

Case No. 23-DP-20
“Downtown Hollywood”
1914-1920 Pierce Street
Design and Site Plan

Project location

- 1914-1920 Pierce Street
- RAC land use designation
- ND-2 zoning designation



About the project

- 0.38 ac (net),0.47 (gross)
- 29 units
- 5 stories
- Rear alley access
- PDB approved 3-12-24



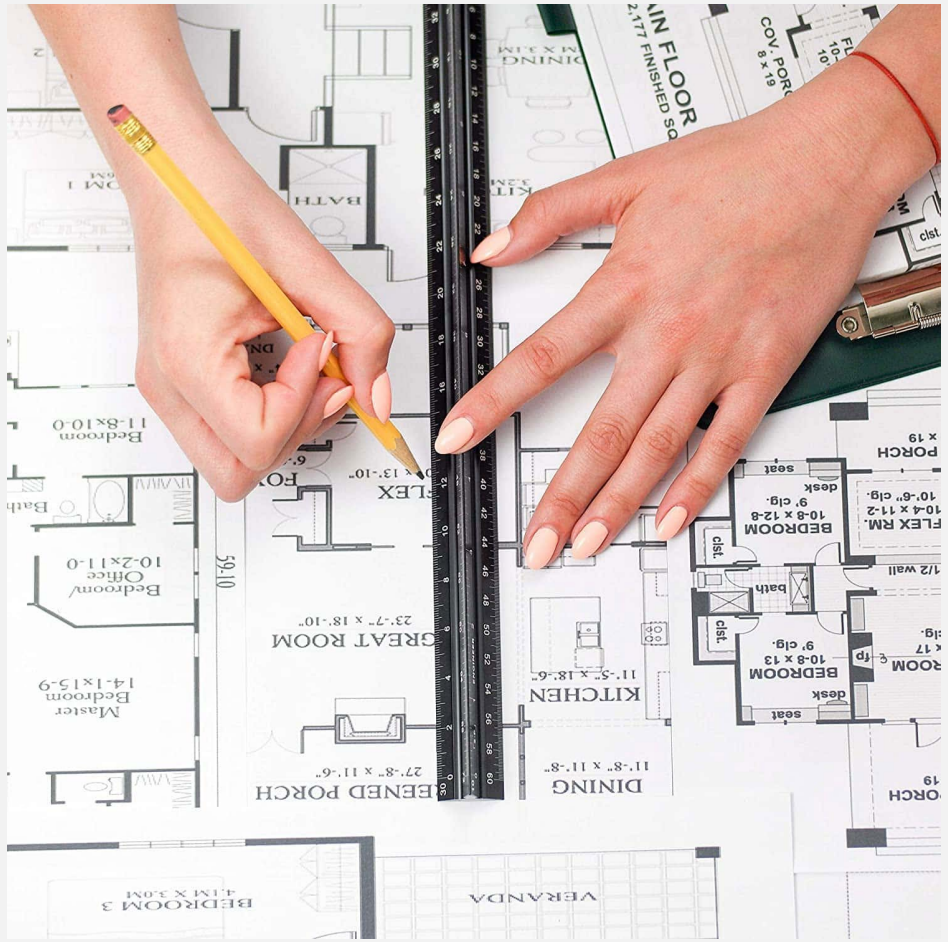
Consistent with City Policies

Comprehensive Plan

City-Wide Master Plan



