendor to the terms hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth below.

BeKlear Solutions, LLC:

Signature: _____

By: Vanesa Sanchez

Its: Consultant

Date: _____

City of St. Pete Beach:

Signature: _____

By: Frances Robustelli

Its: City Manager

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Ralf Brookes
City Attorney

ATTEST:

_____
Renee Rose
City Clerk

CITY OF ST. PETE BEACH, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies that certain contract for services made and entered into this ____ day of _____, 2026, by and between the CITY OF ST. PETE BEACH, a Florida municipality, hereinafter referred to as the "City", and _____, hereinafter referred to as "Contractor", concerning that certain agreement dated the ___ day of_____, 2026 ("Agreement") and titled _____.

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the

nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

City Clerk/Public Records Custodian

cityclerk@stpetebeach.org
Phone: 727-363-9220
155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

18. Breach during Emergency Recovery Period. Pursuant to Sec. 252.505, Fla. Stat., if vendor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages.

19. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Contractor:

_____

Print Name: _____

Title: _____

Company: _____

ATTEST:

City Clerk

City of St. Pete Beach

Frances Robustelli, City Manager

EXHIBIT B

SCOPE OF WORK

BeKlear Solutions LLC

This Scope of Work ("SOW") is entered into pursuant to the Professional Services Agreement between the City and **BeKlear Solutions LLC** ("Vendor").

1. Purpose

The purpose of this engagement is to provide specialized financial, budgetary, payroll transition, and operational support services to the City's Finance Department during ongoing budget development, system transitions, and related departmental priorities.

Vendor shall serve in the role of **Budget Management Analyst**, reporting to the Finance Director or designee.

Vendor shall provide institutional knowledge, technical expertise, analytical support, and continuity assistance to support efficient Finance Department operations.

2. Scope of Services

Vendor may perform services as requested by the City, including, but not limited to, the following:

A. Financial Operations Support

- Support accounting operations, reconciliations, journal entries, and financial adjustments.
- Assist with financial reporting accuracy, compliance, and operational efficiency.

B. Payroll Processing & NEOGOV Support

- Continue support of legacy payroll processing and related reporting through June 22, 2026, or as operationally required.
- Assist with NEOGOV payroll implementation, validation, testing, troubleshooting, and post go-live support.
- Provide institutional payroll knowledge and transition support.

C. Budget Management & Financial Analysis

- Support preparation and development of the FY2027 Budget.
- Assist with monitoring of the FY2026 Budget.

- Support personnel budgeting processes with the Finance Director and departments.
- Review and assist with departmental operating budgets.
- Assist with project and grant financial tracking, including FEMA-related funding where applicable.
- Support budget transfers, coding, journal entries, variance analysis, and related financial review.

D. Process Improvement

- Analyze existing workflows and identify efficiency opportunities.
- Support process improvements using Lean Six Sigma or similar best practices.
- Develop and document Standard Operating Procedures (SOPs) for budget and finance processes.

E. Systems Integration Support

- Support ongoing integrations and operational coordination involving CivicRec, NEOGOV, iWork, Payroc, and related systems.
- Assist with process alignment and transition stabilization.

F. Strategic & Operational Support

- Provide ongoing support to the Finance Director and City departments as needed.
- Assist with special projects and operational priorities consistent with Finance Department needs.

3. Work Location, Technology, and Availability

Services may be performed remotely, subject to the City's applicable technology, confidentiality, cybersecurity, and equipment-use policies.

Vendor may utilize City-issued equipment and systems, as authorized, in connection with services under this Scope of Work.

Vendor shall maintain reasonable availability during normal business hours as operationally necessary and shall coordinate with the Finance Director or designee regarding meetings, deadlines, and priority matters.

Work schedules may vary based on operational needs; however, Vendor shall remain responsive and ensure timely completion of assigned services.

In-person attendance may be provided upon reasonable advance coordination when operationally necessary.

4. Compensation

Vendor shall be compensated at a rate of **Seventy-Five Dollars ($75.00) per hour** for authorized services performed under this Scope of Work.

5. Term

This Scope of Work shall commence on **May 11, 2026**, and shall continue through **September 30, 2026**, unless earlier terminated or extended by written agreement of the parties.

6. Independent Contractor Status

Vendor is and shall remain an independent contractor and not an employee of the City. Vendor shall be solely responsible for all taxes, insurance, and obligations arising from compensation paid under this Scope of Work.

7. Modifications

Any material modification to this Scope of Work, including compensation or term, must be approved in writing by authorized representatives of both parties.

8. General Standard of Performance

Vendor shall perform services in a professional and timely manner consistent with applicable standards while supporting the operational needs of the Finance Department.

Public Assistance Grant Supplement

1. Applicability of this Exhibit; Conflicts.

a. This Exhibit shall be fully incorporated into and made a part of the Agreement, as if the terms contained in this Exhibit were fully re-stated within the Agreement itself.

b. This Exhibit shall apply: (a) in addition to anything contained in the Contract Documents; and (b) notwithstanding anything contained in the Contract Documents to the contrary. No other provision of the Contract Documents shall serve to limit or restrict the obligations imposed upon the parties in this Exhibit.

c. In the event of a conflict between anything contained in this Exhibit and anything contained elsewhere in the Contract Documents, this Exhibit shall control and take precedence.

d. Contractor's agreement to the terms contained in this Exhibit is a material inducement for Contractor to enter into the Agreement.

e. If this Exhibit is attached to a Purchase Order, the term "Agreement" as used herein shall mean and refer to such Purchase Order to which this Exhibit is attached, and the term "Contract Documents" shall refer to all documents attached to and made a part of such Purchase Order.

2. Defined terms.

a. For purposes of this Exhibit, the following definitions shall apply, in addition to any terms defined elsewhere in the Contract Documents:

i. The terms "recipient" and "non-Federal entity," and the term "applicant" as used in Section 3(a)(8) herein, shall have the same meaning as the term "Owner" as used in the Agreement;

ii. The term "contract" as used herein shall have the same meaning as the term "Contract" as used in the Agreement; and

iii. The term "contractor" or "prime contractor" as used herein shall have the same meaning as the term "Contractor" as used in the Agreement.

iv. The term "internal controls" means a process, implemented by a non-Federal entity, designed to provide reasonable assurance regarding the achievement of objectives in the following categories: (a) Effectiveness and efficiency of operations; (b) Reliability of reporting for internal and external used; and (c) Compliance with applicable laws and regulations. 2 CFR §200.61

v. The term "supplies" means all tangible personal property other than those described in 2 CFR §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the

non-Federal entity for financial statement purposes or $5,000, regardless of the length of its useful life. 2 CFR §200.94

vi. The term "disallowed costs" means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statues, regulations, or the terms and conditions of the Federal award. 2 CFR §200.31

vii. The term "equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or $5,000. 2 CFR §200.33

3. **Equal Employment Opportunity** (41 C.F.R. Part 60-1.4(b)).

a. <u>During the performance of this contract, the contractor agrees as follows</u>:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(a) Contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors

violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(b) All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148)

The Contractor agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act, as amended; the provisions of contract work hours; the Safety Standards Act; the Copeland "Anti-Kickback" Act (40 U.S.C. 276, 327-333); and all other applicable federal, state, and local laws and regulations pertaining to labor standards insofar as such acts apply to the performance of this Agreement. The Contractor shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the County for review upon request.

5. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred thousand dollars ($100,000.00):

   Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708).

   Contractors engaged in contracts in excess of Two Thousand and 00/100 Dollars ($2,000.00) shall comply with Federal requirements of the United States Department of Labor under 29 C. F. R., Parts 1, 3, 5, 6, and 7. All Contractors will comply with the following:

   a. Compliance with the Contract Work Hours and Safety Standards Act.

      (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

      (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in 29 C.F.R. § 5.5(b)(1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 29 C.F.R. § 5.5(b)(1), in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 C.F.R. § 5.5(b)(1).

      (3) *Withholding for unpaid wages and liquidated damages.* The Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in 29 C.F.R. § 5.5(b)(2).

      (4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4) and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4).

6. **Procurement of Recovered Materials (2 C.F.R. § 200.322)**

The Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

7. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred fifty thousand dollars ($150,000.00):

Clean Air Act and the Federal Water Pollution Control Act (42 U.S.C. §§ 7401-7671q and 33 U.S.C. §§ 1251-1387).

a. Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pasco County, Florida.

4. Section 3 Clause

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are Subrecipients of HUD assistance for housing.

B. The Parties to this contract agree to comply with HUD's regulations in 24 C.F.R. part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The Contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section

3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. part 135.

E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 C.F.R. part 135.

F. Noncompliance with HUD's regulations in 24 C.F.R. part 135 may result in sanctions, termination of this contract for default and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

b. Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pasco County, Florida.

8. Debarment and Suspension

a. Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with Executive Orders 12549 and 12689, and 2 C.F.R. pt. 180, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by Owner. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to Owner, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

9. Lobbying Prohibition

a. No funds or other resources received under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

b. Required Certification. Contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in

connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____
Signature of Contractor's Authorized Official

_____
Name and Title of Contractor's Authorized Official

_____
Date

10. Hatch Act

The Contractor agrees that no funds provided, nor personnel employed under the Agreement, shall be in any way or any extent engaged in the conduct of political activities I violation of Chapter 15 of Title V of the U.S.C.

11. Conflict of Interest

The Contractor shall abide by the provisions of 24 C.F.R., 570.611 and 2 C.F.R., 200.112. The Contractor shall maintain no present or future financial interest, direct or indirect, which would

conflict in any manner or degree with the performance of services required under this Agreement as indicated in 2 C.F.R., 200.318.

12. Religious Activities

The Contractor agrees that funds provided will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization, in accordance with the Federal regulations specified in 24 C.F.R., 570.200(j).

13. Access to Records

a. Access to Records. The following access to records requirements apply to this contract:

(1) The Contractor, including all of its employees or agents, contractors, subcontractors and consultants to be paid from funds provided under this Agreement, agrees to provide the Department of Economic Opportunity (DEO), the Chief Financial Officer of the State of Florida, The Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability or representatives of the Federal government or their duly authorized representatives, the Florida Division of Emergency Management, Owner, Pasco County, Florida, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions at reasonable times. "Reasonable" shall ordinarily mean during normal business hours of 8 a.m. to 5 p.m., local time, Monday through Friday.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide Pasco County, Florida or its authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the Owner and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by Pasco County, Florida or the Comptroller General of the United States.

(5) The Contractor shall include the aforementioned recordkeeping requirements in all approved contracts, subcontracts, and assignments.

14. Bonding Requirements

The Contractor agrees that related contracts must include the required contract clauses outlined in 2 C.F.R. § 200.326 and Appendix 11; and if the contract is for construction or facility improvement it must also include the Federal bonding requirements 2 C.F.R. § 200.325.

15. Employment Eligibility Verification

a. Executive Order 11-116, signed May 27, 2011, by the Governor of Florida, requires DEO contracts in excess of nominal value to expressly require the Contractor to:
    i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Subrecipient during the Agreement term; and,
    ii. Include in all contracts under this Agreement the requirement that contractors, subcontractors, and consultants performing work or providing services pursuant to this Agreement use the E-Verify system to verify the employment eligibility of all new employees hired by the contractors, subcontractors, and consultants during the term of the contract.

b. The Department of Homeland Security's E-Verify system can be found at: http://www.uscis.gov/e-verify
c. If the Contractor does not have an E-Verify MOU in effect, the Contractor must enroll in the E-Verify system prior to hiring any new employee after the effective date of this Agreement.

16. DHS Seal, Logo, and Flags

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific Pasco County, Florida pre-approval.

17. Compliance with Federal Law, Regulations, and Executive Orders

a. This is an acknowledgement that Pasco County, Florida financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, Pasco County, Florida policies, procedures, and directives.

18. No Obligation by Federal Government

a. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

19. Program Fraud and False or Fraudulent Statements or Related Acts

a. The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

20. Procurement By Non-Competitive Proposals

a. Policy:
    i. It is the policy of BayCare Health System Inc. to follow the Uniform Federal Guidance 2 CFR 200.320 in regard to procurement by noncompetitive proposals (Sole Source Purchasing). Procurement by noncompetitive proposals is

procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(1) The item is available only from a single source
(2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation
(3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity
(4) After solicitation of several sources, competition is determined inadequate.

ii. The procurement must be necessary for the program, project, research or other circumstance supported by the grant; not reasonably available and accessible of the type normally charged as a direct cost to existing sponsored agreements and purchased in accordance with other Institutional policies and procedures.

21. In the Event of a Non-Emergent Procurement the PD/Pl Should Complete:

a. **Cost Price Analysis Form** which includes contractor's total cost proposal or price to determine which are allowable, show their direct relation to the requirements and, reasonableness; and complete the related BayCare **Cost Analysis Worksheet** to support the proposed budget or quotation outlined in the Cost Price Analysis Form. Completion of these forms by the originating department will document that a Cost Analysis has been conducted.

b. If no additional vendors were available to conduct a comparison against using the Cost Price Analysis Form, please also complete and attach the **Sole Source Justification Form**.

c. **Responsible Contractor Form**: to document that any contractors have been reviewed and approved for their compliance with Uniform Guidance, Title 2, Subtitle A, Chapter II, Part 200, Subpart D, §200.318, section H.

d. In addition, related contacts must include the required contract clauses outlined in 2 C.F.R.
§ 200.326 & Appendix 11; and if the contract is for construction or facility improvement also include the Federal bonding requirements 2 C.F.R. § 200.325.

22. Build America Buy America Act (BABA)

a. The Contractor shall comply with the requirements under the Build America, Buy America Act when using Federal funds for the purchase of iron, steel, manufactured products, and construction materials permanently incorporated into infrastructure projects as applicable pursuant to the Build America, Buy America Act. All iron, steel, manufactured products

and construction materials used under a federally grant funded project must be produced in the United States as applicable pursuant BABA. The requirements of this section must be included in all sub-awards including all contracts and purchase orders for work or products under this award.

b. For purposes of this section:
    i. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
    ii. "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

23. Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms. 2 C.F.R. § 200.321

a. Contractors will take all necessary affirmative steps to assure that minority business, women's business enterprises, and labor surplus area firms are used when possible.

b. Affirmative steps must include:
    i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
    ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
    iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
    iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
    v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
    vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

24. Compliance with Copeland "Anti-Kickback"

a. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as appropriate instructions may require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

25. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. 2 C.F.R. § 200.216

a. Under this Agreement, grant funds will not be obligated or expended to:
(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
   A. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
   B. Telecommunications or video surveillance services provided by such entities or using such equipment.
   C. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(4) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

(5) For more information, See 2 C.F.R. § 200.471.

26. Historic Artifact Discovery

If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

The terms in this Exhibit are hereby agreed upon by the Contractor as of this _____day of _____, 2026.

Signed: _____

Print Name: _____

Title: _____

[END OF EXHIBIT]

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Final Reading Ordinance 2026-08: Amending Chapter 66 of the Police Officers' Retirement System

Action Request: Motion to adopt Ordinance 2026-08.

Strategic Objective: Operational Excellence

Date: April 28, 2026

Prepared By: Devon Schmidt, Director of Finance

Through: Frances Robustelli, City Manager

Summary of Issue:

The Police Officers' Retirement System includes a Share Plan funded by excess premium tax revenues pursuant to Chapter 185, Florida Statutes. The proposed ordinance updates the Share Plan to provide for an equal allocation methodology for eligible retirees and clarifies administration of the plan consistent with statutory requirements.

The proposed ordinance amends Section 66-230 to establish a revised Share Plan allocation method, providing for equal distribution of eligible premium tax revenues to retirees and clarifying procedures for allocation and distribution.

The actuary's materials indicate no changes to the City or State funding obligations.

The actuarial review further confirms that the proposed changes do not impact the assumptions or valuation results of the retirement system and do not require a formal actuarial impact statement.

Funding: There is no fiscal impact to the City or State funding obligations associated with this amendment. The Share Plan continues to be funded solely through excess premium tax revenues in accordance with Chapter 185, Florida Statutes.

Attachments:

1. Ordinance 2026-08
2. 2025.08.15_StPeteBeachPolice_NoImpactLetter

Ordinance 2026-08

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, AMENDING CHAPTER 66, PENSIONS AND RETIREMENT; ARTICLE III, POLICE OFFICERS' RETIREMENT SYSTEM; AMENDING SECTION 66-230 SHARE PLAN; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Section 66-230 is amended to read as follows:

(a) Effective February 1, 2013, there is created a supplemental retirement benefit for the City of St. Pete Beach Police Officers in accordance with this section. The supplemental retirement benefit shall consist of an individual share account established for each police officer employed by the city on October 1, 2012, including DROP participants. The supplemental retirement benefit shall be funded solely by excess premium tax revenues received by the city pursuant to F.S. ch. 185, as provided in this section. The total initial amount to be allocated to the participants' share accounts as provided herein shall be the "total state monies reserve" reflected in the actuarial valuation report as of October 1, 2012. In the event the division of retirement determines that a lesser amount of F.S. ch. 185 monies are available to fund the share plan, the share plan shall be funded with the amount of F.S. ch. 185 revenues determined to be available by the division of retirement. Participants' share accounts shall be credited with premium tax revenues and investment earnings or losses, and distributed as follows:

1) *Crediting of excess premium tax monies.* No later than April 1, 2013, a share account shall be established for each eligible member, and each share account shall be credited as follows. Each member who was employed as a police officer on October 1, 2012 shall receive one share for each complete month of credited service earned from January 1, 2006 through December 31, 2012, or date of DROP entry, whichever applies to each individual. The total number of shares thus determined shall be divided into the total amount of premium tax monies to be allocated to derive the initial value of each share.

i. *Example:* Officer (A) was employed January 1, 2006 and entered the DROP July 1, 2008. In the initial crediting of premium tax monies, this officer would receive 12 shares for 12 months of credited service in 2006, 12 shares for 12 months of credited service in 2007 and six shares for six months of credited service in 2008 before entering the DROP (Total: 30 shares).

ii. *Example:* Officer (B) was employed January 1, 2006 and is still an active member of the system (non-DROP) on October 1, 2012. In the initial

crediting of premium tax monies, this officer would receive one share for each month of credited service from January 1, 2006 through December 31, 2012 (Total: 72 shares).

iii. *Example:* Officer (C) was employed in mid-November 2009 and is still an active member of the system (non-DROP) on December 31, 2012. In the initial crediting of premium tax monies, this officer would not receive a share for November 2009 since it was not a full month of credited service, but the officer would receive a share for each month thereafter through December 31, 2012 (Total: 37 shares).

2) *Investment earnings and losses.* Effective January 1, 2014 and each January 1 thereafter, each participant's share account balance shall be credited or debited with earnings or losses at a rate equal to the fund's actual net rate of investment return for the plan year ending on the preceding September 30. There are no percentage gains guaranteed since all gains and losses are determined by the fund's market performance.

(b) *Distribution of share accounts.* Participants shall be eligible to receive a distribution of 100 percent of the balance in their share account, together with all applicable earnings and losses credited to their share account through the date of termination of employment. The designated beneficiary of a participant who dies while employed shall receive the accumulated total of the participant's share account balance and a participant who is awarded a disability benefit from the system shall receive the accumulated total of his/her share account balance. Payment of the share account balance shall be by lump sum, which shall consist of the accumulated total balance of the participant's share account, or, at the participant's direction, all or a portion of the share account balance may be rolled over to an IRA or another qualified plan in accordance with applicable law. The distribution of participants' share account funds is subject to the U.S. Internal Revenue Code, and distributions shall be made with any applicable taxes and penalties withheld as required by law.

(c) Effective September 30, 2023, and notwithstanding subsections (a) and (b) above, there is hereby established an additional plan component to provide special benefits in the form of a supplemental retirement benefit to be in addition to the benefits provided for in the previous Sections of this Plan, such benefits to be funded solely and entirely by premium tax revenues received by the City pursuant to F.S. Chapter 185. For plan years beginning October 1, 2025, in accordance with the default method in F.S. Section 185.35, 50% of any annual premium tax revenues received by the City pursuant to F.S. Chapter 185, in excess of $80,851.14, shall be allocated to the participants' share accounts as provided herein.

(d) *Individual Member Share Accounts*. The board shall create individual Member Share Accounts for all Retirees, and maintain appropriate books and records showing the respective interest of each Retiree. Each Retiree shall have a share account for his share of the F.S. Chapter 185 tax revenues described above, income and expense adjustments relating thereto. The board shall maintain separate Member Share Accounts, however, the maintenance of separate accounts is

for accounting purposes only and a segregation of the assets of the trust fund to each account shall not be required or permitted. For purposes of this section, "Retiree" shall include participants receiving normal retirement, early retirement, in-line of duty or non-line of duty disability benefits. Beneficiaries and joint annuitants of deceased Retirees shall receive the supplement retirement benefit as provided for herein.

1) Individual Member Share accounts shall be established as of September 30, 2023 for all Retirees. Individual Member Share Accounts shall be credited with an allocation as provided for in the following subsection c) of any premium tax monies which have been allocated to the share plan for that plan year, beginning with the plan year ending September 30, 2023.

(e) *Allocation of Monies to Share Accounts.*

1) *Allocation of Chapter 185 Contributions.*

i. Effective as of September 30, 2026, in accordance with the default method in F.S. Section 185.35, 50% of any annual premium tax revenues received by the City pursuant to F.S. Chapter 185, in excess of $80,851.14, will be allocated to the share plan and then allocated to individual Member Share Accounts as provided for in this subsection. Allocations for the years ending September 30, 2023, 2024, and 2025 were calculated using the Naples Interpretation. All eligible Retirees for a post-employment allocation as set forth in subsection f below, shall receive an allocation. In addition, all premium tax monies allocated to the share plan in any subsequent plan year shall also be allocated as provided for in this subsection. Available premium tax monies shall be allocated to individual Member Share Accounts at the end of each plan year on September 30 (a "valuation date").

ii. On each valuation date, each Retiree as of the valuation date shall receive an equal allocation by dividing the total number of Retirees into the allocation amount. Share plan allocations shall be made as of September 30.

iii. Distribution of Post Employment Allocations. The annual amount of the allocation to those eligible for post-employment allocations shall be paid to each such eligible person within ninety (90) days following the valuation date.

2) *Allocation of Investment Gains and Losses.*

i. In light of the immediate distribution of post-employment allocations, each individual Member Share Account shall not be adjusted to reflect net earnings or losses resulting from investments during the year. Nor shall the Member Share Account be adjusted to allocate its equal share of the costs, fees and expenses of administration of the Share Plan.

3) *No Right to Allocation*. The fact of allocation or credit of an allocation to a Member Share Account by the board shall not vest in any member, any right, title, or interest in the assets of the trust or in the Chapter 185 tax revenues except at the time or times, to the extent, and subject to the terms and conditions provided in this Section.

(f) *Eligibility and Payment of Benefits*. Any Retiree who terminated employment as a Police Officer, under early retirement, normal retirement, or disability retirement with the City shall be entitled to be paid the value of his individual Member Share Account. Police officers who are eligible for terminated vested benefits shall be eligible for an allocation once they are eligible to retire under the Plan. Post-employment allocations shall be paid within ninety (90) days following the valuation date and shall be paid in one lump sum.

(g) *Benefits Not Guaranteed*. All benefits payable under this Section 66-230 shall be paid only from the assets accounted for in individual member share accounts. Neither the City nor the board shall have any duty or liability to furnish any additional funds, securities or other assets to fund share account benefits. Neither the board nor any trustee shall be liable for the making, retention, or sale of any investment or reinvestment made as herein provided, nor for any loss or diminishment of the member share account balances, except due to his or its own negligence, willful misconduct or lack of good faith. All investments shall be made by the board subject to the restrictions otherwise applicable to fund investments.

(h) *Notional account*. The Member Share Account is a notional account, used only for the purpose of calculation of the share distribution amount. It is not a separate account in the system. There is no change in the system's assets. The Retiree has no control over the investment of the share account.

1) *No employer discretion.* The share account benefit is determined pursuant to a specific formula which does not involve employer discretion.

2) *Maximum Additions.* Notwithstanding any other provision of this Section, annual additions under this Section shall not exceed the limitations of Section 415(c) of the Internal Revenue Code pursuant to the provisions of Section 66-221.

3) *IRC Limit.* The share account distribution, along with other benefits payable from the system, is subject to limitation under Internal Revenue Code Section 415(b).

SECTION 2. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 3. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 4. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 6. Publication**.** This Ordinance shall be published in accordance with the requirements of law.

SECTION 7. Effective Date. This ordinance shall take effect immediately upon adoption.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION,
CITY OF ST. PETE BEACH, FLORIDA.

_____
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

_____
Renee Rose, City Clerk

APPROVED AS TO FORM ONLY:

_____
Ralf Brooks, City Attorney

August 15, 2025

VIA EMAIL

Board of Trustees
City of St. Pete Beach
Police Officers' Pension Board

Re: City of St. Pete Beach Police Officers' Retirement System

Dear Tiffany:

In response to Lindsey Garber's email dated August 1, 2025, we have reviewed the proposed Ordinance amending Section 66-230, Share Plan, to provide for a new Share Plan that equally distributes monies allocated to the Share Plan to the current retirees. The allocated monies are 50% of those in excess of $80,851.14 each year beginning with fiscal year 2026. Allocations for fiscal years' 2023, 2024 and 2025 utilized the Naples Interpretation.

We have determined that the adoption of the proposed changes will have no impact on the assumptions used in determining the overall City and State funding requirements of the program. Because the changes do not result in a change in the valuation results, it is our opinion that a formal Actuarial Impact Statement is not required in support of its adoption. However, since the Division of Retirement must be aware of the current provisions of all public pension programs, it is recommended that you send a copy of this letter and a copy of the fully executed Ordinance to each of the following offices:

Mr. Keith Brinkman
Bureau of Local Retirement Systems
Division of Retirement
P. O. Box 9000
Tallahassee, FL 32315-9000

Mr. Steve Bardin
Municipal Police and Fire
Pension Trust Funds
Division of Retirement
P.O. Box 3010
Tallahassee, FL 32315-3010

The undersigned is familiar with the immediate and long-term aspects of pension valuations and meets the Qualification Standards of the American Academy of Actuaries necessary to render the actuarial opinions contained herein.

If you have any questions, please let me know.

Sincerely,



Patrick T. Donlan, ASA, EA, MAAA

cc via email: Lindsey Garber, Plan Attorney

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Emergency Ordinance 2026-10: Amending Land Development Code Division 26 - Signs

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Emergency Ordinance 2026-10.

Strategic Objective: Recovery, Resilience & Sustainability
Operational Excellence

Date: April 28, 2026

Prepared By: Ralf Brookes, City Attorney

Through: Frances Robustelli, City Manager

Summary of Issue:

The attached Emergency Ordinance 2026-10 proposes an amendment to Division 26 (Signs) of the City's Land Development Code by adding item (w) to Sec. 26.14. to establish a prohibition on signs, posts, and poles within fifty (50) feet landward of the mean high water line along the Gulf. Recently, signs have been placed at or near the waterline, including within the surf zone and immediately landward of the mean high water line. These installations create safety concerns, including obstruction of emergency operations and the potential to become hazardous debris during storm events. Due to the immediate nature of these concerns and the lack of voluntary removal, this ordinance is being brought forward as an emergency measure.

The proposed ordinance amends Sec. 26.14. of the Land Development Code by adding subsection (w) to:

- Prohibit all non-governmental signs, posts, and poles within fifty (50) feet landward of the mean high water line along the Gulf.
- Apply broadly to all sign types, regardless of size, permanence, or construction.
- Allow limited exceptions only for official governmental signage necessary for public

safety, regulatory, or environmental purposes.
- Require removal of any existing non-governmental signs within the restricted area within a defined compliance period.

This amendment functions as an additional regulation within the existing sign standards and does not create a new standalone section of the Code.

Funding: No direct fiscal impact is anticipated. Any enforcement would be handled through existing Code Enforcement resources.

Attachments: 1. Emergency Ordinance 2026-10

Emergency Ordinance 2026-10

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, ADOPTED IN ACCORDANCE WITH SECTION 3.11 OF THE CITY'S CHARTER, AMENDING THE LAND DEVELOPMENT CODE RELATING TO SIGNS BY CREATING SECTION 26.14.(w) TO PROHIBIT SIGNS, POSTS, AND POLES WITHIN FIFTY (50) FEET LANDWARD OF THE MEAN HIGH WATER LINE OF THE GULF; PROVIDING FOR RECITALS AND FINDING OF EMERGENCY, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AN EFFECTIVE DATE, AND AN EXPIRATION DATE.

WHEREAS, the City of St. Pete Beach is a barrier-island community whose Gulf waters, beach, dunes, and adjacent public and private beachfront areas are central to the public health, safety, welfare, scenic character, and economic vitality of the City; and

WHEREAS, signs, posts, and poles located at, waterward, or immediately landward of the mean high water line can obstruct and interfere with public safety and emergency operations and beach management activities, and in storm events can become windborne debris or create other hazards; and

WHEREAS, certain signs have recently been placed in the water, adjacent to the water or within 50 feet of the mean high water line creating an emergency situation and threat to public safety because the poles, posts and signs in this area can obstruct and interfere with public safety and emergency operations and beach management activities, and in storm events can become windborne debris or create other hazards and these posts and poles have not been voluntarily removed as requested by the City for many days or weeks;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals and Finding of Emergency. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose, and intent of the City Commission, and the City Commission specifically finds that the presence of poles, posts and signs as described herein constitute an emergency situation that threatens the health, safety and welfare of the residents of and visitors to the City of St. Pete Beach.

SECTION 2. Land Development Code amendment. The Land Development Code of the City of St. Pete Beach is hereby amended as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause, or phrase of this Ordinance shall for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance shall be liberally construed to accomplish its purposes.

SECTION 8. Publication. This Ordinance shall be published in accordance with applicable law.

SECTION 9. Effective Date and Expiration Date. This Ordinance shall take effect immediately upon adoption as provided by law. Existing non-governmental signs located within the coastal sign-free buffer established by this Ordinance shall be removed within seven (7) days after the effective date of this Ordinance. This Ordinance shall expire as of the 61st day after the effective date.

EMERGENCY READING AND ADOPTION: _____, 2026
PUBLISHED: _____, 2026

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with applicable law this _____ day of _____, 2026.

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

EXHIBIT A

Division 26 – Sign Ordinance

***

Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

***

(v) Any sign located on real property without the permission of the property owner.

(w) Any temporary, portable, or permanent sign, or any post or pole regardless of whether it contains a sign, that is installed, placed or otherwise caused or allowed to exist within 50 feet landward of the mean high water line (MHWL) of the Gulf as measured at a 90 degree angle perpendicular to the MWHL, unless the sign is an official sign installed and required by the State of Florida, the United States, or another governmental entity having jurisdiction, where such sign serves a public safety, law enforcement, emergency management, regulatory, navigation, beach access management, or environmental or natural-resource protection purpose. Any sign, post or pole in conflict with this prohibition must be removed within 7 days of adoption of Ordinance 2026-10. This requirement is cumulative of, and not in lieu of, all other applicable provisions of this Code. To the extent of a conflict, this requirement controls for property within the area within 50 feet of the mean high water line.

***

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: First Reading Ordinance 2026-11: Amending Land Development Code Division 26 - Signs

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Ordinance 2026-11.

Strategic Objective: Recovery, Resilience & Sustainability
Operational Excellence

Date: April 28, 2026

Prepared By: Ralf Brookes, City Attorney

Through: Frances Robustelli, City Manager

Summary of Issue:

This Ordinance is the first of two readings necessary to permanently adopt and codify the regulatory language found in Emergency Ordinance 2026-10, which is valid for no more than 60 days if approved. There are no regulatory content changes compared with the content in the emergency ordinance, other than the applicable timeframe.

The proposed ordinance amends Sec. 26.14. of the Land Development Code by permanently adding item (w) to:

- Prohibit all non-governmental signs, posts, and poles within fifty (50) feet landward of the mean high water line along the Gulf.
- Apply broadly to all sign types, regardless of size, permanence, or construction.
- Allow limited exceptions only for official governmental signage necessary for public safety, regulatory, or environmental purposes.
- Require removal of any existing non-governmental signs within the restricted area within a defined compliance period.

This amendment functions as an additional regulation

within the existing sign standards and does not create a new standalone section of the Code.

Funding: No direct fiscal impact is anticipated. Any enforcement would be handled through existing Code Enforcement resources.

Attachments:

1. Ordinance 2026-11

Ordinance 2026-11

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE RELATING TO SIGNS BY CREATING SECTION 26.14.(w) TO PROHIBIT SIGNS, POSTS, AND POLES WITHIN FIFTY (50) FEET LANDWARD OF THE MEAN HIGH WATER LINE OF THE GULF; PROVIDING FOR RECITALS, CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach is a barrier-island community whose Gulf waters, beach, dunes, and adjacent public and private beachfront areas are central to the public health, safety, welfare, scenic character, and economic vitality of the City; and

WHEREAS, signs, posts, and poles located at, waterward, or immediately landward of the mean high water line can obstruct and interfere with public safety and emergency operations and beach management activities, and in storm events can become windborne debris or create other hazards; and

WHEREAS, certain signs have recently been placed in the water, adjacent to the water or within 50 feet of the mean high water line creating a threat to public safety because the poles, posts and signs in this area can obstruct and interfere with public safety and emergency operations and beach management activities, and in storm events can become windborne debris or create other hazards and these posts and poles have not been voluntarily removed as requested by the City for many days or weeks;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose, and intent of the City Commission.

SECTION 2. Land Development Code amendment. The Land Development Code of the City of St. Pete Beach is hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause, or phrase of this Ordinance shall for any reason be held invalid or

unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance shall be liberally construed to accomplish its purposes.

SECTION 8. Publication. This Ordinance shall be published in accordance with applicable law.

SECTION 9. Effective Date. This Ordinance shall take effect immediately upon adoption as provided by law.

EMERGENCY READING AND ADOPTION: _____, 2026
PUBLISHED: _____, 2026

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Scott Tate, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with applicable law this _____ day of _____, 2026.

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

EXHIBIT A

Division 26 – Sign Ordinance

***

Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

***

(v) Any sign located on real property without the permission of the property owner.

(w) Any temporary, portable, or permanent sign, or any post or pole regardless of whether it contains a sign, that is installed, placed or otherwise caused or allowed to exist within 50 feet landward of the mean high water line (MHWL) of the Gulf as measured at a 90 degree angle perpendicular to the MWHL, unless the sign is an official sign installed and required by the State of Florida, the United States, or another governmental entity having jurisdiction, where such sign serves a public safety, law enforcement, emergency management, regulatory, navigation, beach access management, or environmental or natural-resource protection purpose. Any sign, post or pole in conflict with this prohibition must be removed within 7 days of adoption of Ordinance 2026-10. This requirement is cumulative of, and not in lieu of, all other applicable provisions of this Code. To the extent of a conflict, this requirement controls for property within the area within 50 feet of the mean high water line.

***

Words stricken through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity.

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Resolution 2026-10 (Conditional Use Permit No. 25127): 9555 Blind Pass Rd and adjacent submerged land

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Resolution 2026-10.

Strategic Objective: Community Prosperity

Date: April 28, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: This item is a two-part conditional use permit request to 1) allow for outdoor music associated with an outdoor dining and drinking restaurant redevelopment at 9555 Blind Pass Road (Land Development Code Sec. 15.4.(n)); and, 2) redevelop the existing commercial dock facility located on adjacent submerged land with marina facilities such as liveaboards as well as "Class A" transient slips (Land Development Code Sec. 15.4.(m)&(r)).

This item is associated with Unnecessary & Undue Hardship Variance No. 26046, a four-part variance that would permit the existing commercial dock facility to be constructed in a similar footprint to the existing facility located on submerged land adjacent the restaurant. While approval of the conditional use permit is not contingent on the approval of any of the variances requested under that companion variance request, the conceptual site plan associated with this request does require the subject variances identified under that item due to the length, width and setbacks of the replacement facility.

Funding: N/A

Attachments: 1. Resolution 2026-10

2. Staff Report - CUP 25127 & Variance 26042
3. Application
4. Supplemental Response - Outdoor Music Detail
5. Property Survey
6. Site Plans
7. Dock Overlay Layout
8. Prior Submerged Land Lease
9. Letter #1
10. Letter #2

RESOLUTION 2026-10

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE PERMIT FOR THE PLAYING OF OUTDOOR MUSIC IN AN OUTDOOR DINING AND DRINKING AREA PURSUANT TO LAND DEVELOPMENT CODE SECTION 15.4.(n) AND THE RECONSTRUCTION OF A COMMERICAL DOCK FACILITY CONTAINING MARINA USES AND "CLASS A" TRANSIENT SLIPS PURSUANT TO LAND DEVELOPMENT CODE SECTION 15.4.(m)&(r), AT PROPERTY WITH ADDRESS OF 9555 BLIND PASS ROAD AND ADJACENT SUBMERGED LAND; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

WHEREAS, Section 4.7 of the City of St. Pete Beach's Land Development Code requires the City Commission to adopt conditional use permits by resolution.

WHEREAS, Section 15.4.(n) of the City of St. Pete Beach's Land Development Code requires a conditional use permit to operate outdoor music of any kind within an outdoor dining and drinking area.

WHEREAS, Section 15.4.(m)&(r) of the City of St. Pete Beach's Land Development Code require a conditional use permit to develop or redevelop a commercial docking facility that contains marina uses, including liveaboard uses as proposed for the subject facility, and "Class A" transient slips for use with commercial facilities such as the proposed upland restaurant.

WHEREAS, Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for PING PONG PARTNERS LLC has made complete an application for the subject request that was reviewed by the City's Technical Review Committee in October 2025.

WHEREAS, this case is accompanied by Variance Request No. 26046 pertaining to dimensional requirements for the commercial dock facility, which is required to allow the dock facility to be reconstructed in a similar footprint to the one that has existed within the submerged land adjacent the property for over 30 years, which was reviewed by the City's Technical Review Committee in April 2026.

WHEREAS, the subject property is currently comprised of three parcels, 25-31-15-09234-000-0010, 25-31-15-00000-310-0100 and submerged land parcel numbered 25-31-15-00000-320-0100, with legal descriptions found in deeds recorded in Pinellas County Public Records Book 21769, Page 1096 and Submerged Land Lease No. 520009003.

WHEREAS, "applicant" or "owner" as used herein shall include successors, assigns, and legal representatives.

WHEREAS, notice of this hearing has been provided in accordance with applicable law.

WHEREAS, the City Commission has the authority to approve none, some, or all of the requested conditional uses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves the requested conditional use permit application number #25127, incorporated herein by reference, and with the list of conditions enumerated in Exhibit "A" incorporated herein.

SECTION 3. The dimensions of the reconstructed commercial dock facility authorized through this request that exceed the limits of Land Development Code Section 6.23.(e) are contingent upon the approval of companion variance 26046, which will be decided by separate action.

SECTION 4. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 5. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2026.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Scott Tate, Mayor

ATTEST:

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

EXHIBIT "A"

Conditions

Outdoor Music Conditions

(1) Artists and bands shall be limited to playing within the deck cover footprint of the area marked "live music area" on the conceptual site plan. Speakers and other equipment used to amplify sound associated with live or recorded music shall be installed no closer to adjacent residential property than the edge of the eating and drinking establishment's deck covers shown on the conceptual site plan. All speakers shall be oriented inward to the seating area and away from abutting residential dwelling buildings and associated recreational spaces in existence as of the date of this approval. Speakers shall not be omnidirectional in a manner adverse to this condition.

(2) No outdoor music, whether live or recorded, shall be played within the subject development between the hours of 10 PM and 7 AM daily.

(3) All outdoor speakers and other means of electronic amplification shall be permanent and no speakers or amplification equipment from visiting musicians shall be used. Speakers and other amplification equipment shall be tied into a sound governor or other means of sound control approved by the City that is kept locked and accessible only to management, whose contact information shall be kept on file with St. Pete Beach Code Enforcement. The governor shall be limited to ensure that the requirements of these conditions and the noise ordinance of the City of St. Pete Beach, as amended, are met.

(4) Any outdoor music, whether or not electronically amplified, played from the subject property shall be limited to not exceed 65 dBA at the property line when using a standard adjustment factor between source-present and background readings conducted by a trained officer of the City or Pinellas County Sheriff's Office. For the purpose of assessing this condition, the furthest point of the dock facility's walkout shall be considered the western property line for evaluation purposes. In addition, the within-unit limitations of Sec. 46-132 Table B of the Code of Ordinances shall apply as an additional standard for any compliant received from any abutting residential development in multifamily use. St. Pete Beach Code Enforcement may require a sound test at their discretion prior to operation of the eating and drinking establishment, and upon receipt of a substantiated complaint as determined by an officer using their normal auditory facilities, to ensure this condition is met.

(5) Upon two noise complaints related to the outdoor music area that are substantiated as violating the City's prevailing noise or nuisance regulations or the requirements of this approval, whichever is more restrictive, by St. Pete Beach Code Enforcement or the Pinellas County Sheriff's Office within a one-year period, this outdoor music use shall be temporarily ceased and automatically returned to the City Commission for reconsideration or assignment of additional conditions.

Commercial Dock Facility Conditions

(6) Due to the proximity of the development to the intracoastal waterway and the likelihood of the expanded eating and drinking establishment receiving customers who use the waterway, the owner shall post and maintain signage, provide conspicuously-posted

pamphlets, or undertake another means of educating customers about the nearby presence of slow speed zones for the protection of local wildlife.

(7) Any vessel, whether temporarily docked or moored, at the subject commercial dock facility, shall be considered a component of that facility and subject to the noise ordinance of Chapter 46 of the Code of Ordinances. Substantiated violations of the City's noise ordinance or these conditions may, at the discretion of the responding Code Enforcement or Sheriff's Department Officer, be subject to the citation procedure in Chapter 22 of the Code of Ordinances for the vessel's operator in addition to citation of the subject property owner pursuant to Chapter 46.

(8) Prior to operation of the reconstructed commercial docks, the applicant shall demonstrate that there is an operational use on the upland property, whether a functional clubhouse with associated facilities, the subject eating and drinking establishment, or another facility that meets the intent of Section 6.23.(c)(4). This requirement is in addition to any state requirements for the operation of the facility.

Property Development Conditions

(9) Trailers and other temporary structures shall be secured to constitute structures under the land development code, in addition to meeting all building, fire, and floodplain regulations. Under no circumstances shall mobile food establishments operate from the property without amendment of the land development code to allow such vehicles.

(10) Outdoor dry storage and provision of other unenclosed storage areas that do not comply with the accessory storage permissions of Section 6.12 of the Land Development Code shall be prohibited without amendment of this conditional use permit or issuance of a subsequent conditional use permit as applicable.

(11) The marina use inclusive of the commercial dock facility is authorized to provide docking and wet storage of boats for a fee, existing authorized boat rentals and/or charter, and the accessory uses listed in the definition of a "marina" in Division 2.1. of the Land Development Code, as depicted on the associated conceptual site plan. Future use of the property or adjacent submerged land area for additional marina uses that require a conditional use permit pursuant to Section 15.4. of the Land Development Code, such as boat sales and repair facilities, sales of marine fuel, or operation of commercial motorized watercraft not already authorized to the facility, shall require amendment of this conditional use permit or issuance of a subsequent conditional use permit as applicable.

General Conditions

(12) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit.

(13) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

PLANNING DIVISION
CONDITIONAL USE AND HARDSHIP VARIANCE APPLICATION STAFF REPORT TO THE CITY OF ST. PETE BEACH CITY COMMISSION

CASE Nos.: 25127 & 26046 **HEARING DATE:** April 28, 2026
OWNER/APPLICANTS: Brian J. Aungst, Jr., Esq. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for PING PONG PARTNERS LLC
PREPARED BY: Brandon Berry, Planner
This application is a request for a Conditional Use Permit with Unnecessary and Undue Hardship Variances (4):

REQUEST:	Brian J. Aungst, Jr., Esq. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for PING PONG PARTNERS LLC requests a conditional use permit to construct an eating and drinking establishment that will offer outdoor music pursuant to Land Development Code (LDC) Sec. 15.4.(n), and redevelop a commercial dock facility offering marina services including liveaboards and "Class A" commercial eating and drinking establishment slips pursuant to LDC Sec. 15.4.(m)&(r). Additionally, the applicant requests unnecessary and undue hardship variances (4) to permit the commercial dock facility to be redeveloped as follows: 1. Permit the reconstruction of a nonconforming dock structure in its existing footprint without bringing the entire dock structure into compliance with all requirements of the Land Development Code (LDC Sec. 3.10.(b)(2)); specifically: 2. Permit the reconstructed commercial dock facility to have a width of 290.0 feet, and a length of 295.0 feet, where commercial docking facilities are not permitted to have a width or length greater than 75% (231.8 feet) of the width of the property at the waterfront (LDC Sec. 6.23.(e)(3)); 3. Permit the reconstructed commercial dock facility to be set at 16.1 feet (5.2%) from the northern extended property (riparian) line, and 1.0 feet (0.3%) from the southern extended property (riparian) line, where a setback of 10% (30.9 feet) of the property width is required (LDC Sec. 6.23.(e)(4)); 4. Permit the reconstructed commercial dock facility to be set 16.1 feet from the northern extended property (riparian) line, where a setback of one-third of the property width at the waterfront (102.9 feet) is required from property in adjacent residential use (LDC Sec. 6.23.(e)(5)).
LOCATION:	9555 Blind Pass Road (Blind Pass Marina); Parcel IDs # 25-31-15-09234-000-0010, 25-31-15-00000-310-0100, and adjacent submerged land under lease with current parcel number of 25-31-15-00000-320-0100; Legal descriptions as found in deeds recorded in Pinellas County Public Records Book 21769, Page 1096 and Submerged Land Lease No. 520009003.
ACREAGE:	Approximately 2.45 acres of land area and 2.24 acres of submerged land area.

EXISTING LAND USE	CG-1 Commercial District and TU Transportation/Utility on the Zoning Map. CG Commercial General and TU Transportation/Utility on the Future Land Use Map.
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RM Residential Medium South – Blind Pass Road and CG Commercial General East – RM Residential Medium West – Blind Pass Channel and Treasure Island City
SURROUNDING ZONING MAP DESIGNATIONS:	North – RM Residential District South – Blind Pass Road and CG-1 Commercial District East – RM Residential District West – Blind Pass Channel and Treasure Island City
SURROUNDING EXISTING USES:	North – Residential condominium complex South – Blind Pass Road and shopping center East – Residential condominium complex – Access and recreational facilities West – Blind Pass Channel

BACKGROUND

The subject application addresses the Blind Pass Marina property, inclusive of land area currently containing a vacant restaurant building and dry storage facilities, a large parking lot, unimproved land used for storage, and an adjacent submerged land lease of just over two acres used for commercial dock facilities that support live-aboard vessels and temporary mooring for vessels associated with the property's facilities. The dock facilities were significantly damaged in the 2024 hurricanes according to the applicant, and the City's post-storm assessment also estimated substantial damage to the restaurant building, for which the property owner has applied for demolition. The property owner is requesting to reconstruct the commercial dock facilities in a similar footprint to existing, and demolish the restaurant building to develop an open dining and drinking concept that will offer live outdoor music. A portion of the primary building on the property, adjacent the condominium development to the north, will remain to serve as the property's clubhouse.

The reconstructed commercial dock facility is proposed to retain liveaboard slips in its 32-slip central dock, with the 19 wet slips in the northern dock used as transient slips including potentially for eating and drinking establishment guests. The use of the southern 17-slip dock has not been specified. The proposed reconstruction of the dock facilities are in a similar footprint to the existing three-dock facility that was most recently significantly modified through an extension of the northern dock in the early 1990s. St. Pete Beach began regulating dimensional and other requirements for commercial docks in the mid-1990s, and made almost all commercial docks subject to the conditional use permit process in 2003; prior, commercial docks were primarily reviewed and authorized solely by Pinellas County. As a conditional use permit was not required and never issued for the docks at the time of their original development, and the applicant is requesting a full reconstruction of the docks, they are subject to the conditional use permit process under the current scope.

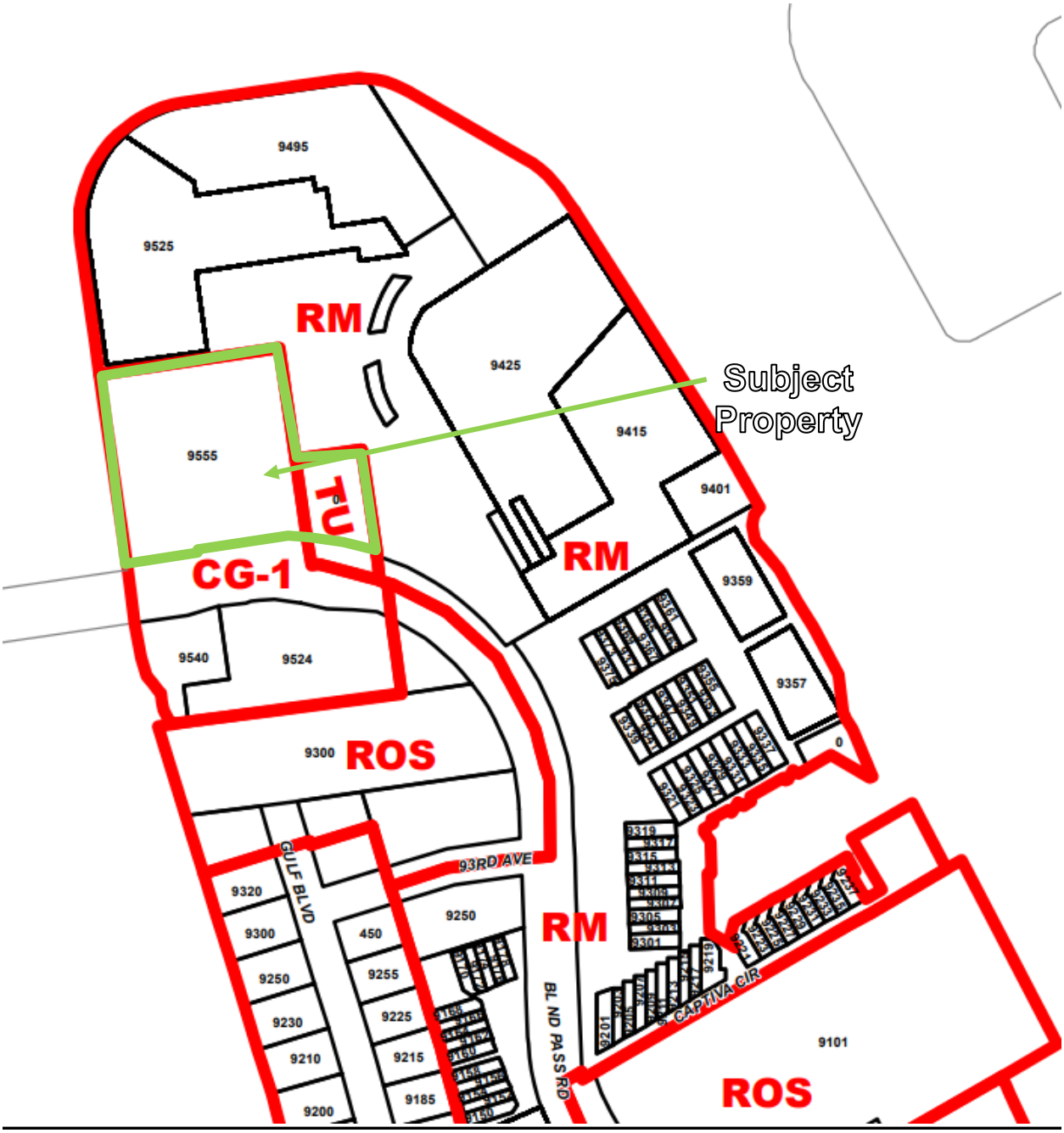
ASSOCIATED CODE VIOLATIONS

There are no open code violations on the land portion of the property. A citation for overgrown vegetation in 2025 was recently closed.

There is an active code enforcement case related to the state of the docks that reconstruction of the facilities would resolve. Photos taken by code enforcement staff in fall 2025 show the docks in a state of disrepair, with depressions in the walkout decks and areas of significant damage. A staff visit in April 2026 confirmed those conditions still exist.

The restaurant building on the property was estimated by the City to have sustained substantial damage in the City's post-storm assessment. A permit has been applied for to demolish the building, but it has remained in pending status since late 2024 due to document deficiencies.

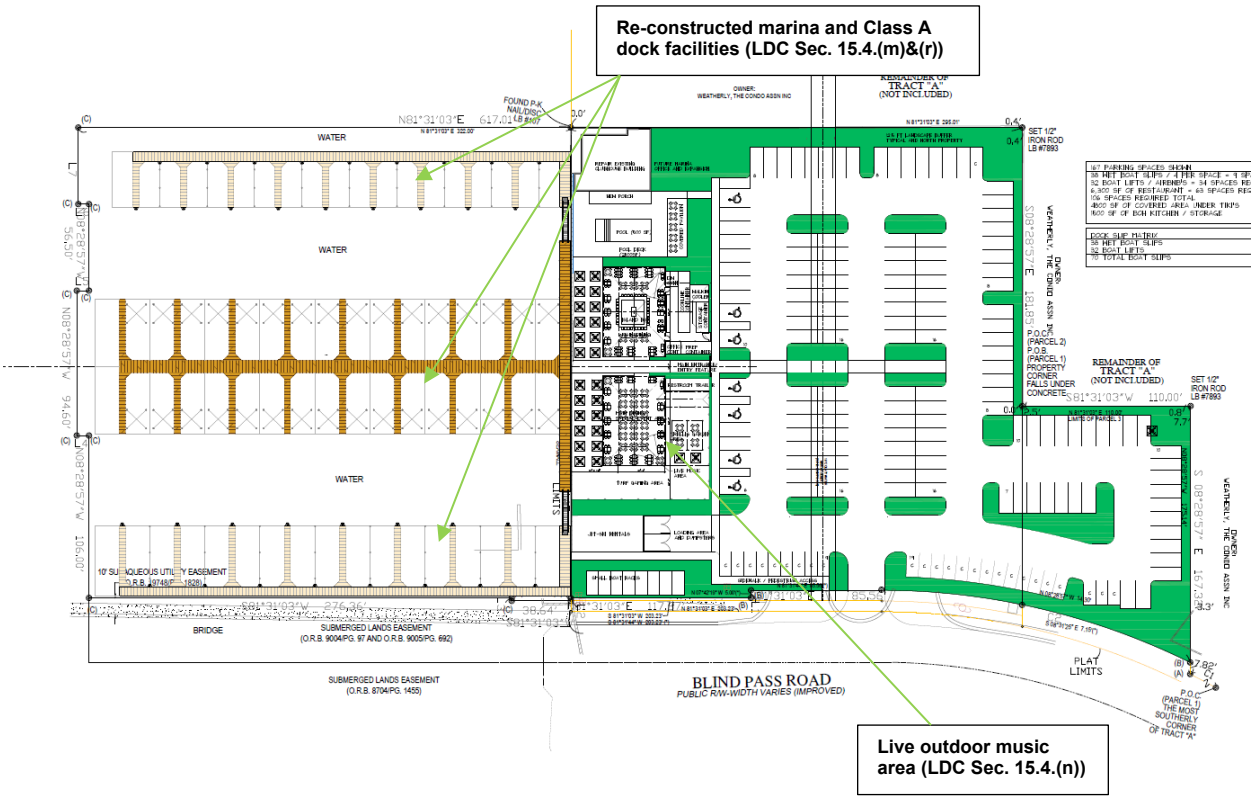
ZONING MAP



AERIAL MAP



SITE REQUEST

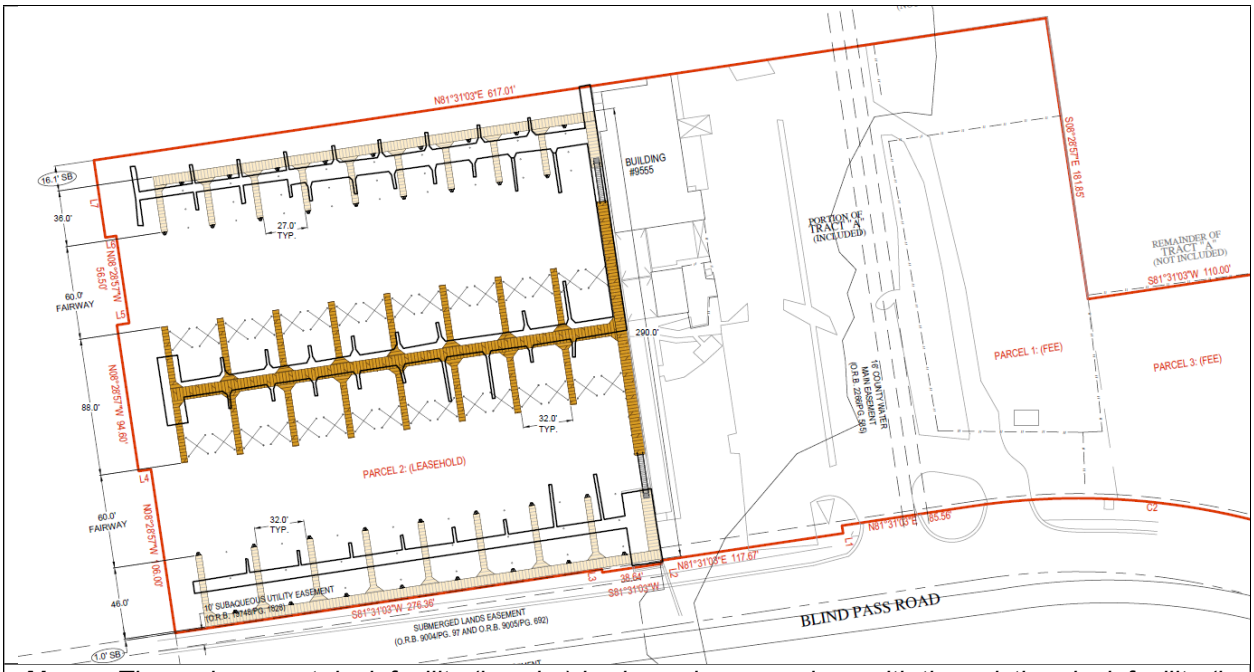


ANALYSIS

The eating and drinking establishment use proposed for the property is a permitted use under the CG-1 Commercial District standards of the Land Development Code. The applicant is requesting two conditional use permits from the City Commission pertaining to the playing of outdoor music within the new eating and drinking establishment spaces, and reconstruction of the commercial dock facilities, the latter request which also carries the requirement for four variances. The specific requests made for the subject project are as follows:

1) The applicant is proposing a live music area under the southern of the two outdoor dining spaces within the eating and drinking establishment footprint, which requires a conditional use permit pursuant to Land Development Code Sec. 15.4.(n).
2) The applicant is proposing to reconstruct the commercial dock facilities within the leased submerged land of Blind Pass Channel, which will offer marina dock facilities such as liveaboards and Class A restaurant dock temporary tie-up slips, pursuant to Land Development Code Sec. 15.4.(m)&(r). While these facilities are proposed to be redeveloped in a similar footprint to existing facilities, they also require variances to the dimensional requirements of the Land Development Code that were implemented after the initial development of the docks, as follows:
    a. Permit the dock facility to be reconstructed without complying with the current Land Development Code dimensional requirements (LDC Sec. 3.10.(b)(2)), with specific relief requested from the following:

Request	Standard	Required	Existing	Proposed
b.1	Dock shall not have a width greater than 75% of the property width at the seawall (LDC Sec. 6.23.(e)(3))	231.8 feet	Approx. 309 feet (100% of the property width at the waterfront) **(n.c.)**	290 feet (Approx. 94% of the width of the property at the waterfront) **(v)**
b.2	Dock shall not have a length greater than 75% of the property width at the seawall (LDC Sec. 6.23.(e)(3))	231.8 feet	300.3 feet (97.2% of the property width at the waterfront) **(n.c.)**	295 feet (Approx. 95.5% of the property width at the waterfront **(v)**
c.	Dock shall not encroach closer than 10% of the property width to either extended property (riparian) line (LDC Sec. 6.23.(e)(4))	30.9 feet	Zero feet (north side)* **(n.c.)** Zero feet (south side)* **(n.c.)**	16.1 feet* (north side) **(v)** 1.0 feet* (south side) **(v)**
d.	Dock shall be set back one-third of the property's width at the waterfront from property in adjacent residential use (LDC Sec. 6.23.(e)(5))	102.9 feet	Zero feet* **(n.c.)**	16.1 feet* **(v)**
(n.c.) – Preexisting nonconformity **(v)** – Variance required * Measurement taken to the closest element of the dock, typically the walkway adjacent the seawall. Location of tie poles and catwalks vary relative to extended property (riparian) lines.				



Above: *The replacement dock facility (in color) is shown in comparison with the existing dock facility (in outline). The overall dock facility footprint is not significantly changing; the northern dock proposed for construction eliminates the wet slips that extend toward the northern condominium, and the southern dock maintains a similar setback at the walkway but encroaches to the limits of the submerged land lease at the walkout. The center dock is proposed to be reconstructed with boat lifts. Docks are proposed to be reconstructed similar or slightly shorter in length than existing docks.*

TRC Comments

The conditional use permit portion of this request was reviewed by the Technical Review Committee on October 22, 2025, and the variance application was reviewed on April 1, 2026. Comments pertaining to the conditional use permit application requested information regarding sound attenuation, greenspace requirements, operating expectations for live music, surface parking requirements, and general concept site plan requirements, the last of which have been addressed under the submittal published with the agenda packet. Comments on the variance application largely pertained to request clarification and scheduling.

<u>Land Development Code Sec. 4.4 – Standards for review.</u>
When considering an application for approval of a conditional use, the City Commission review shall consider the following standards:

(1) **Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations;**

The conditional use request is consistent with the Comprehensive Plan in the following ways:

FUTURE LAND USE ELEMENT:

GOAL 1: Ensure that the residential character of the City is maintained and protected while:

a. Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike;

b. Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation; and

c. Maintaining the community's recreational resources, open spaces, and beaches.

Objective 1.1 The integrity and quality of life throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained and encouraged to be improved or redeveloped to enhance neighborhood character through the enforcement of the Land Development Code in accordance with the Future Land Use Element and the Countywide Plan.

Policy 1.1.12 The City shall adopt Land Development Code regulations that encourage parcel assembly to remedy defective or inadequate street layout and parking facilities; improve traffic flow on roadways; faulty site design layout and inadequate buffering, open space and drainage in relation to size, adequacy, usefulness; unsanitary or unsafe conditions; deterioration of a site or other improvements; inadequate and outdated building patterns.

Objective 1.3 New commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the Land Development Code.

Policy 1.3.1 Within any mixed-use development, as appropriate, proper separation and buffering between residential and non-residential land uses shall be maintained through the administration of the Land Development Code.

Policy 1.3.3 In order to minimize incompatibilities when residential and non-residential land uses share a common boundary, buffering shall be required, as appropriate.

Objective 1.4 Consistent with this Comprehensive Plan, as amended, the City shall enhance and protect the City's character through the encouragement of redevelopment which supports an orderly and aesthetic mixture of land uses.

Policy 1.4.1 The City shall, through administration of the Land Development Code, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.

Staff does not find the request adverse to the following goals, objectives and policies, but finds that assignment of conditions may be necessary to prevent nuisance impacts on surrounding existing land uses, or requests additional testimony from the applicant to support the project’s compliance with the following:

Future Land Use Element

Policy 1.1.4 Through the enforcement of the Land Development Code, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.

Policy 1.3.2 Neighborhood commercial facilities shall be located so as to serve residential areas without disrupting the residential quality of the area.

Coastal and Conservation Element

Policy 1.4.7 The City shall protect natural resources as follows:

a. Recreational development shall be compatible with the surrounding environment […]

Policy 1.8.5 The City shall require that construction and maintenance methods do not adversely affect water quality or water flow.

(2) **Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:**

a. **Whether the overall appearance and function of the area will be significantly affected. Consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;** *Staff finds the overall appearance of the area will be moderately affected by the eating and drinking establishment component of the development, but also finds that the dock facility reconstruction will not significantly affect the overall appearance or function of the area, nor will the eating and drinking establishment's redevelopment significantly affect the function of the area. The site has been in use for decades with a primary marina/restaurant use that includes both wet and dry storage and mooring of smaller recreational and personal vessels, including liveaboards. That use, along with access patterns, waterfront improvements, and other associated modifications that could alter the function of the area, are not proposed to significantly change under this scope.*

Other than the trailers used as restrooms, and other modest enclosed improvements such as walk-in coolers, the eating and drinking establishment proposed for the site is designed in an open format which is a moderate visual change compared to the current, largely-enclosed restaurant building. While the northern marina office building that is set closest to the condominium development to the north is proposed to remain and act as a barrier for the

commercial development to the south, the eating and drinking establishment redevelopment is becoming much more open than the former development, where outdoor seating decks were limited in extent and relegated to the south and southwestern areas of the building. The subject development is proposed to introduce large expanses of unwalled seating under deck covers that are oriented toward the waterfront. While this arrangement is permitted under the Land Development Code, the enclosed nature of the existing restaurant space and limited outdoor area also limited the effects from outdoor music, whether played outdoors or piped out from indoor spaces. The owner has proposed to relegate the live music area to the southern of the two large covered spaces of the eating and drinking establishment, which should provide some mitigation of noise from the northern residential development. However, with the majority of the eating and drinking establishment seating proposed on the property in unwalled spaces, there is less distance and fewer sound barriers between the areas where outdoor music is proposed to be played and abutting properties.

b. **Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;** *There are no known historic, archaeological, or cultural resources in the vicinity. Staff finds the open design of the proposed deck covers, and design and layouts of the docks, will not have a significant adverse impact on the scenic water views from adjacent public or private property compared with existing conditions.*

c. **Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features.** *The height of the proposed deck covers has not been specified by the applicant, but the new on-land development is a single story in height. The development currently lacks compliance along most property boundaries with the buffering requirements of the Land Development Code, and the applicant will be required to bring the site into compliance with those requirements at time of development as referenced on the conceptual plans. A six-foot wall, which is maintained by the northern residential condominium development, separates the site from that development.*

   The overall footprint of the eating and drinking establishment is expanding compared with the existing development, with the space to be used for live music located directly south of the center dock in what is currently an unroofed space previously used for limited outdoor seating. This area is located approximately 200 feet from its closest point to the residential building on the property to its north, and the landscaping buffer as well as enclosed clubhouse building should provide additional impact mitigation of the development.

d. **Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke,**

glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues. *Staff finds the development in general is unlikely to produce significant additional adverse impacts from dust, fumes, smoke, glare, or vehicular or delivery traffic, compared with existing conditions. Eating and drinking establishments are permitted uses at the subject location, and the site formerly contained a restaurant. While the overall square footage of the eating and drinking establishment area is expanding, from approximately 5,500 sq. ft. to 11,000 sq. ft., the overall seating area is presented as 6,300 sq. ft. and Staff does not find the nature of the use is likely to substantially increase the frequency of delivery trips. The applicant should address whether the square footage expansion will necessitate larger delivery vehicles compared to the previous restaurant, and if so, how they will be accommodated on the property. If the eating and drinking establishment area is ultimately larger than 10,000 sq. ft., regardless of how much of that space is dedicated solely for customer seating, the developer will be responsible for accommodating a dedicated delivery vehicle space on site.*

The potential frequency of outdoor activities, and potential for noise and late night activities, does increase as a result of the outdoor music component of this request. While the site will have containers and trailers adjacent the northern deck cover to provide some screening from adjacent property, the area to the south where live music will be offered appears to be largely open with the exception of a restroom trailer to its northeastern corner. Staff recommends a limit to outdoor music of 10 PM, installation of speakers facing away from nearby residential spaces, and use of sound governors, to mitigate potential impacts to nearby residential property. The applicant should discuss whether they have considered sound walls or other means of buffering the area.

Regarding the commercial dock component of this request, the number of slips is substantially decreasing, from a land lease-authorized 106 slips at present to 70 upon redevelopment of the dock facility. Additionally, the request removes the wet slips that are currently oriented toward, and from aerials appear to allow boats to overhang, the riparian line shared with the residential condominium to the north. However, the redevelopment does propose the northernmost dock in the facility to be used entirely as transient slips. Depending on the operating hours of the eating and drinking establishment, this could potentially introduce additional activity to the northern portion of the property.

Although liveaboard vessels and outdoor-oriented developments do introduce additional safety considerations and potential for litter, Staff does not find those factors should be a significant consideration under the scope of this

development request compared with the existing use of the property. The number of slips within the submerged land area is decreasing by roughly one-third compared with the number currently authorized. The applicant should address how the eating and drinking establishment area will be secured after hours, and any known hours of operation, including how those using liveaboards will access any on-land facilities outside of the operating hours of the eating and drinking establishment space.

(3) **Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety;**

Staff finds the request will likely result in a modest increase in vehicular traffic. According to the 2025 Forward Pinellas Level of Service Report, which uses a 2024 data year, Blind Pass Road from 75th Avenue to Treasure Island has a level of service of C and a volume to capacity of 0.43. While the applicant has not stated how they propose the eating and drinking establishment to be operated, the ITE Trip Generation Manual 11th Edition estimates 123 trips generated on a Saturday peak hour and 180 trips on a PM weekday peak hour from a high-turnover sit-down restaurant of 11,000 sq. ft., compared with 62 and 90 respectively for the same restaurant use of 5,500 square feet. The reduction in marina slips from 106 to 70 is expected to produce seven fewer trips at PM peak hour, resulting in an estimated weekday increase of 54 trips at PM peak hour on a Saturday and 83 additional trips at PM peak hour on a weekday on a sitewide basis. Despite the increase, the adjacent roadway presently has capacity to absorb the eating and drinking establishment expansion, and the applicant will be responsible for demonstrating concurrency at time of site plan application.

An existing center turn lane allows southbound access to guests travelling in from Treasure Island to the property, and a lighted crosswalk allows connection across Blind Pass Road at this location. No frontage improvements are anticipated to be required for this development expansion, nor is this property in a district which requires frontage sidewalk widening. Roadway or access safety improvements will be addressed with the Florida Department of Transportation District 7 at time of site plan submittal.

(4) **Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely;**

The property is proposed to contain 167 parking spaces on site, against a parking demand calculated by the applicant to be 106 spaces. The applicant's calculations include the one-to-one space requirement for the 32 liveaboard vessel slips, and one space per 100 sq. ft. required for eating and drinking establishment customer seating area. If the southern dock's slips are not used as transient slips for customers of the on-land amenities, those 17 slips will also require a dedicated five on-land spaces,

but if dedicated for eating and drinking establishment use may slightly reduce that parking demand. While the requirement for a dedicated delivery vehicle space will be calculated at site plan submittal, there is substantial excess parking on site, and Staff does not find that accommodating a delivery space for trucks will present a significant challenge if it is necessary.

(5) **Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;**

Staff recommends standard conditions related to hours of operation of the live music area, orientation of speakers, limitations on staging area for live music, and employment of a sound governor device, to mitigate impacts to surrounding residential property as a result of the outdoor music component of this request.

Staff has proposed limited conditions pertaining to the commercial dock redevelopment component of this request, due to the modest footprint modifications compared with the facility that has existed on the property in similar form for over 30 years, and the regulation of both liveaboard vessels and development of commercial dock facilities generally by the State. Staff is recommending a condition that the development, including vessels using the docks, be limited to both the general receiving outdoor and indoor decibel limits of Section 46-132 of the Code of Ordinances.

The applicant should address whether shore washroom and shower facilities will be provided for liveaboard vessels users, or whether they will require mooring liveaboard vessels to be equipped with those features. The concept site plan shows the portion of the remaining northern building in use as a clubhouse, but no other buildings that would clearly contain such facilities.

(6) **Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation;** *The scope of on-site improvements to be made are modest, composed primarily of deck covers with trailer and container facilities, and what appear to be permanent bars underneath. The remainder of the site is largely used for paved surface parking, with landscaping buffers interspersed. However, the comparable financial outlay for the dock facilities could be significant. The applicant states that they are willing to provide legal provision to guarantee improvements and mitigation, and should address through testimony what those entail.*

(7) **Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.** *The request is governed under the city's noise ordinance outside of any additional conditions placed on the request under this scope. The liveaboard facilities must be equipped with U.S. Coast Guard-certified sanitation devices, and turbidity barriers are*

required during reconstruction of the docks to mitigate disturbance to nearby waterways and waterfront properties.

The following three additional criteria are evaluated when an outdoor dining and drinking area with amplified music is proposed to be established:

(8) **The product specifications of any permanent speakers, amplifiers and other support equipment to be installed outdoors.**
The agent for the case states that the speaker system will be K-Array brand and will be installed so that equipment is oriented away from neighboring property, reflecting the orientation shown on the site plan.

(9) **An explanation of the hours of operation of the outdoor dining and/or drinking area, including any special provisions or intentions for live music.**
The agent states that the outdoor dining and drinking area will be operated at hours similar to other bars and restaurants in the area, but intends to have live music at hours customary for the area with the understanding that City staff recommends a 10 PM cutoff time.

(10) **A description of how music will be regulated in accordance with the City's noise ordinance as found in Chapter 46, Article IV of the Code of Ordinances.**
The applicant states they will regulate noise by limiting the volume of speakers and amplifiers to ensure the decibel-level at the property line is maintained.

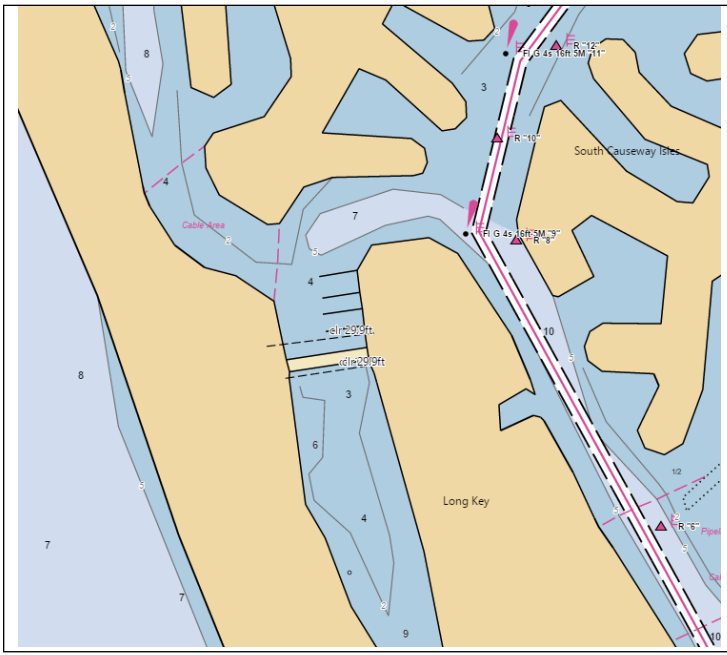
The following additional considerations are given to the issuance of development orders for commercial docking facilities, excluding those related to the dimensions of this particular facility, which are addressed under the variance criteria following:

(1) The applicant shall demonstrate that the waterfront use is in compliance with this Code or can be brought into compliance to accommodate both the current use and the proposed dock, as it relates to parking, drainage, utilities and other facilities necessitated by the development. This provision shall also apply to a property which is already developed with docking facilities and where the owner wishes to add ancillary facilities; *The development is proposed to contain an adequate number of parking spaces to support both the waterfront and the eating and drinking establishment use. Drainage facilities and utility capacity are addressed at the site plan stage and the development of the property will be contingent on issuance of a site plan development order, which is preceded by approval for stormwater plans and a concurrency assessment for potable water, sewer, and other facilities.*

(2) All commercial dock installations must be consistent with the zoning of the adjacent upland property; *The adjacent upland property is zoned CG-1, which is a commercial zoning. Marina docks and commercial docking facilities are permitted as conditional uses in the CG-1 zoning.*

[…]

(6) Would have a detrimental effect on the use of such waters for navigation, transportation, recreational or other public purposes and public conveniences; *NOAA depth charts show a depth of 3-4 feet within the navigable waterway adjacent to the property, where the applicant's dock plan shows a remaining navigable width of 295 feet. This navigable width is not changing compared with the dock that has been within the submerged land area for over 30 years. No dredging is knowingly proposed under this scope; while the channel may not provide adequate depth for larger sailboats with significant keels, it is adequate depth for most of the types of smaller recreational and liveaboard vessels that will use the facility. The bridge adjacent the development has an elevation of only eleven feet at its highest point, which combined with its low depth limits the types and number of vessels that can travel under the bridge.*



Left: *Depth in the vicinity is 3-4 feet according to the National Oceanic and Atmospheric Administration's Office of Coast Survey, deepening to 7+ feet approaching the intracoastal and 9+ feet further south in the channel. Combined with an eleven-foot bridge clearance, many of the larger vessels Staff observed moored at the marina likely travel along the intracoastal to leave the facility.*

(7) Would have a material adverse effect upon the natural beauty and recreational advantages of the city; *The facilities are generally in the same footprint as they have existed for 30 years, with the major exception of the elimination of the northernmost slips from the work scope, and the shift of the southern dock walkout closer to the bridge to the direct north of a ten-foot subaqueous easement. Staff does not expect the reconstruction of the docks will have a material adverse effect on existing coastal beauty or recreational advantages of the City.*

(8) Would have a material adverse effect upon the conservation of wildlife, marine life, and other natural resources, including beaches and shores, so as to be contrary to the public interest; *The applicant's plan indicates that there is no submerged vegetation within the construction extent in need of protecting. The applicant will be responsible for following all manatee and other wildlife protection measures at time of dock reconstruction. They should address any other, state-required, assessments that may have been completed during the assessment of dock reconstruction feasibility, or ones that will need to be completed in the future.*

(9) Would have a material adverse effect upon the uplands surrounding or necessarily affected by such plan or development; *The southernmost dock's walkway has existed immediately adjacent to the riparian line for decades. However, the walkout and its associated boat slips were historically shifted inward to the leased area. Under the current proposal, the walkout is proposed to be moved significantly closer to the bridge, which the applicant stated at the April Technical Review Committee was to discourage vessels from anchoring on its southern side. Staff has requested the applicant contact the Florida Department of Transportation regarding the proximity of the walkout to the bridge, and if they have expressed any concerns that could impact the developed footprint of the structure.*

Staff finds other improvements proposed by the applicant to be a positive regarding impact to upland adjacent uses. The number of slips on the property is substantially decreasing, from over 100 to 70. This is due in part to the elimination of north-facing wet slips, which moves the facility further from the adjacent residential condominium's docks. Staff finds this to be a positive improvement that helps to both moderate waterfront intensity of the development and provide additional distance between the development's waterfront facilities and those of neighboring properties.

Unnecessary and Undue Hardship Variance Request No. 26046

The applicant requests dimensional variances to Land Development Code Sec. 6.23.(e)(3)-(5) to allow for the reconstruction of the commercial dock facility at a greater width, length, and with lesser setbacks from both the riparian lines and adjacent residential property, than permitted under the current Land Development Code standards.

To approve the issuance of a hardship variance, all of the following criteria must be met:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district; *The docks were initially constructed in the early 1990s, prior to the City regulating the dimensions and use of commercial docking facilities. The applicant states that the facilities are in need of reconstruction rather than simply repair, which is peculiar to this property compared with other commercial dock facilities in the vicinity and same zoning district, some of which were capable of being repaired post-storm as permitted by the Land Development Code. However, the applicant provides limited detail as to why reconstruction is the only, or only viable, option. There is clear visible damage to the deck surface, but staff did not perform an assessment to the pilings or framing. The applicant should provide testimony as to why full reconstruction is necessary.*

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property; *Prior property owners were legally permitted to construct the dock facility in its existing footprint. The damage to the dock was the result of the 2024 hurricanes, which is not the fault of the owner. If the applicant adequately defends why reconstruction is necessary instead of repair, Staff finds this criteria is met.*

(3) Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning

district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant; *Applicants have the right to maintain their dock facilities in formerly-permitted conditions until they are electively redeveloped or substantially damaged, upon which they must be made compliant with the Land Development Code. While the CG-1 zoning is rare City-wide, The Wharf Restaurant in Pass-A-Grille shares the same zoning and was permitted dock improvements in a similar footprint to its existing docks in 2023. The Pass-A-Grille Marina also shares the same zoning and has substantially fewer exterior slips, but also offers dry storage within its building that is not proposed to the same extent on the subject property.*

To the extent that other commercial docking facilities in St. Pete Beach did not experience the extent of damage advanced by the applicant in their narrative, and were thus able to reasonably maintain their facilities in the wake of the 2024 hurricanes, Staff also finds this criteria to be met.

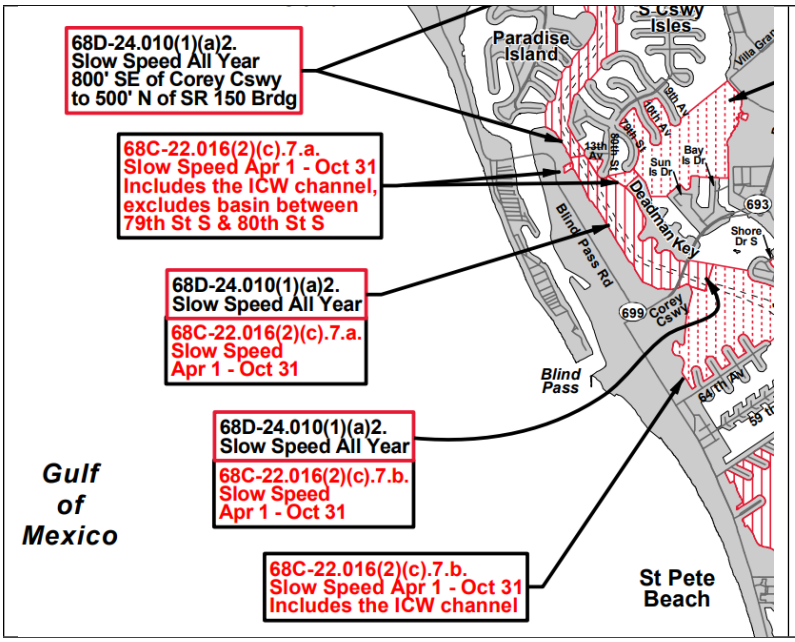
(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the comprehensive plan or the Land Development Code, nor will it permit an increase in development density; *Commercial docks are permitted in the CG-1 zoning district with a conditional use permit, subject to the dimensional standards that the applicant seeks to vary along with other relevant local criteria addressed within this report.*

(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship; *The proposal substantially reduces the number of slips at the property's waterfront and moves facilities farther from neighboring property in residential use, both of which support the applicant's claim that this work is not being undertaken solely for the maximization of value. The dock walkout along the southern side of the facilities is encroaching closer to the bridge, but the applicant states that is for safety purposes rather than to accommodate additional vessels. The two fairways interior to the dock facility are not significantly increasing in width, expanding from roughly 55 feet existing to 60 feet proposed per the survey and dock plans. Additionally, the size of slips is not substantially increasing. Staff does not find the modifications proposed under this scope to be made solely on the basis of maximizing financial return, or the hardship stemming solely from financial considerations.*

(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district; *Other property owners have been eligible to repair rather than reconstruct their commercial dock facilities due to damage from the 2024 hurricanes that has not risen to the level of being considered substantial. Staff finds the full scope of the request to be akin to a replacement rather than redevelopment that delivers substantial additional benefits to the leaseholder, and this finds that permitting this reconstruction would convey similar treatment from a maintenance-of-existing-facilities perspective as that conveyed to other property owners in the same zoning district.*

(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and *The request is for a similar footprint to the existing dock and a substantial reduction in total number of slips, which is reasonable request. The applicant is not meaningfully expanding the width, length, or overall footprint of the dock facilities, and they are reducing the intensity of the property's dock facilities.*

(8) The requested variance is in harmony with the general intent and purpose of the comprehensive plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood. *Staff finds the request is in line with the general intent and purpose of the Land Development Code and Comprehensive Plan, which support waterfront recreational facilities that are harmonious with the upland and adjacent uses, and which do not create adverse environmental or scenic impacts, or present nuisances to the surrounding area. While the upland use has been the subject of code infractions stemming from signage and other code violations since the City began keeping a database of code cases in the early 2000s, the City has never fielded a case resulting from the facilities themselves pertaining to operations, suggesting that the facilities do not present significant adverse operational or health and welfare effects to the surrounding area. While Staff requests testimony from the applicant to demonstrate that the docks meet the hardship criteria and are unable to be repaired as they exist, Staff also finds that the new proposal does present additional benefits to the surrounding properties compared with simply maintaining the existing footprint and facility layout. The applicant should also address any known undertakings that will be followed to protect adjacent properties from adverse impacts during dock redevelopment, as well as local wildlife. The submerged land is not within a manatee protection zone, but watercraft from the development will likely access the intracoastal, which is primarily within a protection zone.*



Left: *The dock is located along the Blind Pass Channel, which is not within a manatee protection zone. However, vessels from the dock will likely access the intracoastal, especially recreational vessels, which is within a protection zone. The applicant should address education and any other state requirements associated with the redevelopment and operation of their dock, relative to the protection of endangered wildlife.*

SUMMARY

Staff finds that the commercial dock reconstruction request, and its associated variances, have been generally supported by the applicant's narrative and testimony provided to Staff. The facility is in a similar footprint to the facility that has existed for decades, and the overall potential intensity of the facility is decreasing through a one-third reduction in slips as well as the elimination of slips facing toward the northern residential property. Liveaboard vessels were permitted at the facility prior to the 2024 hurricane season, and the overall use ratio of the slips are not substantially changing. Staff requests testimony from the applicant pertaining to provision of upland sanitary

facilities for liveaboard guests, as well as some additional support for the need to reconstruct the facilities instead of simply repairing the existing docks as other commercial dock owners have undertaken over the past 18 months. However, in general, Staff finds the request is reasonable and supported by the proposal and statements in the application.

The outdoor music area is designed to be located under the southern deck cover, which is located approximately 200 feet from the nearest residential building. As whether or not outdoor music may be provided is the only part of the upland commercial request that is subject to the conditional use permit process, the provision of adequate parking and potential adverse effects from the outdoor eating and drinking establishment itself will be addressed through the City's performance standards contained in the Land Development Code as well as concurrency and other requirements. While some barricades do exist between the area that will host outdoor music and the nearby residential property, Staff finds that area must be reasonably conditioned to prevent adverse impacts to abutting property, particularly nearby residential property.

STAFF REQUESTS FOR TESTIMONY

Staff requests the following additional verbal testimony or written response to the following items:

Docks and associated upland facilities

1) Why the decision was made to reconstruct rather than repair the existing docking facilities, and where existing vessels will be located while the docks are reconstructed;
2) Whether any on-land facilities will be provided for liveaboard guests, and how those facilities will be accessed after hours;
3) Whether the transient slips adjacent the northern residential development will be used overnight, outside of emergency situations;
4) Any heighted turbidity or other construction standards required by the State in the reconstruction of these facilities, including whether there are any expected short-term limitations on use of the Pass during reconstruction;
5) The status of the submerged land lease, which appears to have expired in 2025;
6) Whether FDOT District 7 has been consulted about the walkout encroachment toward the bridge compared with existing conditions, and if so, if any comments may result in modification of its footprint or location.

Eating and drinking establishment facility

1) Whether outdoor live music is expected to be a daily or weekly feature, if known;
2) How the open areas of the facility will be secured outside of operating hours;
3) Future plans to offer any on-site open storage, which would require amendment of this conditional use permit outside of the storage areas shown on the site plan, if known;
4) Any plans to use the excess on-site parking to support other uses in the area, or offer commercial parking unaffiliated with the uses on the subject property.

STAFF RECOMMENDATION

Should the City Commission find this request to be consistent with the conditional use permit criteria and Comprehensive Plan, Staff recommends the following conditions to protect the health and welfare of the public, and impose mitigation to address identified concerns.

Outdoor Music Conditions

(1) Artists and bands shall be limited to playing within the deck cover footprint of the area marked “live music area” on the conceptual site plan. Speakers and other equipment used to amplify sound associated with live or recorded music shall be installed no closer to adjacent residential property than the edge of the eating and drinking establishment’s deck covers shown on the conceptual site plan. All speakers shall be oriented inward to the seating area and away from abutting residential dwelling buildings and associated recreational spaces in existence as of the date of this approval. Speakers shall not be omnidirectional in a manner adverse to this condition.

(2) No outdoor music, whether live or recorded, shall be played within the subject development between the hours of 10 PM and 7 AM daily.

(3) All outdoor speakers and other means of electronic amplification shall be permanent and no speakers or amplification equipment from visiting musicians shall be used. Speakers and other amplification equipment shall be tied into a sound governor or other means of sound control approved by the City that is kept locked and accessible only to management, whose contact information shall be kept on file with St. Pete Beach Code Enforcement. The governor shall be limited to ensure that the requirements of these conditions and the noise ordinance of the City of St. Pete Beach, as amended, are met.

(4) Any outdoor music, whether or not electronically amplified, played from the subject property shall be limited to not exceed 65 dBA at the property line when using a standard adjustment factor between source-present and background readings conducted by a trained officer of the City or Pinellas County Sheriff’s Office. For the purpose of assessing this condition, the furthest point of the dock facility’s walkout shall be considered the western property line for evaluation purposes. In addition, the within-unit limitations of Sec. 46-132 Table B of the Code of Ordinances shall apply as an additional standard for any compliant received from any abutting residential development in multifamily use. St. Pete Beach Code Enforcement may require a sound test at their discretion prior to operation of the eating and drinking establishment, and upon receipt of a substantiated complaint as determined by an officer using their normal auditory facilities, to ensure this condition is met.

(5) Upon two noise complaints related to the outdoor music area that are substantiated as violating the City’s prevailing noise or nuisance regulations or the requirements of this approval, whichever is more restrictive, by St. Pete Beach Code Enforcement or the Pinellas County Sheriff’s Office within a one-year period, this outdoor music use shall be temporarily ceased and automatically returned to the City Commission for reconsideration or assignment of additional conditions.

Commercial Dock Facility Conditions

(6) Due to the proximity of the development to the intracoastal waterway and the likelihood of the expanded eating and drinking establishment receiving customers who use the waterway, the owner shall post and maintain signage, provide conspicuously-posted pamphlets, or undertake another means of educating customers about the nearby presence of slow speed zones for the protection of local wildlife.

(7) Any vessel, whether temporarily docked or moored, at the subject commercial dock facility, shall be considered a component of that facility and subject to the noise ordinance of Chapter 46 of the Code of Ordinances. Substantiated violations of the City’s noise ordinance or these conditions may, at the discretion of the responding Code Enforcement or Sheriff’s Department Officer, be subject to the citation procedure in Chapter 22 of the Code of Ordinances for the vessel’s operator in addition to citation of the subject property owner pursuant to Chapter 46.

(8) Prior to operation of the reconstructed commercial docks, the applicant shall demonstrate that there is an operational use on the upland property, whether a functional clubhouse with associated facilities, the subject eating and drinking establishment, or another facility that meets the intent of Section 6.23.(c)(4). This requirement is in addition to any state requirements for the operation of the facility.

Property Development Conditions

(9) Trailers and other temporary structures shall be secured to constitute structures under the land development code, in addition to meeting all building, fire, and floodplain regulations. Under no circumstances shall mobile food establishments operate from the property without amendment of the land development code to allow such vehicles.

(10) Outdoor dry storage and provision of other unenclosed storage areas that do not comply with the accessory storage permissions of Section 6.12 of the Land Development Code shall be prohibited without amendment of this conditional use permit or issuance of a subsequent conditional use permit as applicable.

(11) The marina use inclusive of the commercial dock facility is authorized to provide docking and wet storage of boats for a fee, existing authorized boat rentals and/or charter, and the accessory uses listed in the definition of a “marina” in Division 2.1. of the Land Development Code, as depicted on the associated conceptual site plan. Future use of the property or adjacent submerged land area for additional marina uses that require a conditional use permit pursuant to Section 15.4. of the Land Development Code, such as boat sales and repair facilities, sales of marine fuel, or operation of commercial motorized watercraft not already authorized to the facility, shall require amendment of this conditional use permit or issuance of a subsequent conditional use permit as applicable.

General Conditions

(12) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit.

(13) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

INFORMATION ON THE CONDITIONAL USE

What is a Conditional Use? A conditional use is a use that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that compliments or may otherwise be compatible with the intended overall development within a district, provided the specified standards are met.

How do I apply for a Conditional Use? An applicant for conditional use must submit the following documents to the Community Development Department, based on the type of project proposed.

All Conditional Use Permits

- A complete and signed application. Incomplete applications will not be processed and will be returned. As such, all applicants are **STRONGLY ENCOURAGED** to meet with Community Development staff prior to submission deadlines to discuss plan submissions and the review process. Appointments can be made by calling 727.363.9229.
- A completed and signed agent authorization form if someone else will be representing the property owner at the public hearing.
- An accurate, legible, and appropriately scaled survey of the property including all existing improvements. The survey shall have been performed not more than one (10) years prior to the date of application and not less than two (2) 11"x17" copies of the survey are required for submittal. If improvements have been made to or altered on the property since the survey was performed, a new survey must be performed. Please note that an ALTA/ACSM survey completed within the past year must be submitted with application for a site plan if the conditional use permit request is approved. Applicants may wish to consider having an ALTA/ACSM survey performed at this stage to avoid unnecessary revisions during site plan submittal.
- Two scaled conceptual site plans depicting the request. The site plans can be sized from 8.5"x11" to a maximum of 24"x36" in size. These drawings are necessary to assist staff and the BOA or City Commission in the review of the request. The site plans shall contain a matrix showing the site's preliminary compliance with the zoning district's dimensional and area requirements, which can be found in the Land Development Code (LDC) under the property's zoning district. The matrix shall a column listing the LDC requirements for setbacks, density (where applicable), intensity/FAR (where applicable), minimum lot area (where applicable) impervious surface ratio, and parking, with an additional column demonstrating how the plan will comply with those standards.
- When the application involves new building construction, additions or expansions, new placement of parking, a change of use, or other construction that triggers heightened landscaping requirements in LDC Sec. 22.7., 22.8, or 39.10, a preliminary landscaping plan shall be submitted that references the LDC requirement(s) for the affected area(s) of the site and the installation of landscaping to meet such

requirement(s). The plan may show specific species, caliper and planting height if known, or provide a schedule of landscaping to be installed if the conditional use permit request is approved.

- Cash or check made payable to the City of St. Pete Beach for the amount of the application plus mailing fees. The application fee is $500. The mailing fee can be calculated for you when you turn in your application, or you can calculate it yourself by searching for your property on the Pinellas County Property Appraiser's office website (www.pcpao.gov), clicking on radius search at the top of the page, typing in 500 feet for the radius, and multiplying the number of properties times the current stamp price plus $0.20.
- A completed Sign Posting Affidavit.
- Completed and filed lobbyist registration form(s), if relevant. Please submit these forms to the St. Pete Beach City Clerk's Office.
- Staff may request additional information, if necessary.

Applications for New Buildings, Expansions or Additions

In addition to the elements above, the following is required of all conditional use permits involving new building construction, or expansion of an existing building. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Elevations showing all sides of the building, in color, noting the following:
  - Height from grade to the top of the roof and top of the highest element of the structure, inclusive of elevator shaft overruns, antennae, mechanical equipment, covered rooftops, and similar non-habitable spaces.
  - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
  - For properties in the Community Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.7. and 39.8.
  - For properties in the Downtown Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.3, 39.7, and 39.8.
- When the project takes place within the Community Redevelopment District, a site plan shall be submitted noting the following. This can be depicted on the site plan required under the prior section if legible, or as a separate plan.
  - Streetscape and site design elements of LDC Sec. 39.10., 39.11., and 39.12., as well as LDC Sec 39.15. when the development abuts single-family, two-family, RU-1, or RU-2 zoned properties.
  - In addition to the preceding, any new buildings or additions within the Downtown Redevelopment District shall note compliance with the relevant elements of LDC Sec. 39.3. and 39.4. (where applicable).
- When the project is estimated to generate 51 or more peak hour trips based on the latest Institute of Transportation Engineers Parking Generation Manual or other professionally-accepted estimates, the applicant shall submit a transportation study methodology and draft transportation management plan (TMP) for review if requested by the City. Projects estimated to generate more than 300 peak hour trips are required to submit a transportation study methodology and TMP for review. Methodologies shall contain a table showing the expected traffic impact at peak hour for the new development.
- When the new building or addition exceeds 5,000 square feet, at least one rendering shall be provided showing the frontage of the building facing any public thoroughfare, and the rear of any building facing a public waterway or the beach. If the development site cannot be captured in one rendering, additional

renderings shall be required to depict the new building(s) or addition(s) within the context of the entire development site.

- When the development is in the Community Redevelopment District and proposes a new building or is undergoing major renovation, an explanation of how the development will comply with the requirements of LDC Sec. 39.9.
- When the development is a multi-building project, or one with multiple uses in the same building, a preliminary site layout plan shall be provided identifying the uses provided within each building or portion thereof.
- A preliminary sign permit package, showing any proposed new signage for the property.

Applications for New and Expanded Temporary Lodging Developments

In addition to the elements in the preceding two sections, any new or expanded temporary lodging use shall provide the following. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Demonstration of compliance with the floor area standard of LDC Sec. 6.6.
- For properties in the Community Redevelopment District, demonstration of compliance with LDC Sec. 39.6.
- For large scale redevelopment projects in the Community Redevelopment District, site plan references to required beach walks, mean high water line easements, and any other public easement proffered under the development request.
- For large scale redevelopment projects in the Community Redevelopment District that contain at least one building exceeding 50 feet, a shade study at the equinox and solstices, showing at least one morning, afternoon and evening rendering.
- A to-scale dune installation or maintenance plan, where required.

Can I ask for Variance with my Conditional Use application? It is not uncommon for projects that require conditional use approval to also seek variance approvals. The City Commission is authorized to hear both types of request at the same time. Accordingly, variance requests may be included as part of the Conditional Use request. An additional application form is included in this packet for this purpose.

Who decides if the Conditional Use should be granted? The City Commission is authorized to hear and make final determinations on all conditional use requests. Conditional use applications may also include variance requests as part of a conditional use application. In those cases, the City Commission also makes the final determination.

What is the City Commission and when do they meet? The City Commission is the elected body of officials who have overall responsibility for establishing policies and procedures for the operations of the City of St. Pete Beach. The Commission meetings are normally held two times a month on the second and fourth Tuesday at 6:00pm, in the City Commission Chambers at 155 Corey Avenue (City Hall).

What do I do after my Conditional Use is granted? You will receive a notice from the City immediately following your hearing. This notice is called a Development Order (DO) and it will summarize the results of the hearing including the decision to deny, approve, or approve with conditions. If approved, the owner/applicant will have one (1) year from the date the development order is signed to obtain a building permit for the proposed work. The permit must remain active during the life of the project. If a permit is not obtained within a year or if a permit does not remain active, the conditional use will expire.

What happens if my approved Conditional Use is appealed? Although rare, sometimes a neighbor or other affected party will appeal the Commission decision to the Circuit Court. Any such appeal must be taken within 30-days from the date of the decision. Should this occur, the City is normally removed from the appeal process and has no control over the timeframe or decision of the Court. The one-year timeframe for permit issuance noted above would begin from the Court's final decision date provided the applicant has properly advised the City of said appeal.

What can I do if my Conditional Use is not granted? You may correct your plans to meet current code requirements or you may file an appeal to the Pinellas County Circuit Court with 30-days of the final decision.

How are my application fees used? The application fee is primarily used to cover staff review costs. A conditional use application will typically involve reviews from multiple City agencies and may include County, State, or even Federal reviews depending on the nature of the request. All conditional use applications are required to be properly advertised and require notification to adjacent property owners. The mailing fees are used offset the cost incurred in meeting these requirements including the preparation of a legal ad and mailing costs associated to adjacent property owner notice. The City shall re-advertise a request, at no expense to the applicant, if a scheduled application is not heard due to an error by the City (i.e. lack of a quorum). Otherwise, the applicant will be responsible for any additional costs incurred as a result of his or her own (in)action.

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

_____ I understand that the City will not accept or process an incomplete application.

_____ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

_____ On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

_____ I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

_____ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

_____ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

_____ 7/14/25

Signature of Applicant Date

CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: PING PONG PARTNERS LLC

Name: PING PONG PARTNERS LLC

Address: 701 S Howard Avenue, Suite 106-322

City: Tampa State: FL

Zip: 33606 Telephone: c/o Brian J. Aungst, Jr. (727) 444-1403

Email: c/o Brian J. Aungst, Jr. - bja@macfar.com

APPLICANT/AGENT (Attach agent authorization form)

Name: Brian J. Aungst, Jr., Esq.

Address: 625 Court Street, Suite 200

City: Clearwater State: FL

Zip: 33756 Telephone: (727) 444-1403

Email: bja@macfar.com

SUBJECT PROPERTY:

Address: 9555 Blind Pass Road, St. Pete Beach, FL 33706 Current Name of Business: Blind Pass Marina

Parcel ID: 25-31-15-09234-000-0010 Name of Project: Restaurant at Blind Pass Marina

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Adding an allowable conditional use to the Subject Property for an eating and drinking establishment pursuant to Section 15.4(n) of the Code; requesting conditional use approval to redevelop dock (Class A) and retain the live-aboard use pursuant to Section 15.4(m) and 15.4(r).

Signature of Applicant/Agent

Date 7/14/25

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

   - The proposed conditional use is consistent with Objective 1.10 of the Comprehensive Plan by constructing a restaurant that will encourage non-vehicular modes of transportation to attract visitors. Furthermore, the proposed conditional use would redevelop the property in a manner which supports an orderly and aesthetic mixture of land uses (Objective 1.4). Moreover, redevelopment of the dock and continued use of the live-aboards will also encourage non-vehicular modes of transportation to attract visitors.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

   - The location of the proposed use was the site of a restaurant/bar for many years before being destroyed by the hurricanes last year. Approval of this conditional use will allow the site to upgrade the property and will be of an intensity and scale that fits with the existing uses in the area. The marina use has also existed for many years with live-aboards as an allowed use, therefore this is just an improvement to the existing uses of the marina/dock.

   b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

   - N/A

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

- The proposed use will fit seamlessly with the marina located on the site and will be compatible with the neighboring uses. Applicant will mitigate any incompatibilities with appropriate screening and other mitigation techniques so as to ensure compatibility.

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

- The proposed use is for an eating/drinking establishment with outdoor dining/drinking areas that provide for outdoor music. Applicant will ensure compatibility by complying with the regulations of Section 6.24 of the Code by limiting decibel levels of speakers and designating appropriate hours of operation.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

- The transportation system in the area is sufficient to support the proposed use. As noted above, this site has historically held a restaurant/drinking establishment and existed without transportation issues. Moreover, the proposed use encourages non-vehicular travel by its location adjacent to the marina which, through the proposed redevelopment, will be even more capably equipped to encourage non-vehicular travel to the site.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

- The site has ample parking to meet the minimum off-street parking requirements and space needed for loading/unloading trucks.

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

- The proposed uses will generally preserve the public health, safety, and welfare without the need for additional conditions for such preservation.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

- Applicant has the financial means and technical capacity to complete all improvement and mitigation necessitated by the development as proposed and can make adequate legal provision to guarantee such improvements and mitigation.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

- The proposed uses comply with all additional standards imposed by the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

3. Hydrological features and storm water management infrastructure.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

7. Fire suppression and facility security.

8. Emergency management and hurricane evacuation provisions.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

    a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
    b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

Technical Review Committee Deadlines

The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. All conditional use permit applications must be reviewed by the Technical Review Committee.

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
		Wednesday
January	12/9/2024	1/8/2025
	12/23/2024	1/22/2025
February	1/6/2025	2/5/2025
	1/20/2025	2/19/2025
March	2/3/2025	3/5/2025
	2/17/2025	3/19/2025
April	3/3/2025	4/2/2025
	3/17/2025	4/16/2025
May	4/7/2025	5/7/2025
	4/21/2025	5/21/2025
June	5/5/2025	6/4/2025
	5/19/2025	6/18/2025
July	6/2/2025	7/2/2025
	6/16/2025	7/16/2025
August	7/7/2025	8/6/2025
	7/21/2025	8/20/2025
September	8/4/2025	9/3/2025
	8/18/2025	9/17/2025
October	9/1/2025	10/1/2025
	9/15/2025	10/15/2025
November	10/6/2025	11/5/2025
	10/20/2025	11/19/2025
December	11/3/2025	12/3/2025
	11/17/2025	12/17/2025

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE PING PONG PARTNERS, LLC
(print name of property owner)

hereby authorize Brian J. Aungst, JR
(print name of agent)

to represent me/us in an application for Conditional Use
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Steven Gianfilippo
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 14th **day of** July **20**25, **by** Steve Gianfilippo **who is personally known** _____ **or produced** _____ **as identification.**

Ryan Entsminger
(Notary Signature)

7/14/2025
(D

My Commission Expires 01/12/2029

RYAN ENTSMINGER
Notary Public - State of Florida
Commission # HH 627856
My Comm. Expires Jan 12, 2029
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Ping Pong Partners, LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Steve Gianfilippo, authorized representative of Ping Pong Partners, LLC

Address: 9555 Blind Pass Road, St. Pete Beach, FL 33706

Signature _____ Date 7/14/25

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 14th day of July 2025 by Steve Gianfilippo, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 01/12/2029

RYAN ENTSMINGER
Notary Public - State of Florida
Commission # HH 627856
My Comm. Expires Jan 12, 2029
Bonded through National Notary Assn.

NOTARY:
Print Name: Ryan Entsminger
Notary Public, State of Florida
(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, ____ THRU DECEMBER 31, _____

Name Brian J. Aungst, Jr. Phone (727) 444-1403 Email bja@macfar.com

Mailing Address 625 Court Street, Suite 200, Clearwater, FL 33756

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

1) Name Brian J. Aungst, Jr.
2) Name _____
3) Name _____
4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐Yes ☒No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

N/A

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name Ping Pong Partners, LLC

Address 9555 Blind Pass Road, St. Pete Beach, FL 33706

General Area of Legislative Interest: Conditional Use Application

Specific Area of Legislative Interest: Construction of outdoor drinking/dining establishment on site and re-development of dock/marina use

Position on Area of Interest: In support of

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

Be advised:

1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
3) The registration fee is $50.00, in compliance with the City's Code of Ordinances.
4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

Signature	Printed Name	Title	Date
_____	_____	_____	_____

Submit form with registration fee made payable to the City of St. Pete Beach.
Scanned forms may be emailed to cityclerk@stpetebeach.org
Notice: **Cash or Check ONLY**. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial

GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST

When completing the registration form, registrants shall provide a response for both the "General" and "Specific" area of legislative interest, as required by City Code. Registrants are required to disclose both the "General" and "Specific" areas of legislative interest with sufficient specificity to permit a reasonable individual to clearly associate a lobbyist's activities to an issue disclosed on the lobbyist's registration form(s). If a lobbyist is representing a client on multiple issues, each issue must be disclosed separately, and the general & specific nature of each issue must be disclosed in such a manner to permit clear identification of each issue separate and apart from other issues listed on the registration forms. If necessary, the registrant should attach additional pages to their registration forms to clearly disclose all information required by the Lobbyist's Registration Ordinance.

Issue and Position

It is important to note that lobbyists are required to disclose their principal's position on an issue. In other words, lobbyists are required to state whether their principal is seeking the passage, defeat, withdrawal, etc. The registration form requires that the area of legislative interest and the position be sufficiently disclosed.

Registrations must also be updated timely to disclose any new/additional issues for which the lobbyist has been retained; registration forms must be updated prior to lobbying activities commencing.

Sufficient Disclosure

When lobbying on issues pertaining to a specific ordinance, resolution, planning department action, etc., the registrant shall refer to the specific identifier associated with the issue – i.e. ordinance no., resolution no., permit no., or other City-issued identifier associated with the subject matter. In most cases, this identifier, along with the issue's official City title, constitutes the "Specific' area of legislative interest.

On issues which lack a City issued identifier, the registrant must identify the issue with sufficient specificity to give public notice of the particular issue or proposal that is a subject of any communication that constitutes lobbying. This may be accomplished by identifying a specific property (street address or parcel ID) or by identifying a specific agenda item (meeting date, item no., title). For issues relative to real property, the "Specific" disclosure should clearly identify the exact location of the real estate.

With regards to the City budget, it is likely necessary to disclose a specific appropriation, funding topic, program, City department, or other unique element that pertains to the lobbying activities. Merely disclosing that lobbing activities pertain to "the budget" is too vague and, therefore, would constitute an insufficient disclosure.

Upon request, staff of the Clerk's Office will provide advice to registrants with regards to the "General" and "Specific" responses. Please contact our office if guidance is needed.

Ordinance 2022-04

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 2 – ADMINISTRATION, ARTICLE II - OFFICERS AND EMPLOYEES, DIVISION 2 - CODE OF ETHICS, ESTABLISHING SECTION 2-68 - DEFINITIONS; SECTION 2-69 - REGISTRATION OF LOBBYISTS; SECTION 2-70 – VALIDITY OF ACTION; SECTION 2-71 – RECORD KEEPING RESPONSIBILITIES; SECTION 2-72 – MAINTAINING REGISTRATIONS AND CONTACT LOGS; SECTION 2-73 – PROHIBITED CONDUCT OF CITY OFFICIALS AND EMPLOYEES; SECTION 2-74 – COMPLIANCE; PENALTIES, AND RESERVING SECTIONS 2-75 – 2-95; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach wishes to establish registration and regulations for lobbying and lobbyists within the City.

WHEREAS, the Code of Ordinances Chapter 2, Article II, Division 2 "Code of Ethics" does not currently include any specific regulations related to lobbyists.

WHEREAS, the City Commission desires to establish a system to track lobbying activities to allow for greater transparency in City business.

WHEREAS, persons appearing before the City Commission, City staff, City boards, and City Committees benefit from having Lobbyist registration requirements that are consistent and uniform.

WHEREAS, the City Commission finds it in the best interest of its citizens to preserve and maintain the integrity of the members of the City Commission, board, committee and City employees.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2.

Chapter 2, Article II, Division 2 shall be amended as follows:

Sec. 2-68 – Definitions.

The following terms will be defined for this Section:

Lobbying –means communications, whether written or oral, by a lobbyist outside a duly noticed public meeting or hearing on the record with any member or members of the City Commission, or any member or members of any decision making body under the jurisdiction of the City Commission, or any City employee, whereby the lobbyist seeks to encourage or influence the passage, defeat, modification or repeal of any item which may be presented for vote before the City Commission, or any decision-making body under the jurisdiction of the City Commission, or which may be presented for consideration by a City employee as a recommendation to the City Commission or decision-making body.

Lobbyist – means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any City Commissioner; any action, decision, recommendation of the City manager or any City boardor committee; or any action, decision or recommendation of any City personnel defined in any manner in this section, during the time period of the entire decision-making process on such action,decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "lobbyist" specifically excludes the following persons:

i) Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; ii) any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and iii) any person who only appears as a representative of a not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

The persons specifically excluded above from the definition of "lobbyist" shall, prior to communicating with City personnel, disclose in writing to the City clerk, their name, address, and principal on whose behalf they are communicating.

Lobbying firm – means a business entity, including an individual contract lobbyist, that receives or becomes entitled to receive any compensation or the purpose of lobbying, where any partner, owner, officer, or employee of the business entity is a lobbyist.

Principal – means a person, firm, corporation, or other legal entity which has employed or retained a lobbyist.

Employee – means all persons employed directly or indirectly by the City of St. Pete Beach.

Decision-making body – means any board or committee established by the City Commission, City Manager and/or committee appointed by the City Manager.

Sec. 2-69 – Registration of lobbyists.

All lobbyists, as defined herein, shall register with the City Clerk on an annual basis, January 1 each year, including the payment of a $50.00 fee, or as amended in Appendix A in the City's Code of Ordinances, prior to engaging in any lobbying. Registration shall be updated to add or withdraw principals and/or individual lobbyists before a lobbyist commences lobbying on behalf of any new principal. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

Each lobbyist shall be required to register on forms prepared by the City Clerk. The lobbyist shall state under oath his or her name, business address, the name and business address of each principal represented, that the principal has actually retained the lobbyist, the general and specific areas of legislative interest, position on such legislative interest, and the nature and extent of any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body. Each lobbying firm may register in the name of such firm, corporation, or legal entity, provided the registration shall list the names of all persons who engage in lobbying as defined in this article. Failure to register, or providing false information in the lobbyist registration form, shall constitute a violation of this Ordinance.

Sec. 2-70 – Validity of action.

The validity of any decision, action, recommendation, or determination made by the City Commission, board, committee, or employee shall not be affected by the failure of any person to comply with the provisions of this Ordinance.

All members of the City Commission, boards, committees, and City employees shall be diligent to ascertain that a person required to register pursuant to this Ordinance have complied, and if necessary, request a record of compliance from the City Clerk.

Sec. 2-71 – Record keeping responsibilities.

City Commissioners, board members, committee members, and City employees, as defined in this Section shall be responsible for maintaining a written log, in the form established by the City Clerk, which documents each oral lobbying communication or meeting. The written log shall be on a form as prepared by the City Clerk. The log shall, at a minimum, reflect the name of the lobbyist, the date of the contact, whether telephone or in person oral contact, and the subject matter discussed.

City Commissioners, board members, committee members, and City employees shall deliver their logs to the City Clerk's Office at the end of each quarter and at the conclusion of their final term in office. City employees must deliver their logs to the City Clerk at the end of

each quarter and upon the conclusion of their employment with the City.

Sec. 2-72 – Maintaining registrations and contact logs.

The City Clerk shall accept and maintain the annual lobbyist registrations and the quarterly log of lobbyist contacts, which shall be open for public inspection.

Sec. 2-73 – Prohibited conduct of city officials and employees.

No member of the City Commission, board, committee or employee of the City shall solicit or accept as compensation, payment, favor, service, or thing of value from a lobbyist or principal when such member of the City Commission, board, committee or employee knows, or with the exercise of reasonable care, should know, that it was given to influence a vote or recommendation favorable to the lobbyist or principal.

No member of the City Commission or employee of the City shall appear before the City Commission for compensation for two years from the date he or she leaves the City Commission or City employment.

Sec. 2-74 – Compliance; penalties.

The City Clerk shall monitor lobbyists for compliance with this section and shall develop procedures for suspension of lobbyists until compliance is attained. The City Clerk will alert the City Commission to any instances of non-compliance and will inform the City Commission of any need to institute progressive penalties for repeat offenders.

The penalties for an intentional violation of this Ordinance more than once in a twelve-month period are as follows:

1) Second violation shall result in prohibition from lobbying for one year; and
2) Third violation shall result in prohibition from lobbying for two years.

Sec. 2-75 – Sec. 2-95 – Reserved.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect on September 1, 2022.

FIRST READING:	**January 25, 2022**
PUBLISHED:	**February 9, 2022**
SECOND READING:	**February 22, 2022**
PUBLIC HEARING:	**February 22, 2022**

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

Alan Johnson, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 22 day of February, 2022.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

Brandon Berry

From: Clay A. Gilman <cgilman@macfar.com>
Sent: Wednesday, April 22, 2026 4:17 PM
To: Brandon Berry
Cc: Brian J. Aungst Jr.; Samantha L. Sanchez
Subject: Re: Existing and proposed dock comparison visual for 4/28 public hearing
Attachments: 20260421_St-Pete-Beach_Blind-Pass-Rd_9555_DOCK LAYOUT (1).pdf

CAUTION: This message has originated from **Outside of the Organization. Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Brandon--

Please find attached a graphic showing an overlay of the existing dock layout and the proposed. In addition, please find answers to Section 6-24(b)(6) in **blue**:

- **The speaker system will most likely be K-Array brand and the speakers/amplifiers will be installed so that the nearest equipment is oriented away from the neighboring residential property in accordance with the submitted plans. Applicant intends for the outdoor dining and/or drinking area to operate at hours which are similar to other bars/restaurants in the area. Outside of special events, Applicant intends to only have live music at hours which are customary for the area with the understanding the City has proffered a 10:00pm cutoff time. Applicant will regulate noise to the levels defined in Section 46 of the Code by limiting the volume of any speakers/amplifiers or other equipment and ensuring the decibel-level at the property line is maintained.**

Clay A. Gilman

MFM EST.1884 | Macfarlane Ferguson & McMullen

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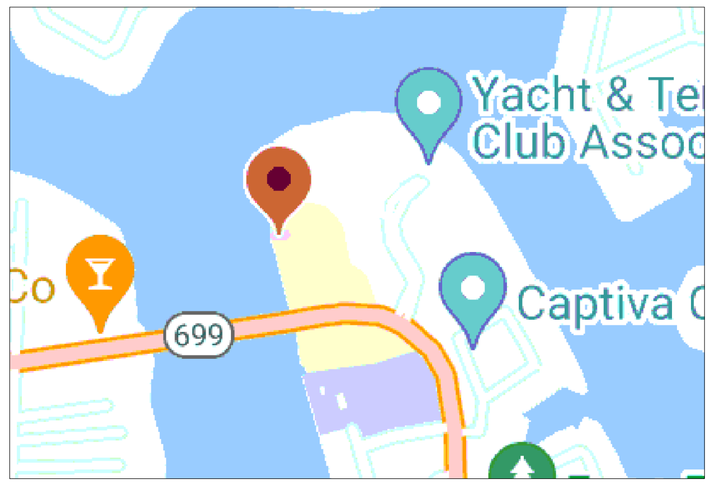
WIRE FRAUD ALERT. If you receive an e-mail from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Please confirm the request by using the contact

LEGAL DESCRIPTION:

PARCEL 1: (FEE)
A PORTION OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEGIN FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 13, BEING A PART OF SECTION 25, TOWNSHIP 31 SOUTH, RAGE 15 EAST; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 154.62 FEET, CHORD 153.86 FEET, CHORD BEARING NORTH 62°01'21" WEST, THENCE NORTH 08°28'57" WEST, 175.14 FEET; THENCE SOUTH 81°31'03" WEST, 110.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°28'57" EAST, 136.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 92.42 FEET, CHORD 92.27 FEET, CHORD BEARING SOUTH 87°23'52" WEST, THENCE CONTINUE ALONG SAID BOUNDARY SOUTH 81°31'03" WEST, 203.23 FEET; THENCE NORTH 08°28'57" WEST, 309.10 FEET; THENCE NORTH 81°31'03" EAST, 295.01 FEET; THENCE SOUTH 08°28'57" EAST, 181.85 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE STIPULATED FINAL JUDGMENT AND ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8992, PAGE 1028, AS AMENDED BY THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9004, PAGE 97 AND THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9005, PAGE 692, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:(LEASEHOLD)
TOGETHER WITH: LEASEHOLD ESTATE AS SET FORTH IN THAT SOVEREIGNTY SUBMERGED LANDS LEASE BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND ROBERT MANDERSCHEID, LESSEE, RECORDED FEBRUARY 1, 1990 IN OFFICIAL RECORDS BOOK 7188, PAGE 1299; AS AFFECTED BY MODIFIED SOVEREIGNTY SUBMERGED LANDS LEASES BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND BLIND PASS MARINA, INC., A FLORIDA CORPORATION, LESSEE, RECORDED SEPTEMBER 7, 1990 IN OFFICIAL RECORDS BOOK 7372, PAGE 1140, AND RECORDED MARCH 18, 1991 IN OFFICIAL RECORDS BOOK 7517, PAGE 1924; SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND BLIND PASS MARINA ENTERPRISES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 21, 2001 IN OFFICIAL RECORDS BOOK 11588, PAGE 857; SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CURRENT SURVEY AND SPECIAL LEASE CONDITIONS RECORDED AUGUST 30, 2021 IN OFFICIAL RECORDS BOOK 21692, PAGE 1665; AND SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND PING PONG PARTNERS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, LESSEE, RECORDED ___IN OFFICIAL RECORDS BOOK ___, PAGE , ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OVER THOSE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :
A PARCEL OF SUBMERGED LAND IN BOCA CIEGA BAY LYING AND BEING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CORNER OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, OF THE PUBLIC RECORDS OF PINELLA S COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11170, PAGE 2051, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE COURSES: SOUTH 08°28'57" EAST, 136.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 92.42 FEET, CHORD 92. 27 FEET, CHORD BEARING SOUTH 87°23'52" WEST; THENCE SOUTH 81°31 '03" WEST, 203.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND THE POINT OF BEGINNING; THENCE SOUTH 81°31'03" WEST, 38.64 FEET; THENCE NORTH 08°28'57" WEST, 2.00 FEET; THENCE SOUTH 81° 31'03" WEST, 276.36 FEET; THENCE NORTH 08°28'57" WEST, 106.00 FEET; THENCE SOUTH 81°31'03" WEST, 8.00 FEET; THENCE NORTH 08°28'57" WEST, 94.60 FEET; THENCE NORTH 81°31'03" EAST, 8.00 FEET; THENCE NORTH 08°28'57" WEST, 56.50 FEET; THENCE SOUTH 81°31'03" WEST, 7.00 FEET; THENCE NORTH 08°28'57" WEST, 50.00 FEET; THENCE NORTH 81°31'03" EAST, 322.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID TRACT "A"; THENCE ALONG SAID BOUNDARY SOUTH 08°28'57" EAST, 309.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (FEE)
A PORTION OF THE GRANTOR'S TRACT, AS RECORDED IN DEED BOOK 1189, PAGE 579, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF BLIND PASS MARINA SUBDIVISION, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN NORTH 81°31'03" EAST, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, THE SAME BEING 33 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF GULF BOULEVARD, FOR A DISTANCE OF 203.23 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY, 92.44 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 443.28 FEET, THROUGH A CENTRAL ANGLE OF 11°56'57", A CHORD BEARING NORTH 87°29'29" EAST, 92.28 FEET TO THE SOUTHWEST CORNER OF AFORESAID GRANTOR'S TRACT; THENCE NORTH 08°28' 57" WEST, ALONG THE WEST LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08°28'57" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 129.70 FEET TO THE NORTHWEST CORNER OF SAID GRANTON'S TRACT; THENCE NORTH 81°31'03" EAST, ALONG THE NORTH LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF THE GRANTOR'S TRACT; THENCE SOUTH 08°28'57" EAST, ALONG THE EAST LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 167.32 FEET TO A POINT ON CURVE, A RADIAL TO SAID POINT BEING NORTH 17°42'06" EAST; THENCE NORTHWESTWARDLY, 116.57 FEET ALONG THE ARC OF A CURVE, SAID CURVE BEING 47.00 FEET NORTH OF AND PARALLEL WITH AFORESAID CENTERLINE OF GULF BOULEVARD AND 14.00 FEET NORTH OF THE SOUTH BOUNDARY OF AFORESAID GRANTON'S TRACT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 457.28 FEET, THROUGH A CENTRAL ANGLE OF 14°36'22", A CHORD BEARING NORTH 79°36'05" WEST, 116.26 FEET, TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

I have reviewed FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE
Issuing Office File Number: LAFAILLE SALE
Dated *AUGUST 25, 2021 @ 5:00 PM.*
All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	P.B.	PG.	CONVEYANCE	STATUS
7	51	13	BLIND PASS MARINA	SHOWN HEREON

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
6	D.B. 1286	615	RESERVATIONS	NOT PLOTTABLE
8	1459	90	FLORIDA POWER CORPORATION EASEMENT	NOT PLOTTABLE
8	1474	217	FLORIDA POWER CORPORATION EASEMENT	ILLEGIBLE
9	2266	585	16' COUNTY WATER MAIN EASEMENT	SHOWN HEREON
10	4487	1606	FLORIDA POWER CORPORATION EASEMENT	BLANKET IN NATURE
11	7188	1299	SOVEREIGNTY SUBMERGED LAND LEASE	NOT PLOTTABLE
11	7372	1140	MODIFIED SOVEREIGNTY SUBMERGED LAND LEASE	NOT PLOTTABLE
11	7517	1924	MODIFIED SOVEREIGNTY SUBMERGED LAND LEASE	NOT PLOTTABLE
11	11588	857	MODIFIED SOVEREIGNTY SUBMERGED LAND LEASE	NOT PLOTTABLE
11	21692	1665	MODIFIED SOVEREIGNTY SUBMERGED LAND LEASE	NOT PLOTTABLE
12	8704	1455	SOVEREIGN SUBMERGED LANDS EASEMENT	SHOWN HEREON
13	8992	1028	STIPULATED FINAL JUDGEMENT & ORDER OF TAKING	NOT PLOTTABLE
13	9004	97	AMENDED ORDER OF TAKING	SHOWN HEREON
13	9005	692	AMENDED ORDER OF TAKING	SHOWN HEREON
14/15	11159	1094	COUNTY DEED	SHOWN HEREON
16	19748	1828	10' SUBAQUEOUS UTILITY EASEMENT	SHOWN HEREON

TOPOGRAPHIC SURVEY OF

9555, XXX AND XXX BLIND PASS ROAD
ST PETE BEACH, FL 33706

CERTIFIED TO:

FLIP HOLDINGS

CURVE TABLE				
	RADIUS	LENGTH	DELTA	CHORD
C1	154.62'	450.28'	19°40'28"	N 62°01'21" W 153.86'
C2	209.05'	457.28'	26°11'35"	

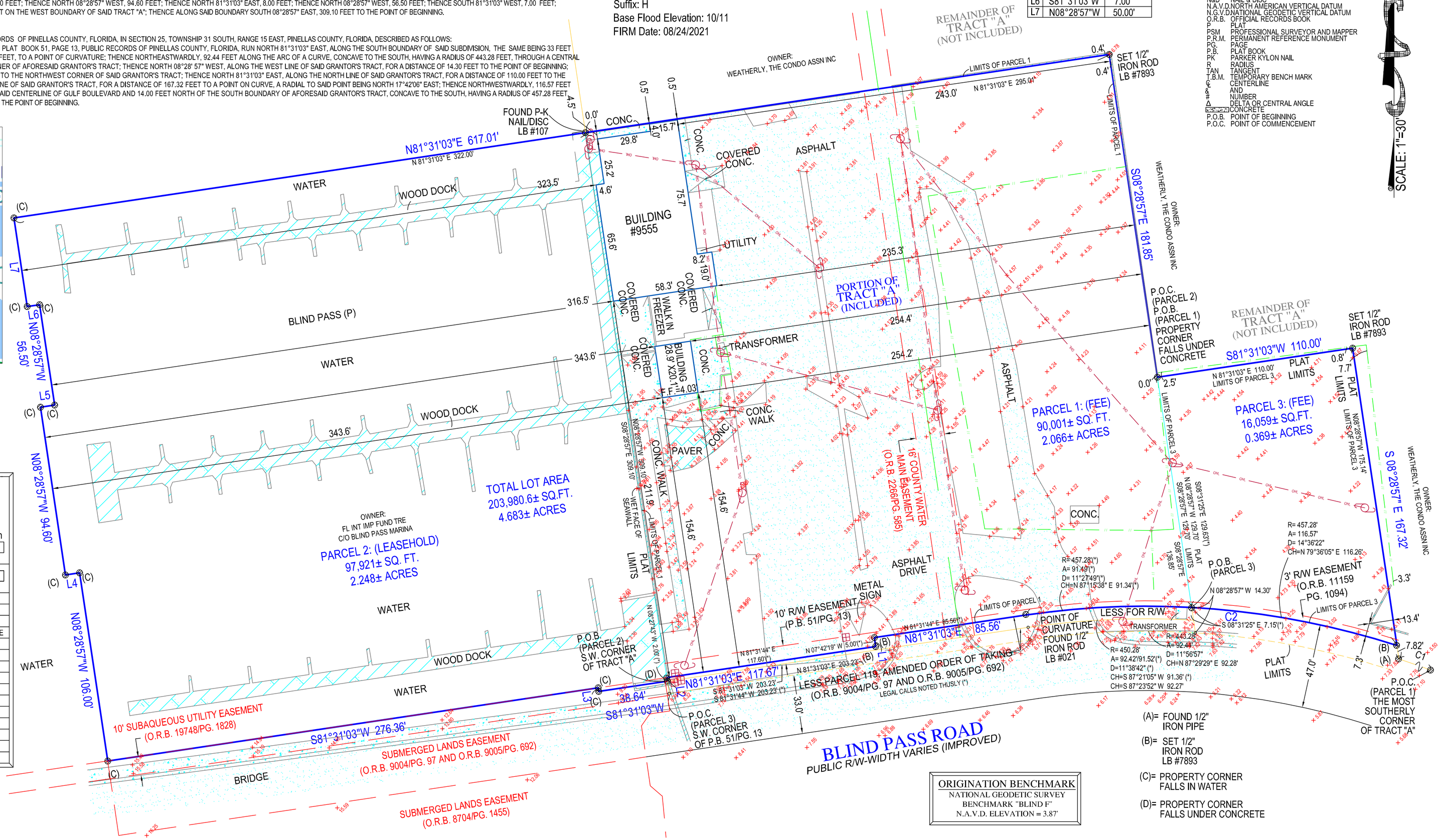
LINE TABLE		
	BEARING	LENGTH
L1	S08°28'57"E	5.00'
L2	S08°28'57"E	2.00'
L3	N08°28'57"W	2.00'
L4	S81°31'03"W	8.00'
L5	N81°31'03"E	8.00'
L6	S81°31'03"W	7.00'
L7	N08°28'57"W	50.00'

Flood Zone: AE
Community Number: 125149
Panel: 12103C0194
Suffix: H
Base Flood Elevation: 10/11
FIRM Date: 08/24/2021

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONC.	CONCRETE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

SCALE: 1"=30'



ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK "BLIND F"
N.A.V.D. ELEVATION = 3.87'

NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERNLY PROPERTY LINE, HAVING A BEARING OF S81°31'03"W.

ORIGINAL FIELD WORK COMPLETED BY TARGET SURVEYING, LLC.
SURVEY # 501922 DATED: 10/14/2023

DATE OF FIELD WORK: 07/12/2023
DATE OF MAP: 07/13/2023

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND IS VALID ONLY WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE.
(SIGNED) Kenneth Osborne Digitally signed by Kenneth Osborne Date: 2023.07.26 10:56:24 -04'00'
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER #6415

Project C-594691
Date 07/11/2023
Scale 1"=30'
Sheet 1 OF 1

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 50'-0"

N

NOTE: EXISTING SITE INFORMATION REFERENCED FROM TOPOGRAPHIC SURVEY CONDUCTED BY COMPASS SURVEYING, DATED 7/11/2023

EXISTING CONDITIONS LEGEND

- EX. DOCK *(REMOVED)*
- EX. PILINGS *(REMOVE)*

EXISTING FIXED DOCK A
(TO BE REMOVED)
8,151± SF

EXISTING FIXED DOCK B
(TO BE REMOVED)
SF INCLUDED IN DOCK A

EXISTING FIXED DOCK C
(TO BE REMOVED)
3,245± SF

CONTRACTOR TO REMOVE EXISTING DOCK AND MOORING PILES

SUBMERGED LAND LEASE (N81°31'03"E 617.01')

38.7'

299.3'

(N08°28'57"W 56.50')

85.1'

300.3'

(N08°28'57"W 94.60')

43.9'

(N08°28'57"W 106.0')

101.2'

7.6'

299.6'

SUBMERGED LAND LEASE (S81°31'03"W 276.36')

(38.64')

(S81°31'03"W

BUILDING #9555

PARCEL 1: (FEE)

PARCEL 3: (FEE)

BLIND PASS ROAD

NOTE: CONTRACTOR TO LOCATE ALL UPLAND/DOCK UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR TEMPORARILY CAPPING, DISCONNECTING AND SHORING EXISTING UTILITIES AS REQUIRED FOR SEAWALL CONSTRUCTION. ALL PROPOSED UTILITIES WITHIN THE PROJECT AREA ARE TO BE PER THE UTILITY PLANS PROVIDED BY EMERALD ENGINEERING, INC.

PERMIT PLANS
NOT FOR CONSTRUCTION

NOTE: ALL SUBMERGED CONTOURS REFER TO FEET BELOW MEAN LOW WATER

NOT VALID UNLESS SIGNED & SEALED

FOSTER CONSULTING

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

9555 BLIND PASS ROAD
ST PETE BEACH, FLORIDA

EXISTING CONDITIONS SITE PLAN

DATE: 8/7/25	FILE: 23327	REV:
DRAWN BY: NSN	SHEET: 02 OF 06	
CHECKED BY: JTF	02	
SCALE: AS NOTED		

BLIND PASS
(TIDAL)

CONTRACTOR TO DEPLOY TURBIDITY CURTAINS FOR ALL ACTIVE IN-WATER WORK

FLOATING DOCK A
(19) WET SLIPS & TRANSIENT SLIPS

SUBMERGED LAND LEASE (N81°31'03"E 617.01')

TRANSIENT SLIPS

TRANSIENT SLIPS

286.0'

16.1' SB

36.0'

27.0' TYP.

PROPOSED MOORING PILE (TYP.)

FLOATING GANGWAY LANDING

BUILDING #9555

ALUMINUM GANGWAY *(MANUFACTURER TO BE SELECTED BY CONTRACTOR)*

PROPOSED BOAT LIFT PILE (TYP.)

295.0'

60.0' FAIRWAY

(N08°28'57"W 56.60')

FIXED DOCK B
(32) BOAT LIFT SLIPS
(2) WET SLIPS W/ MARGINAL DOCK

290.0'

88.0'

(N08°28'57"W 94.60')

32.0' TYP.

BOAT LIFT (TYP.) *(TO BE SELECTED BY CONTRACTOR)*

PROPOSED MOORING PILE (TYP.)

ALUMINUM GANGWAY *(MANUFACTURER TO BE SELECTED BY CONTRACTOR)*

60.0' FAIRWAY

(N08°28'57"W 106.0')

32.0' TYP.

FLOATING GANGWAY LANDING

(38.64')
(S81°31'03"W

SUBMERGED LAND LEASE (S81°31'03"W 276.36')

295.0'

46.0'

FLOATING DOCK C
(17) WET SLIPS

1.0' SB

BLIND PASS ROAD

NOT VALID UNLESS SIGNED & SEALED

PERMIT PLANS
NOT FOR CONSTRUCTION

DOCK LEGEND
- FIXED DOCK
- FLOATING DOCK

SLIP LEGEND
- XX PROPOSED WET SLIP
- XX PROPOSED BOAT LIFT SLIP

N

AERIAL SITE PLAN
SCALE: 1" = 50'-0"

DOCK SLIP MATRIX					
Color	Slip Length	Dual Berth (Width)	Wet Slip	Boat Lift Slip	Total Amount
	30'	27'	19	0	19
	40'	32'	19	32	51
			Total Slip Count		70

PROPOSED DOCK CONDITIONS

DOCK A = 3,142 SF

DOCK B = 6,268 SF

DOCK C = 3,450 SF

(2) 4'x25' ALUMINUM GANGWAY = 200 SF
(176 SF OVER WATER)

TOTAL STRUCTURE OVER WATER = 13,036 SF

WATERFRONT LENGTH = 309.1 LF
NAVIGABLE WATERWAY WIDTH = 295.4± LF

MHW= +0.46' NAVD
MLW = -0.99' NAVD

SIDE SETBACK = 1.0 LF (L) / 16.1 LF (R)

PARCEL 1: (FEE)

PARCEL 3: (FEE)









RIPARIAN LINE

RIPARIAN LINE

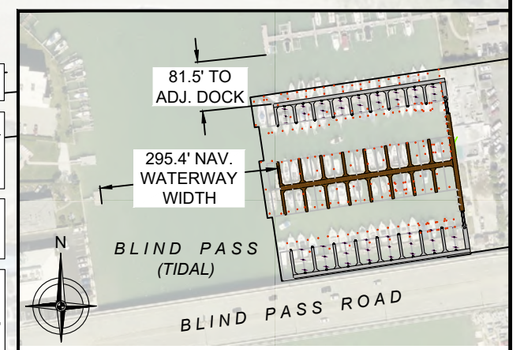
MANATEE CONDITIONS FOR IN-WATER WORK THE STANDARD MANATEE AND OTHER ESA LISTED SPECIES *(SEA TURTLES, GULF STURGEON, SMALL TOOTH SAWFISH, AND GIANT MANTA RAY)* CONDITIONS FOR IN-WATER WORK (2011) SHALL BE FOLLOWED FOR ALL IN-WATER ACTIVITY.

NOTE: NO SUBMERGED VEGETATION PRESENT IN THE PROPOSED PROJECT AREA

NOTE: EXISTING SITE INFORMATION REFERENCED FROM TOPOGRAPHIC SURVEY CONDUCTED BY COMPASS SURVEYING, DATED 7/11/2023

NOTE: SUBMERGED CONTOURS REFER TO FEET BELOW MEAN LOW WATER *(NOT SHOWN FOR CLARITY)*

***NOTE**:** CONTRACTOR TO LOCATE ALL UPLAND/DOCK UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR TEMPORARILY CAPPING, DISCONNECTING AND SHORING EXISTING UTILITIES AS REQUIRED FOR SEAWALL CONSTRUCTION. ALL PROPOSED UTILITIES WITHIN THE PROJECT AREA ARE TO BE PER THE UTILITY PLANS PROVIDED BY EMERALD ENGINEERING, INC.



AERIAL SITE LEGEND
SCALE: 1" = 250'

FOSTER CONSULTING

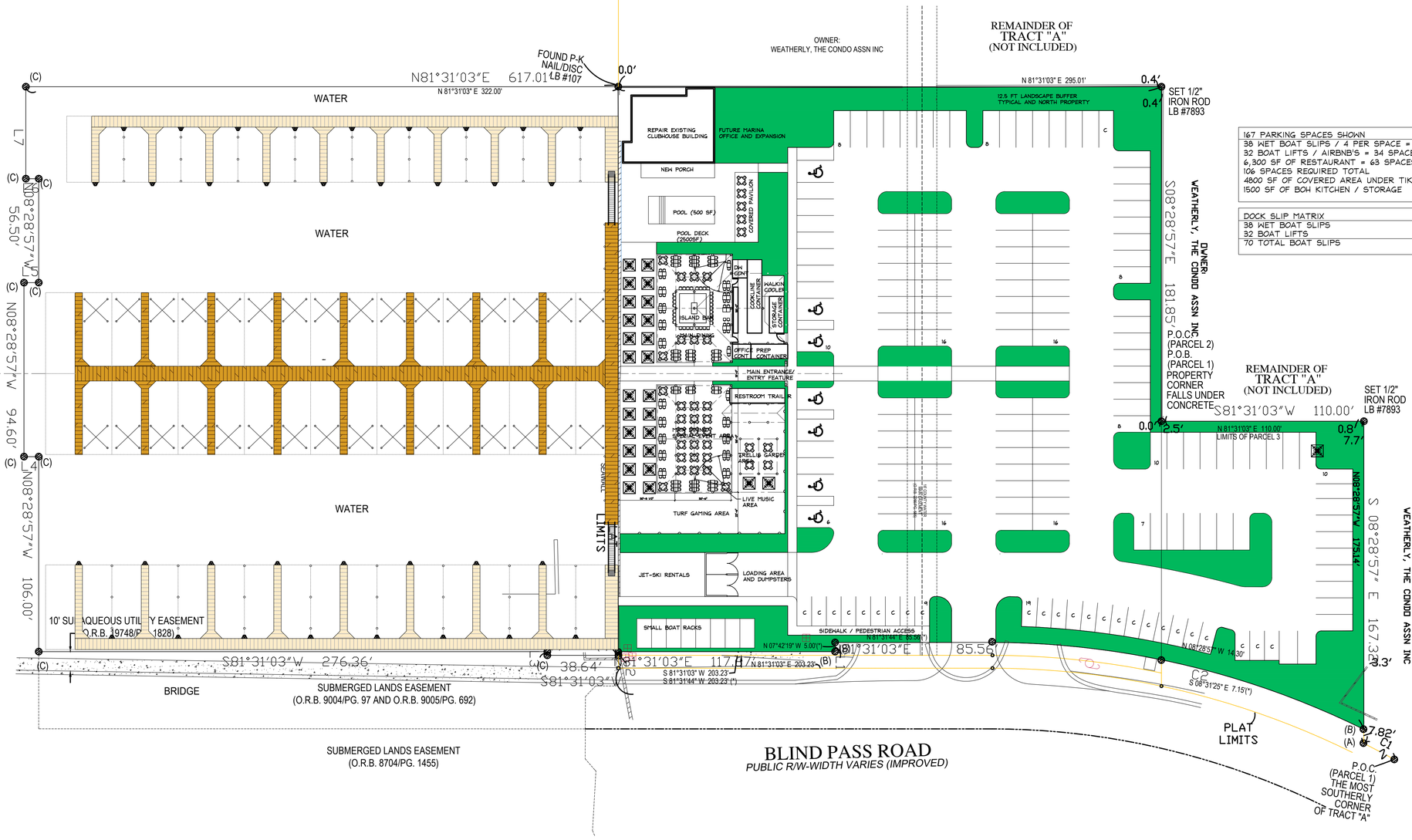
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FL PROFESSIONAL ENGINEER NO. 79708
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REVISION	DESCRIPTION	REVISION DATE
△		
△		
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9555 BLIND PASS ROAD
ST PETE BEACH, FLORIDA

AERIAL SITE PLAN

DATE: 8/7/25	FILE: 23327	REV:
DRAWN BY: NSN	SHEET: 03 OF 06	
CHECKED BY: JTF	03	
SCALE: AS NOTED		



167 PARKING SPACES SHOWN
38 WET BOAT SLIPS / 4 PER SPACE = 9 SPACES REQUIRED
32 BOAT LIFTS / AIRBNB'S = 34 SPACES REQUIRED
6,300 SF OF RESTAURANT = 63 SPACES REQUIRED
106 SPACES REQUIRED TOTAL
4800 SF OF COVERED AREA UNDER TIKI'S
1500 SF OF BOH KITCHEN / STORAGE

DOCK SLIP MATRIX
38 WET BOAT SLIPS
32 BOAT LIFTS
70 TOTAL BOAT SLIPS

(A)= FOUND 1/2" IRON PIPE

(B)= SET 1/2" IRON ROD LB #7893

(C)= PROPERTY CORNER FALLS IN WATER

(D)= PROPERTY CORNER FALLS UNDER CONCRETE

1 SITE PLAN

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"

JVB ARCHITECT, LLC
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
2401 N. HOWARD AVE, TAMPA FL 33607-2614
813.258.3233 | www.jvbarch.com | AR92396

BLIND PASS MARINA

CONCEPTUAL SITE PLAN

Sheet Number
1 of 1
Project Number
25076
Date
1-5-26

N81°31'03"E 617.01'

16.1' SB

36.0'

L7

27.0' TYP.

L6 N08°28'57"W 56.50'

60.0' FAIRWAY

L5

BUILDING #9555

290.0'

88.0'

N08°28'57"W 94.60'

32.0' TYP.

PARCEL 2: (LEASEHOLD)

L4

60.0' FAIRWAY

N08°28'57"W 106.00'

32.0' TYP.

10' SUBAQUEOUS UTILITY EASEMENT (O.R.B. 19748/PG. 1828)

46.0'

S81°31'03"W 276.36'

L3

38.64'

S81°31'03"W

L2

N81°31'03"E 117.67'

L1

N81°31'03"E 85.56'

C2

SUBMERGED LANDS EASEMENT (O.R.B. 9004/PG. 97 AND O.R.B. 9005/PG. 692)

SUBMERGED LANDS EASEMENT (O.R.B. 8704/PG. 1455)

BLIND PASS ROAD

1.0' SB

NOT VALID UNLESS SIGNED & SEALED

PORTION OF TRACT "A" (INCLUDED)

16' COUNTY WATER MAIN EASEMENT (O.R.B. 2266/PG. 585)

PARCEL 1: (FEE)

S08°28'57"E 181.85'

REMAINDER OF TRACT "A" (NOT INCLUDED)

S81°31'03"W 110.00'

PARCEL 3: (FEE)

S08°28'57"E 167.32'

FOSTER CONSULTING

FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648

FL CERTIFICATE OF AUTHORIZATION NO. 32050

WWW.JFOSTERCONSULTING.COM

P: (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

9555 BLIND PASS ROAD
ST PETE BEACH, FLORIDA

DOCK LAYOUT EXHIBIT

DATE:	FILE:	REV:
4/21/26	23327	
DRAWN BY: NSN	SHEET: 01 OF 01	
CHECKED BY: JTF	01	
SCALE: AS NOTED		

Document Type: Current Submerged Land Lease
[CSL Coversheet]

DM ID# _____

Instrument Desc.	**AMENDMENT (2)**			
Lease #	**520009003**			
Permit Application #				
Document Date	**1/25/2022**			
Water Body	**BOCA CIEGA BAY**			
Original County	**PINELLAS**			
Section(s)	**25**			
Township(s)	**31S**			
Range(s)	**15E**			
Total Area	**2.248**	**Area Unit**	**(A) Acre(s)**	
Recording County		**B:**	**P:**	**O**
Recording County Instrument #				**I**
Lessee	**PING PONG PARTNERS, LLC**			
Comments:				

Date prepped:
7/8/2022

Electronic images provided by the Bureau of Public Land Administration (BPLA). The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

MEMORANDUM

TO: **TITLE & LAND RECORD FILE**
FROM: **KAREN McMILLAN, PLANNING MANAGER**
SUBJECT: **PAPERLESS INITIATIVE**
DATE: **7/8/2022**

All backup documentation may not have been included in the transmittal of this document or file. If any other information is needed, please contact the following people:

NAME:		BUREAU	
Raelene Lenox		BPLA	
Brad Richardson		BPLA	

This Instrument Prepared By:
Raelene Lenox
Action No. 44619
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE
MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP

BOT FILE NO. 520009003

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Ping Pong Partners, LLC, a South Dakota limited liability company, hereinafter referred to as the Lessee, the sovereignty lands as defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section 25, Township 31 South, Range 15 East, in Boca Ciega Bay, Pinellas County, Florida, containing 97,921 square feet, more or less, as is more particularly described and shown on Attachment A, dated May 19, 2015.

TO HAVE THE USE OF the hereinabove described premises from October 14, 2021, the effective date of this lease modification, through March 20, 2025, the expiration date of this lease modification. The terms and conditions on and for which this lease is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby authorized to operate a 106-slip commercial docking facility/pier/ramp to be used exclusively for the mooring of commercial and non-commercial recreational vessels in conjunction with an upland commercial marina, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and with liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A. All of the foregoing subject to the remaining conditions of this lease.

2. LEASE FEES: The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of $18,252.47, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor.

3. WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT: (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(32), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

4. LATE FEE ASSESSMENTS: The Lessee shall pay a late payment assessment for lease fees or other charges due under this lease which are not paid within 30 days after the due date. This assessment shall be computed at the rate of twelve percent (12%) per annum, calculated on a daily basis for every day the payment is late.

5. EXAMINATION OF LESSEE'S RECORDS: For purposes of this lease, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

6. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) the gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

7. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the type of use of the riparian uplands or as permitted by the Lessee's interest in the riparian upland property that is more particularly described in Attachment B without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

8. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

9. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease, the Lessee shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code, in the riparian upland property that is more particularly described in Attachment B and by reference made a part hereof together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to effect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

10. ASSIGNMENT OF LEASE: This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of this lease, current management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

11. INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature arising out of this lease at its expense, and shall indemnify, defend and save and hold harmless the Lessor and the State of Florida from all claims, actions, lawsuits and demands arising out of this lease.

12. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Ping Pong Partners LLC
701 S Howard Ave Ste 106-322
Tampa, FL 33606

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

13. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

14. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

15. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

16. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

17. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

18. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

19. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the Lessee's interest in the riparian upland property more particularly described in Attachment B which shall run with the title to the Lessee's interest in said riparian upland property and shall be binding upon the Lessee and the Lessee's successors in title or successors in interest.

20. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 12 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

21. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the Lessee's interest in the riparian upland property that is more particularly described in Attachment B. This lien on the Lessee's interest in the riparian upland property shall be enforceable in summary proceedings as provided by law.

22. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

23. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the docking facility.

24. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this lease.

25. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

26. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

27. LIVEABOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

28. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

29. FINANCIAL CAPABILITY: To assure the Lessor that the Lessee has the financial capability to undertake and operate the project authorized by this lease, the Lessee certifies to the Lessor as follows: (i) the Lessee is not the subject of a pending bankruptcy proceeding that would prohibit the Lessee from paying its lease fees, on or before the due date, with or without, as applicable, approval from the bankruptcy court or, if appointed, the bankruptcy trustee; (ii) the Lessee has no unsatisfied judgments entered against it that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease; (iii) the Lessee has no delinquent state and local taxes for which it is responsible and that remain outstanding and not in dispute; and (iv) to the best of the Lessee's knowledge, there are no other matters pending or threatened against or affecting the Lessee or the Lessee's interest in the riparian upland property that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease. Any breach of this lease condition shall constitute a default under this lease.

30. SPECIAL LEASE CONDITION(S):

A A minimum of ninety percent (90%) of the wet slips at the docking facility shall be made available for rent to the general public on a "first come, first served" basis, as defined in subsection 18-21.003(27), Florida Administrative Code, with no longer than one-year rental terms and with no automatic renewal rights or conditions. To help ensure compliance with and to assist in providing public awareness of this requirement, the Lessee shall erect permanent signs at the waterward entrance to the docking facility and at the upland entrance to the docking facility which are clearly visible to passing boaters and the general public. The signs shall contain language clearly indicating that a minimum of ninety percent (90%) of the wet slips at the docking facility are available for rent to the general public. Any dockage rate sheet publications and dockage advertising for the docking facility shall clearly state that a minimum of ninety percent (90%) of the wet slips at the docking facility are open to the general public on a "first come, first served" basis.

B. If the Lessee allows mooring at the leased facility of vessels occupied by a person or persons on an overnight basis, the Lessee shall provide and make available to such vessels operational and well maintained sewage pumpout facilities acceptable to the department or local government, whichever entity applies the more stringent criteria.

C. During the term of this lease and all subsequent renewal terms, Lessee shall maintain permanent manatee educational signs that provide information on the mannerisms of manatees and the potential threat to this endangered species from boat operation and shall be required to replace the signs in the event they become faded, damaged or outdated. Lessee shall ensure that the view of the signs is not obstructed by vegetation or structures. The number, type, and procedure for installation of these signs shall be in accordance with the handout, "Manatee Educational Signs," which can be obtained from the Florida Fish and Wildlife Conservation Commission, Imperiled Species Management Section, 620 S. Meridian Street - 6A, Tallahassee, Florida 32399-1600 (Phone 850/922-4330).

D. No further tie-poles or catwalk construction will be allowed along the south side of the proposed dock.

E. This lease allows the following nonstandard use: the use of 62 slips, as shown in Attachment C, for use by liveaboards, as defined in the first sentence of paragraph 29 above. Notwithstanding the remainder of paragraph 29 above, liveaboard use may continue until one of the following occurs:

1. the liveaboard use of the above-referenced slips is abandoned or discontinued by the Lessee; or
2. the structure which contain liveaboard slips are destroyed and cannot be restored to accommodate the liveaboard: or
3. some other event which discontinues liveaboards, such as a prohibitive city ordinance, a new owner or Lessee who does not want to continue and can terminate liveaboards.

The nonstandard use may be continued during any subsequent renewal or modification of this lease so long as one of the above-stated conditions does not exist. Upon the occurrence of one or more of the above-stated conditions, the liveaboard use shall be removed from the premises immediately and no new or other liveaboard use of said slips shall be allowed on the leased premises thereafter.

[*Remainder of page intentionally left blank; Signature page follows*]

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

Original Signature

Print/Type Name of Witness

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: _____

Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

Original Signature

Print/Type Name of Witness

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 25th day of January 2022, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

12/13/2021

DEP Attorney Date

Notary Public, State of Florida

Printed, Typed or Stamped Name

KATHY C. GRIFFIN
MY COMMISSION # GG 927461
EXPIRES: November 27, 2023
Bonded Thru Notary Public Underwriters

My Commission Expires:

Commission/Serial No.

WITNESSES:

Ping Pong Partners LLC,
a South Dakota limited liability company (SEAL)

Original Signature

BY: _____
Original Signature of Executing Authority

Monica Larrazabal
Typed/Printed Name of Witness

Charles J. Bruck
Typed/Printed Name of Executing Authority

Original Signature

President
Title of Executing Authority

Cassidi Cutini
Typed/Printed Name of Witness

"LESSEE"

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or __online notarization, this 14th day of December, 2021, by Charles J. Bruck, who is President of ~~Pong~~ Ping Pong Partners, ~~LLC~~ LLC., a South Dakota limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____, as identification.

My Commission Expires:

5/14/2024

Commission/Serial No. HH 255

Signature of Notary Public

Notary Public, State of Florida

Shawna Ellis
Printed, Typed or Stamped Name

SHAWNA MARIE ELLIS
Notary Public-State of Florida
Commission # HH 255
My Commission Expires
May 14, 2024


9555 Blind Pass Rd, St
Pete Beach, FL 33706
699
93rd Ave
94th Ave
93rd Ave

Submerged Land Lease Parcel Description

A parcel of submerged land in Boca Ciega Bay lying and being in Section 25, Township 31 South, Range 15 East Pinellas County, Florida being more particularly described as follows:

Commence at a corner of Tract "A", BLIND PASS MARINA, as recorded in Plat Book 51, Page 13, of the Public Records of Pinellas County, Florida, said point also being the Point of Beginning of the lands described in Official Records Book 11170, Page 2051 of the Public Records of Pinellas County, Florida; thence along the boundary of said Tract "A" the following three courses: S.08°28'57"E., 136.85 feet; thence along a curve to the left having a radius of 450.28 feet, arc 92.42 feet, chord 92.27 feet, chord bearing S.87°23'52"W.; thence S.81°31'03"W., 203.23 feet to the Southwest Corner of said Tract "A" and the Point of Beginning; thence S.81°31'03"W., 38.64 feet; thence N.08°28'57"W., 2.00 feet; thence S.81°31'03"W., 276.36 feet; thence N.08°28'57"W., 106.00 feet; thence S.81°31'03"W., 8.00 feet; thence N.08°28'57"W., 94.60 feet; thence N.81°31'03"E., 8.00 feet; thence N.08°28'57"W., 56.50 feet; thence S.81°31'03"W., 7.00 feet; thence N.08°28'57"W., 50.00 feet; thence N.81°31'03"E., 322.00 feet to a point on the West boundary of said Tract "A"; thence along said boundary S.08°28'57"E., 309.10 feet to the Point of Beginning.

Containing 97,920.58 square feet (2.248 acres) more or less.

SURVEYOR'S NOTES:

Southwest District

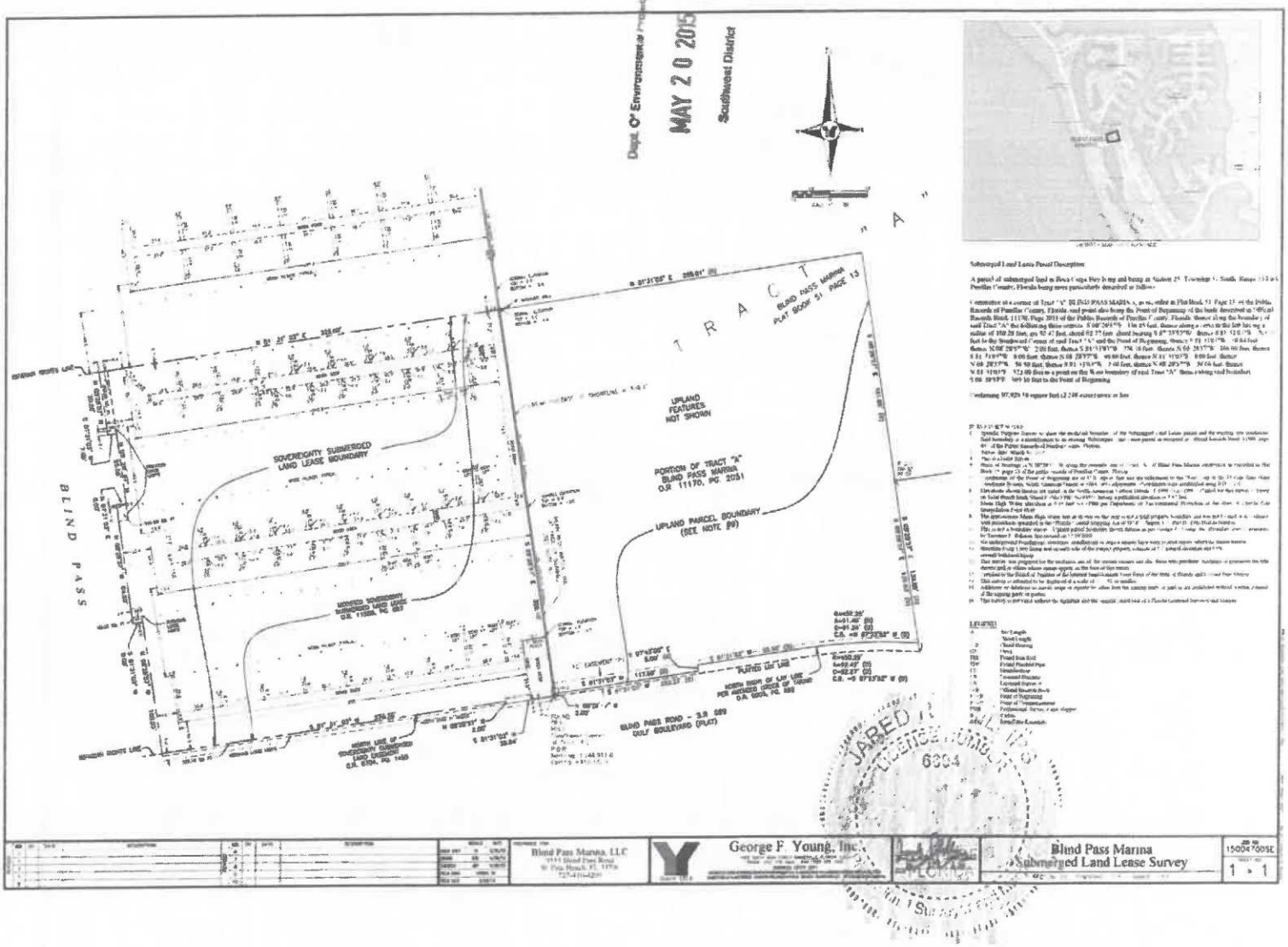
394

Blind Pass Marina
Submerged Land Lease Survey

SECTION 25, TOWNSHIP 31S., RANGE 15E.

JOB NO. 15004700SE

SHEET NO. 1 OF 1


Dept. Of Environmental Protection
MAY 20 2015
Southwest District
TRACT "A"
BLIND PASS MARINA
PLAT BOOK 51 PAGE 13
UPLAND FEATURES NOT SHOWN
PORTION OF TRACT "A" BLIND PASS MARINA O.R. 11170, PG. 2051
UPLAND PARCEL BOUNDARY (SEE NOTE #9)
SOVEREIGNTY SUBMERGED LAND LEASE BOUNDARY
MANATEE PROTECTION SUBMERGED LAND LEASE O.R. 11208, PG. 1057
BLIND PASS
BLIND PASS ROAD - 3.9 009
GULF BOULEVARD (PLAT)
NORTH LINE OF CONSERVATION SUBMERGED LAND EASEMENT O.R. 8304, PG. 1455
Blind Pass Marina, LLC
George F. Young, Inc.
Blind Pass Marina
Submerged Land Lease Survey
1500470056
1 • 1

I#: 2021342988 BK: 21769 PG: 1096, 10/20/2021 at 09:58 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $36400.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK100797

Prepared by and return to:
Abigail M. Wilsey, Esq.
1000 16th Street North
St. Petersburg, FL 33705

Property Appraiser's ID #: 25-31-15-09234-000-0010;
25-31-15-00000-310-0100;

WARRANTY DEED

This **Warranty Deed** is executed this 14th day of October, 2021, by Blind Pass Marina Enterprises L.L.C., a Florida Limited Liability Company and Algirdas M. Bobelis, Trustee of the The Bobelis Family Land Trust, dated January 2, 1997 ("Grantor") whose post office address is 9 3rd St. N., St. Petersburg, FL 33701, to Ping Pong Partners LLC., a South Dakota Limited Liability Company, ("Grantee") whose post office address is 3829 18th St N., St. Petersburg, FL 33714.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of $10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

See attached Exhibit "A"

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[*signature page to follow*]

Initials

Signed, sealed and delivered as to all Grantors in the presence of:

Signature of Witness 1

DAVID L. FOSTER

Print Name of Witness 1

Signature of Witness 2

David Wilcy

Print Name of Witness 2

Blind Pass Marina Enterprises LLC.

By: Algirdas M Bobelis

Algirdas M. Bobelis, Manager

The Bobelis Family Land Trust, dated January 2, 1997

By: Algirdas M Bobelis

Algirdas M. Bobelis, Trustee

State of FLORIDA
County of PINELLAS

The foregoing instrument was acknowledged before me, a Notary Public, by physical presence this 14 day of October, 2021 by Algirdas M. Bobelis, Manager of Blind Pass Marina Enterprises LLC. and Algirdas M. Bobelis, Trustee of the The Bobelis Family Land Trust, dated January 2, 1997, who ( ) was/were personally known to me, or (X) presented the following identification: FL DL.

My Commission Expires:

Signature of Notary

Kelly Steele
Notary Public, State of Florida
Commission No. HH 36067
My Commission Expires: 08/25/24

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: (FEE)

A portion of Tract "A", Blind Pass Marina, as recorded in Plat Book 51, Page 13, Public Records of Pinellas County, Florida, begin further described as follows:

Commence at the most Southerly corner of Tract "A", Blind Pass Marina, as recorded in Public Records of Pinellas County, Florida, according to the plat thereof recorded in Plat Book 51, Page 13, being a part of Section 25, Township 31 South, Rage 15 East; thence along a curve to the left having a radius of 450.28 feet, arc 154.62 feet, chord 153.86 feet, chord bearing North 62°01'21" West, thence North 08°28'57" West, 175.14 feet; thence South 81°31'03" West, 110.00 feet to the Point of Beginning; thence South 08°28'57" East, 136.85 feet; thence along a curve to the left having a radius of 450.28 feet, arc 92.42 feet, chord 92.27 feet, chord bearing South 87°23'52" West, thence continue along said boundary South 81°31'03" West, 203.23 feet; thence North 08°28'57" West, 309.10 feet; thence North 81°31'03" East, 295.01 feet; thence South 08°28'57" East, 181.85 feet to the Point of Beginning.

LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation by the Stipulated Final Judgment and Order of Taking recorded in Official Records Book 8992, Page 1028, as amended by the Amended Order of Taking recorded in Official Records Book 9004, Page 97 and the Amended Order of Taking recorded in Official Records Book 9005, Page 692, all of the Public Records of Pinellas County, Florida.

PARCEL 2: (LEASEHOLD)

Leasehold estate as set forth in that Sovereignty Submerged Lands Lease by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Robert Manderscheid, Lessee, recorded February 1, 1990 in Official Records Book 7188, Page 1299; as affected by Modified Sovereignty Submerged Lands Leases by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Blind Pass Marina, Inc., a Florida corporation, Lessee, recorded September 7, 1990 in Official Records Book 7372, Page 1140, and recorded March 18, 1991 in Official Records Book 7517, Page 1924; Sovereignty Submerged Lands Lease Modification to Reflect Change in Ownership by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Blind Pass Marina Enterprises, L.L.C., a Florida limited liability company recorded September 21, 2001 in Official Records Book 11588, Page 857; Sovereignty Submerged Lands Lease Renewal and Modification to Reflect Current Survey and Special Lease Conditions recorded August 30, 2021 in Official Records Book 21692, Page 1665; and Sovereignty Submerged Lands Lease Modification to Reflect Change in Ownership by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Ping Pong Partners LLC, a South Dakota limited liability company, Lessee, to be recorded in the Official Records Books of Pinellas County, Florida, over those lands being more particularly described as follows:

EXHIBIT "A" CONTINUED

A parcel of submerged land in Boca Ciega Bay lying and being in Section 25, Township 31 South, Range 15 East, Pinellas County, Florida being more particularly described as follows:

Commence at a corner of Tract "A", Blind Pass Marina, as recorded in Plat Book 51, Page 13, of the Public Records of Pinellas County, Florida, said point also being the Point of Beginning of the lands described in Official Records Book 11170, Page 2051, of the Public Records of Pinellas County, Florida; thence along the boundary of said Tract "A" the following three courses: South 08°28'57" East, 136.85 feet; thence along a curve to the left having a radius of 450.28 feet, arc 92.42 feet, chord 92.27 feet, chord bearing South 87°23'52" West; thence South 81°31'03" West, 203.23 feet to the Southwest corner of said Tract "A" and the Point of Beginning; thence South 81°31'03" West, 38.64 feet; thence North 08°28'57" West, 2.00 feet; thence South 81°31'03" West, 276.36 feet; thence North 08°28'57" West, 106.00 feet; thence South 81°31'03" West, 8.00 feet; thence North 08°28'57" West, 94.60 feet; thence North 81°31'03" East, 8.00 feet; thence North 08°28'57" West, 56.50 feet; thence South 81°31'03" West, 7.00 feet; thence North 08°28'57" West, 50.00 feet; thence North 81°31'03" East, 322.00 feet to a point on the West boundary of said Tract "A"; thence along said boundary South 08°28'57" East, 309.10 feet to the Point of Beginning.

PARCEL 3: (FEE)

A portion of the grantor's tract, as recorded in Deed Book 1189, Page 579, Public Records of Pinellas County, Florida, in Section 25, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Commencing at the Southwest corner of Blind Pass Marina Subdivision, as recorded in Plat Book 51, Page 13, Public Records of Pinellas County, Florida, run North 81°31'03" East, along the South boundary of said subdivision, the same being 33 feet North of and parallel with the centerline of Gulf Boulevard, for a distance of 203.23 feet, to a Point of Curvature; thence Northeastwardly, 92.44 feet along the arc of a curve, concave to the South, having a radius of 443.28 feet, through a central angle of 11°56'57", a chord bearing North 87°29'29" East, 92.28 feet to the Southwest corner of aforesaid grantor's tract; thence North 08°28' 57" West, along the West line of said grantor's tract, for a distance of 14.30 feet to the POINT OF BEGINNING; thence continue North 08°28'57" West, along said West line, for a distance of 129.70 feet to the Northwest corner of said grantor's tract; thence North 81°31'03" East, along the North line of said grantor's tract, for a distance of 110.00 feet to the Northeast corner of the grantor's tract; thence South 08°28'57" East, along the East line of said grantor's tract, for a distance of 167.32 feet to a Point on Curve, a radial to said point being North 17°42'06" East; thence Northwestwardly, 116.57 feet along the arc of a curve, said curve being 47.00 feet North of and parallel with aforesaid centerline of Gulf Boulevard and 14.00 feet North of the South boundary of aforesaid grantor's tract, concave to the South, having a radius of 457.28 feet, through a central angle of 14°36'22", a chord bearing North 79°36'05" West, 116.26 feet, to the POINT OF BEGINNING.

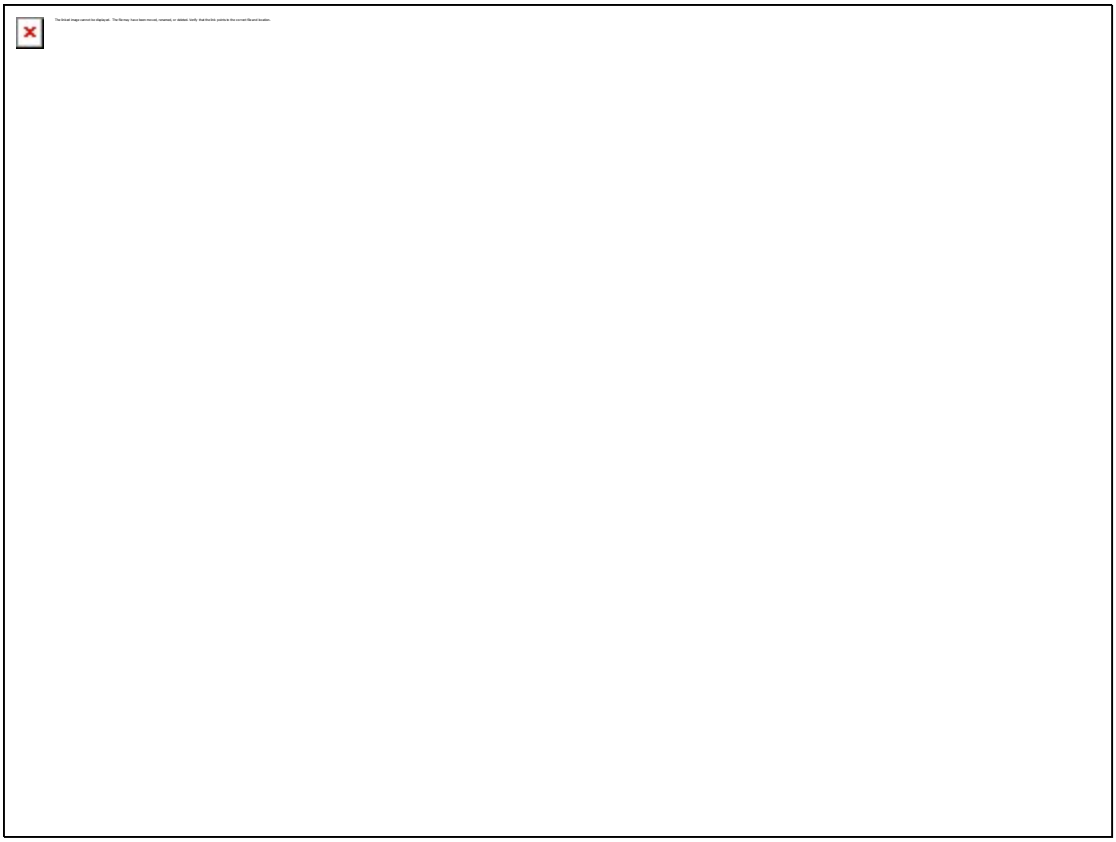
Brandon Berry

From: V Raburn <valraburn@gmail.com>
Sent: Saturday, April 18, 2026 1:39 PM
To: commission@stpetebeach.org
Cc: Brandon Berry
Subject: Public Hearing RE: 9555 Blind Pass Road

CAUTION: This message has originated from **Outside of the Organization. Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

I live next door to the property at 9555 Blind Pass Road and strongly oppose the introduction of outdoor music as the noise from the music and from the customers shouting loudly to talk above the volume of the music, will disturb our rights to peaceful enjoyment of our homes that are in close proximity to the music and customers.

I also strongly oppose any further encroachment of their proposed docks into our property's waterway. I have attached a picture of the current situation. The white wall is at or near the property line between us. While standing on our condo community's side of the wall, I took this picture that clearly depicts boats that are typically moored at the existing docks at 9555 Blind Pass Rd. Their boats commonly extend well beyond their property line and their existing docks at 9555 Blind Pass Rd and are clearly encroaching on our community's waterway. This impedes our ability to navigate our boats (pictured on the right) in and out of the slips owned by our condo owners. Allowing the requested dock variance would greatly exacerbate the current problem, which in itself needs to be addressed by the city and/or the current owners of 9555 Blind Pass Rd.



Thank you for considering and addressing my concerns regarding the existing situation as well as their request for a variance.

Valerie Raburn
9525 Blind Pass Rd #803
St Pete Beach



Brandon Berry

From: D Nelson <dnelsoncrf@gmail.com>
Sent: Wednesday, April 22, 2026 6:54 PM
To: Brandon Berry
Subject: Letter of support for Resolution 2026-10 (Conditional Use Permit - No. 25127

CAUTION: This message has originated from **Outside of the Organization. Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

I am writing in support of Resolution 2026-10 and Variance 26046. As a property owner at YTC for the past 10 years, I welcome the redevelopment of the former Sea Hags restaurant site. The property has long been an eyesore, and replacing it with a new restaurant would be a meaningful improvement for both the immediate area and the broader community.

I do not anticipate any significant adverse impact on traffic for local residents, nor do I believe that sound from music will pose an issue. I am confident that the project's owners will be willing to work with neighboring YTC residents to address any reasonable concerns and to maintain a positive relationship.

I am also supportive of the proposed marina concept, including the inclusion of "live-aboard" houseboats. Given the substantial damage this area sustained during recent hurricanes, redevelopment is not only appropriate but necessary.

Overall, I strongly encourage approval of this project. It will enhance the local tax base in St. Pete Beach and provide an additional quality dining option for both residents and visitors

Dan & Kris Nelson
9425 Blind Pass Rd, St Pete Beach, FL 33706
(443) 496-0880

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Variance No. 26046: 9555 Blind Pass Rd and adjacent submerged land

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]] Variance 26046.

Strategic Objective: Community Prosperity

Date: April 28, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: **Companion to Conditional Use Permit No. 25127**

This is a companion to preceding Resolution 2026-10, which if approved in part or full would grant dimensional variances to the Land Development Code requirements regulating commercial dock length, width, and riparian line setbacks. The authorization to reconstruct the commercial dock facility is a use consideration covered under the companion resolution.

Analysis of this request is found in the companion Resolution's staff report.

Brian J. Aungst, Jr., Esq. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for PING PONG PARTNERS LLC request unnecessary and undue hardship variances (4) to allow for the reconstruction of a commercial dock facility, as follows:

1. Permit the reconstruction of a nonconforming dock structure in its existing footprint without bringing the entire dock structure into compliance with all requirements of the Land Development Code (LDC Sec. 3.10.(b)(2)); specifically:

2. Permit the reconstructed commercial dock facility to have a width of 290.0 feet, and a length of 295.0 feet, where commercial docking facilities are not permitted to have a width or length greater than 75% (231.8 feet) of the width of the property at the waterfront (LDC Sec. 6.23.(e)(3));
3. Permit the reconstructed commercial dock facility to be set at 16.1 feet (5.2%) from the northern extended property (riparian) line, and 1.0 feet (0.3%) from the southern extended property (riparian) line, where a setback of 10% (30.9 feet) of the property width is required (LDC Sec. 6.23.(e)(4));
4. Permit the reconstructed commercial dock facility to be set 16.1 feet from the northern extended property (riparian) line, where a setback of one-third of the property width at the waterfront (102.9 feet) is required from property in adjacent residential use (LDC Sec. 6.23.(e)(5)).

Funding: N/A

Attachments: 1. Hardship Variance_9555 Blind Pass Rd_04.07.2026

CASE #:_____ **PARCEL #:** _____

SUBMITTAL DATE:_____ **AMOUNT DUE:** _____ **PAYMENT DATE:** _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing**:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	PING PONG PARTNERS LLC	701 S Howard Avenue, Suite 106-322 Tampa, FL 33606-2473	(727) 432-3547
Applicant/ Agent	Brian J. Aungst, Jr.; Clay Gilman; Macfarlane, Ferguson & McMullen, P.A.	625 Court Street, Suite 200 Clearwater, FL 33756	(727) 441-8966

Owner Email Address:	Applicant/Agent Email Address:
steve@giancocompanies.com	bja@macfar.com

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CG-1	CG	~4.31 acres

Legal Description: SEE ATTACHED.

Address: 9555 Blind Pass Road, St. Pete Beach, FL 33706

Explanation of Request:
(1) Requesting variance to Code Section 3.10(b)(2) to allow for reconstruction of a nonconforming dock structure in the existing footprint without bringing the entire dock structure into compliance with all requirements of the Code.

(2) Requesting variance to Code Section 6.23(e)(3) to allow the dock facility to have a width of 290.0', in excess of 75% (231.8') of the width of the property at the waterfront, and a length of 295.0', in excess of 75% (231.8') of the length of the property from the seawall. The proposed layout reduces the number of slips from 108 to 70.

(3) Requesting variance to Code Section 6.23(e)(4) to allow the dock facility to have setbacks closer to adjacent property lines than 10% (30.9') of the property width at the waterfront. The proposed setbacks are 16.1' to the north (5.2%) and 1.0' to the south (0.3%). The proposed layout of the dock will only permit parallel mooring along the northernmost portion of the dock where perpendicular mooring of boats is allowed and will remove mooring to the south of the southernmost dock structure.

(4) Requesting variance to Code Section 6.23(e)(5) to allow the commercial dock facility adjacent to waterfront residential property to have a setback of 16.1', less than the required setback of 1/3 (102.9') of the waterfront property width. The proposed layout of the dock will only permit parallel mooring along the northernmost portion of the dock structure where perpendicular mooring is currently allowed, moving boats further

from the property line and reducing the number of boats .

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The dock structures were developed sometime between March 1990 and March 1994 (see historical aerial imagery attached) prior to the implementation of the Land Development Code on June 1, 2003 and have existed in the current footprint since. Following the damage caused by the storms of 2024, repairs to and reconstruction of the dock structures is necessary, but the current Code prevents reconstruction of the dock structures in a footprint substantially similar to the current footprint due to Code provisions which were enacted years after the dock was already in existence. Specifically, Section 3.10(b)(2) states that "Any nonconforming structure which suffers substantial damage, as defined in this Code, shall only be repaired, restored or reconstructed in a manner which brings the entire structure into compliance with all requirements of this Code and other applicable codes of the city…." Several of the requirements of the Code cannot be met in the current footprint of the dock structures, including Section 6.23(e)(3) which provides that "Commercial docking facilities constructed in the waters of the county shall be constructed so that the width of such facilities shall not exceed 75 percent of the width of the property at the waterfront and shall be further constructed so that the length of the facility shall not extend from the mean high water line or seawall of the property further than 75 percent of the width of the property at the waterfront" and Section 6.23(e)(4) which provides that" All docking facilities must be so located that no portion of the proposed facility is closer to either adjacent extended property line than ten percent of the property width at the waterfront."

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The special conditions are not a result of any action by the applicant or a prior owner. The destruction caused by the storms and the Code restrictions have created the hardship on the applicant. The dock structures have been legally existing since the mid-1990s and this variance will allow the dock structures to be repaired and reconstructed in a footprint that is substantially similar to the current footprint that has existed for over three decades.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Literal interpretation of the Code would only allow the applicant to rebuild the dock structures in compliance with current Code provisions which would deprive the Applicant from use of one-third of the existing slips. Without the proposed variance, the entire dock facilities will have to be reconfigured and a significant number of existing slips will have to be removed resulting in unnecessary and undue hardship on the Applicant. Applicant's proposed design already reduces the number of slips from 108 to 70 and re-orients the northernmost boats from perpendicular to parallel in order to reduce impacts to the adjacent property.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The applicant did not create the hardship as it was created due to the dock structures being developed prior to the Code and the current Code restrictions on reconstruction of the nonconformity having to meet current Code standards. This request allows the Applicant to repair and reconstruct the dock facilities in a footprint that is substantially similar to the current footprint.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The applicant is not seeking to increase the number of boat slips or expand the marina, but simply repair and reconstruct the dock structures in a footprint that is substantially similar to the current footprint. The proposed layout actually reduces the number of slips from 108 to 70 and re-orients boats parallel along the northernmost dock structure to reduce impacts to the adjacent property.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Granting of this variance allows the Applicant to be treated similarly to other property owners in the same zoning district by permitting the continued use of the dock structures in a substantially similar footprint following repair/reconstruction. This variance will allow the Applicant to ensure the dock structures are brought up to current safety standards without requiring the removal of one-third of the boat slips. The Applicant is not requesting to increase the footprint or have any benefit conveyed to the use, but simply to ensure the continued safe operation of the dock facilities which requires repair/reconstruction due to the storms. The proposed dock structures are reduced in length and remove 38 slips (from 108 to 70).

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The requested variance is the minimum necessary to make the project feasible, as it allows for the a footprint substantially similar to the existing footprint to be repaired/reconstructed. This variance does not seek to increase the footprint of the dock but is necessary to make repairs and reconstruct the dock facilities in order to safely continue the use thereof. Without this variance, the project would be infeasible, as it would not be possible to reconstruct the dock facilities in a manner that maintains its original function while meeting modern Code requirements.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance allows the developer to keep the property's design in character with the adjacent properties which has existed for over three decades in this location. By approving this variance, the Applicant will be able to repair/reconstruct the dock facilities in a footprint substantially similar to the existing footprint and safely utilize the dock structures into the future. Applicant is not seeking to increase the dock facilities as the number of slips is reduced and the length of the dock is shortened, but to keep them in a similar footprint to what exists, thus there will not be an impact on the property values within the neighborhood as no change is proposed.

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

SS I understand that the City will not accept or process an incomplete application.

SS I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

SS On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

SS I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

SS I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

SS I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

SS I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Signature of Applicant

3/11/26
Date

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE PING PONG PARTNERS, LLC
(print name of property owner)

hereby authorize Brian J. Aungst, JR
(print name of agent)

to represent me/us in an application for Conditional Use / Variance
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Steven Gianfilippo
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 14th **day of** July **20**25. **by** Steve Gianfilippo **who is personally known** _____ **or produced** _____ **as identification.**

Ryan Entsminger
(Notary Signature)

7/14/2025
(D

My Commission Expires 01/12/2029

RYAN ENTSMINGER
Notary Public - State of Florida
Commission # HH 627856
My Comm. Expires Jan 12, 2029
Bonded through National Notary Assn.

EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 50'-0"

N

NOTE: EXISTING SITE INFORMATION REFERENCED FROM TOPOGRAPHIC SURVEY CONDUCTED BY COMPASS SURVEYING, DATED 7/11/2023

EXISTING CONDITIONS LEGEND

- EX. DOCK *(REMOVED)*
- EX. PILINGS *(REMOVE)*

EXISTING FIXED DOCK A
(TO BE REMOVED)
8,151± SF

EXISTING FIXED DOCK B
(TO BE REMOVED)
SF INCLUDED IN DOCK A

EXISTING FIXED DOCK C
(TO BE REMOVED)
3,245± SF

CONTRACTOR TO REMOVE EXISTING DOCK AND MOORING PILES

SUBMERGED LAND LEASE (N81°31'03"E 617.01')

38.7'

299.3'

(N08°28'57"W 56.50')

85.1'

300.3'

(N08°28'57"W 94.60')

43.9'

101.2'

(N08°28'57"W 106.0')

7.6'

299.6'

SUBMERGED LAND LEASE (S81°31'03"W 276.36')

(38.64')

(S81°31'03"W

BUILDING #9555

PARCEL 1: (FEE)

PARCEL 3: (FEE)

BLIND PASS ROAD

NOTE: CONTRACTOR TO LOCATE ALL UPLAND/DOCK UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR TEMPORARILY CAPPING, DISCONNECTING AND SHORING EXISTING UTILITIES AS REQUIRED FOR SEAWALL CONSTRUCTION. ALL PROPOSED UTILITIES WITHIN THE PROJECT AREA ARE TO BE PER THE UTILITY PLANS PROVIDED BY EMERALD ENGINEERING, INC.

PERMIT PLANS
NOT FOR CONSTRUCTION

NOTE: ALL SUBMERGED CONTOURS REFER TO FEET BELOW MEAN LOW WATER

NOT VALID UNLESS SIGNED & SEALED

FOSTER CONSULTING

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

9555 BLIND PASS ROAD
ST PETE BEACH, FLORIDA

EXISTING CONDITIONS SITE PLAN

DATE: 8/7/25	FILE: 23327	REV:
DRAWN BY: NSN	SHEET: 02 OF 06	
CHECKED BY: JTF	02	
SCALE: AS NOTED		

BLIND PASS
(TIDAL)

CONTRACTOR TO DEPLOY TURBIDITY CURTAINS FOR ALL ACTIVE IN-WATER WORK

FLOATING DOCK A
(19) WET SLIPS & TRANSIENT SLIPS

SUBMERGED LAND LEASE (N81°31'03"E 617.01')

TRANSIENT SLIPS

TRANSIENT SLIPS

286.0'

16.1' SB

36.0'

27.0' TYP.

PROPOSED MOORING PILE (TYP.)

FLOATING GANGWAY LANDING

BUILDING #9555

ALUMINUM GANGWAY *(MANUFACTURER TO BE SELECTED BY CONTRACTOR)*

PROPOSED BOAT LIFT PILE (TYP.)

295.0'

60.0' FAIRWAY

(N08°28'57"W 596.60')

FIXED DOCK B
(32) BOAT LIFT SLIPS
(2) WET SLIPS W/ MARGINAL DOCK

290.0'

88.0'

(N08°28'57"W 946.60')

32.0' TYP.

BOAT LIFT (TYP.) *(TO BE SELECTED BY CONTRACTOR)*

PROPOSED MOORING PILE (TYP.)

ALUMINUM GANGWAY *(MANUFACTURER TO BE SELECTED BY CONTRACTOR)*

FLOATING GANGWAY LANDING

60.0' FAIRWAY

(N08°28'57"W 606.0')

32.0' TYP.

46.0'

SUBMERGED LAND LEASE (S81°31'03"W 276.36')

(38.64') (S81°31'03"W

295.0'

FLOATING DOCK C
(17) WET SLIPS

1.0' SB

BLIND PASS ROAD

NOT VALID UNLESS SIGNED & SEALED

PERMIT PLANS
NOT FOR CONSTRUCTION

DOCK LEGEND
- FIXED DOCK
- FLOATING DOCK

SLIP LEGEND
- XX PROPOSED WET SLIP
- XX PROPOSED BOAT LIFT SLIP

N

AERIAL SITE PLAN
SCALE: 1" = 50'-0"

DOCK SLIP MATRIX

Color	Slip Length	Dual Berth (Width)	Wet Slip	Boat Lift Slip	Total Amount
	30'	27'	19	0	19
	40'	32'	19	32	51
			Total Slip Count		70

PROPOSED DOCK CONDITIONS

DOCK A = 3,142 SF

DOCK B = 6,268 SF

DOCK C = 3,450 SF

(2) 4'x25' ALUMINUM GANGWAY = 200 SF
(176 SF OVER WATER)

TOTAL STRUCTURE OVER WATER = 13,036 SF

WATERFRONT LENGTH = 309.1 LF
NAVIGABLE WATERWAY WIDTH = 295.4± LF

MHW= +0.46' NAVD
MLW = -0.99' NAVD

SIDE SETBACK = 1.0 LF (L) / 16.1 LF (R)

PARCEL 1: (FEE)

PARCEL 3: (FEE)





RIPARIAN LINE





RIPARIAN LINE

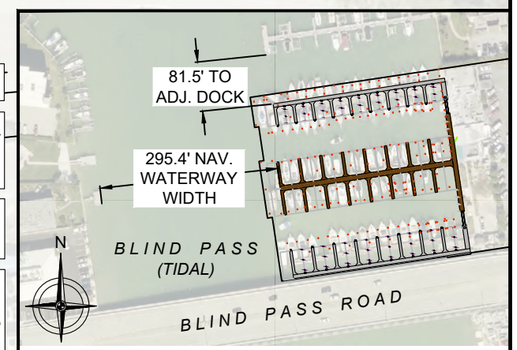
MANATEE CONDITIONS FOR IN-WATER WORK THE STANDARD MANATEE AND OTHER ESA LISTED SPECIES *(SEA TURTLES, GULF STURGEON, SMALL TOOTH SAWFISH, AND GIANT MANTA RAY)* CONDITIONS FOR IN-WATER WORK (2011) SHALL BE FOLLOWED FOR ALL IN-WATER ACTIVITY.

NOTE: NO SUBMERGED VEGETATION PRESENT IN THE PROPOSED PROJECT AREA

NOTE: EXISTING SITE INFORMATION REFERENCED FROM TOPOGRAPHIC SURVEY CONDUCTED BY COMPASS SURVEYING, DATED 7/11/2023

NOTE: SUBMERGED CONTOURS REFER TO FEET BELOW MEAN LOW WATER *(NOT SHOWN FOR CLARITY)*

***NOTE**:** CONTRACTOR TO LOCATE ALL UPLAND/DOCK UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR TEMPORARILY CAPPING, DISCONNECTING AND SHORING EXISTING UTILITIES AS REQUIRED FOR SEAWALL CONSTRUCTION. ALL PROPOSED UTILITIES WITHIN THE PROJECT AREA ARE TO BE PER THE UTILITY PLANS PROVIDED BY EMERALD ENGINEERING, INC.



AERIAL SITE LEGEND
SCALE: 1" = 250'

FOSTER CONSULTING

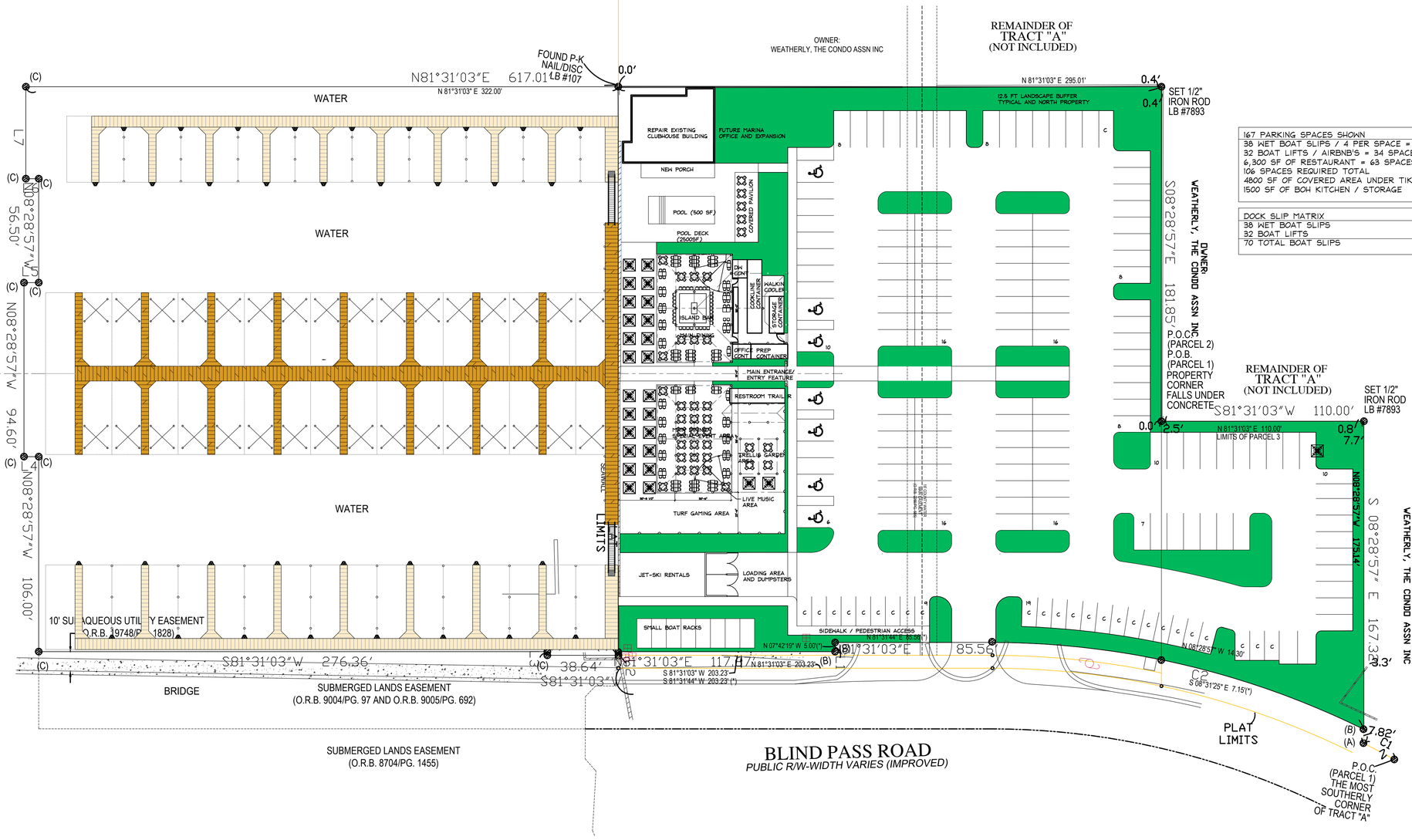
FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

9555 BLIND PASS ROAD
ST PETE BEACH, FLORIDA

AERIAL SITE PLAN

DATE: 8/7/25	FILE: 23327	REV:
DRAWN BY: NSN	SHEET: 03 OF 06	
CHECKED BY: JTF	03	
SCALE: AS NOTED		



167 PARKING SPACES SHOWN
38 WET BOAT SLIPS / 4 PER SPACE = 9 SPACES REQUIRED
32 BOAT LIFTS / AIRBNB'S = 34 SPACES REQUIRED
6,300 SF OF RESTAURANT = 63 SPACES REQUIRED
106 SPACES REQUIRED TOTAL
4800 SF OF COVERED AREA UNDER TIKI'S
1500 SF OF BOH KITCHEN / STORAGE

DOCK SLIP MATRIX
38 WET BOAT SLIPS
32 BOAT LIFTS
70 TOTAL BOAT SLIPS

(A)= FOUND 1/2" IRON PIPE

(B)= SET 1/2" IRON ROD LB #7893

(C)= PROPERTY CORNER FALLS IN WATER

(D)= PROPERTY CORNER FALLS UNDER CONCRETE

1 SITE PLAN

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"

JVB ARCHITECT, LLC
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
2401 N. HOWARD AVE, TAMPA FL 33607-2614
813.258.3233 | www.jvbarch.com | AR92396

BLIND PASS MARINA

CONCEPTUAL SITE PLAN

Sheet Number
1 of 1
Project Number
25076
Date
1-5-26

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Resolution 2026-11: Amending the Parking Fee Schedule to Include Electric Vehicle Charging Fees

Action Request: Motion to adopt Resolution 2026-11.

Strategic Objective: Operational Excellence

Date: April 28, 2026

Prepared By: Renee Rose, City Clerk

Through: Frances Robustelli, City Manager

Summary of Issue:

The City previously adopted a comprehensive Parking Fee Schedule by Resolution, consolidating all parking-related fees into a single document. The City has had electric vehicle (EV) charging stations installed at select public parking locations; however, fees for their use have not previously been established.

The proposed Resolution amends the existing Parking Fee Schedule to establish EV charging fees at a rate of $0.47 per kilowatt-hour (kWh) for the first four (4) hours of use and $0.94 per kWh thereafter. The average rate in the County ranges from $0.35 per kilowatt-hour to $0.47 per kilowatt-hour with the high range concentrated around beaches and main event areas. Based on the proposed rate, the average cost for a mid-size vehicle for one hour of charging would be approximately $3.35. Many vehicles may require multiple hours of charging, which could translate to approximately $32.33 for an eight-hour charge time. The proposed rate structure is intended to offset operational and maintenance costs while encouraging turnover at charging stations by discouraging extended use beyond four (4) hours.

Incorporating EV charging fees into Exhibit A ensures that all parking-related fees are maintained in a single, comprehensive schedule, improving clarity, consistency in administration, and transparency for users. Standard parking fees will continue to apply concurrently where

applicable.

Funding: The addition of EV charging fees is expected to generate revenue to offset operational and maintenance costs associated with the City's EV charging infrastructure. Specific revenue impacts will vary based on use and will be collected for forecasting purposes once sufficient data is collected.

Attachments:

1. Resolution 2026-11, Amending the Parking Fee Schedule to Include EV Charging Fees
2. Electric Vehicle Fees Presentation

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PARKING FEE SCHEDULE TO INCLUDE ELECTRIC VEHICLE CHARGING FEES; PROVIDING FOR AN UPDATED EXHIBIT A; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2026-02 allows the City to adopt parking permit fees by Resolution; and

WHEREAS, the City Commission previously adopted a comprehensive Parking Fee Schedule, including metered and permit parking fees, by Resolution; and

WHEREAS, the City has installed electric vehicle (EV) charging stations at certain public parking locations; and

WHEREAS, the City Commission finds it appropriate to establish fees associated with the use of EV charging stations and to incorporate those fees into the City's comprehensive Parking Fee Schedule for clarity and administrative efficiency; and

WHEREAS, the updated Parking Fee Schedule, including EV charging fees, is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

Section 1. The above recitals are true and correct and are incorporated herein as findings of the City Commission.

Section 2. The City's comprehensive Parking Fee Schedule is hereby amended to include electric vehicle charging fees as set forth in Exhibit A, attached hereto and incorporated herein.

Section 3. Exhibit A, as amended, replaces and supersedes any prior Parking Fee Schedule to the extent of any conflict.

Section 4. All prior resolutions or parts of resolutions in conflict herewith related to parking fees are hereby superseded to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon adoption.

{The remainder of this page left intentionally blank.}

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2026.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Scott Tate, Mayor

ATTEST:

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

Exhibit A

Description	Fee
Parking decals and permits: See this MAP (link: https://cspb.maps.arcgis.com/apps/webappviewer/index.html?id=1ecace4c4f0f4aa0b2329aee6704b9b2) for detailed zones	
"B" General Resident Parking Permit - Annual - Resident or nonresident owning property within city	No Cost
"2R-U" Upham Beach Resident Parking Permit - Annual Fixed - Resident or nonresident owning property in the Upham Beach zone	No Cost
"2R-U" Upham Beach Transferrable Parking Permit - Annual - Resident or nonresident owning property in the Upham Beach zone	20.00
"3R-B" Belle Vista Resident Parking Permit - Annual Fixed - Resident or nonresident owning property in the Belle Vista zone	No Cost
"3R-D" Don Cesar Resident Parking Permit - Annual Fixed - Resident or nonresident owning property in the Don Cesar zone	No Cost
"3R-D" Don Cesar Transferrable Parking Permit - Annual - Resident or nonresident owning property in the Don Cesar zone	20.00
"4R" Pass-A-Grille Resident Parking Permit - Annual Fixed - Resident or nonresident owning property in the Pass-A-Grille zone	No Cost
"4R" Pass-A-Grille Transferrable Parking Permit - Annual - Resident or nonresident owning property in the Pass-A-Grille zone	20.00
"4B" Employee Permit—For businesses operated on premises only in Pass-A-Grille south of 31st Avenue	25.00
"4B-H" Transferrable Parking Permit—For registered temporary lodging businesses in Pass-A-Grille	50.00
Lost 2R-U, 3R-D, 4R transferrable permit (hangtag)	50.00
"4B-M" Permit—One-day permits for operators of commercial watersports businesses at Merry Pier, for resale at same price to legitimate customers	5.00 weekdays 10.00 weekends
"T" Resident Boat Trailer Permit— Annual Fixed - Resident or nonresident owning property for vehicles with attached boat trailer	75.00
"C" permit—Public and private contractors conducting work in the city	10.00

Daily parking permits:	
One-day residential permit—Must provide proof of owning or residing at an address fronting a city non-metered B permit only zone	3.00 one-day permit
Temporary one-day non-metered B permit—Must provide proof of owning or residing at an address fronting a city non-metered B permit only zone. Cannot be consecutive days	Up to 20 one-day permits 3.00
Parking Meter Rates:	
Monday – Thursday parking rate at parking pay stations and on apps	5.00 per hour
Friday – Sunday parking rate at parking pay stations and on apps	6.00 per hour
February 1 – April 30 seasonal rate ($1 increase over standard rate) Monday – Thursday Friday – Sunday	 6.00 per hour 7.00 per hour
Holiday and Special Events rate, determined by the City Manager on a case-by-case basis	$40 - $75 per session
Parking meter rates for boat ramp parking at Egan Park and Don Boat Ramp (attached boat trailers only)	25.00
Electric Vehicle Charging Rates	
Electric Vehicle Charging Rate Standard parking fees apply concurrently where applicable.	$0.47 per kWh for the first four (4) hours; $0.94 per kWh thereafter
Storage charge for impounded motor vehicle, per day	35.00
Annual lease of metered parking space	1,200.00

Electric Vehicle Charging Station Fees

Devon Schmidt

Strategic Roadmap Alignment:
Operational Excellence

Current State

Chargers in three locations:

- Pass-A-Grille-1
- Community Center-2
- Library-1

Only Pass-A-Grille-One (1) charger and one (1) of the two (2) chargers at the Community Center are currently working. Both are scheduled to be repaired.

The second charger at the Community Center and one at the Library are currently out of service due to faulty charging cords.

Cost of Electricity for four (4) EV Charging Stations in St. Pete Beach. $7,838.30 per year Averaged (will depend on usage)

Total Cost for NovaCharge/ChargeUp (company that controls the charging Stations. $3,741.00 per year.

Total Yearly Cost to provide 4 charging Stations to the residents and guest of St. Pete Beach.

$11,579.30

Analysis

Cost of Electricity:

- For the Community Center, we took the cost of both chargers working for 8 months to get an average cost per month.
- For the Library, we took the cost of the charger working for 3 months to come up with a monthly average for the year.
- Total cost of electricity averaged out for four (4) EV Charging Stations for 12 months was $7,838.30 total

Kilowatt Hours

- Total kwh's for four (4) charges within the City is 30,797 kwh for a 12 month period.
- Library was only operational for 3 months between March of 2025 and February 2026.
- One of the Community Centers was only operational for 8 months between March of 2025 and February 2026.

Total Cost for St. Pete Beach Yearly (averaged)



Electricity cost (averaged) **$7,838**



NovaCharge/Charge UP yearly cost currently **$3,741**



Total average yearly cost **$11,579**

St. Pete Beach Proposed EV rates:



$.47 per kwh up to 4 hours of charging.



$.94 per kwh after 4 hours of charging at regular rate



The reason for the additional amount for times lasting more than 4 hours is to keep the space turning over as often as possible.

Proposed Limitations

- Vehicles parked in a Charging Station spot that is not an Electric Vehicle, would be ticketed or possibly towed.
- EV vehicles parked in a charging space that is plugged in and is not charging (no activity on the meter, meaning that they are not receiving a charge) will be ticketed
- The reason for the upcharge after 4 hours and not allowing Electric vehicles to stay parked over 4 hours without the increase is to increase turnover.
- Ticketing as mentioned above is to eliminate vehicles being left in a charging space once they are fully charged and to allow for turnover though the day and evening.

Signage for Parking

- Signage would be posted on each charging location stating:
- The meter rates per kwh and parking enforcement if necessary for those parking non-EV vehicles in an EV location or Electric vehicles not charging but using the spot to be at the beach or other location (i.e. ticketing by Parking Enforcement)

Revenue offset operational cost and maintenance costs

Forecast

Revenue		
KWH >4 at $.47		11,696
KWH<4 at $.94		5,557
Total Revenue	**$**	**17,253**
Expense		
ChargeUp:		3,741
Electricity:		7,838
Total Expenditures	**$**	**11,579**
Net for maintenance	**$**	**5,674**

Management Information



On average an EV user charges for 1-hour and 47 minutes



Of the 2,910 charges 2,469 of those charges are under 4 hours



Of the 2,910 charges 441 of those charges are over 4 hours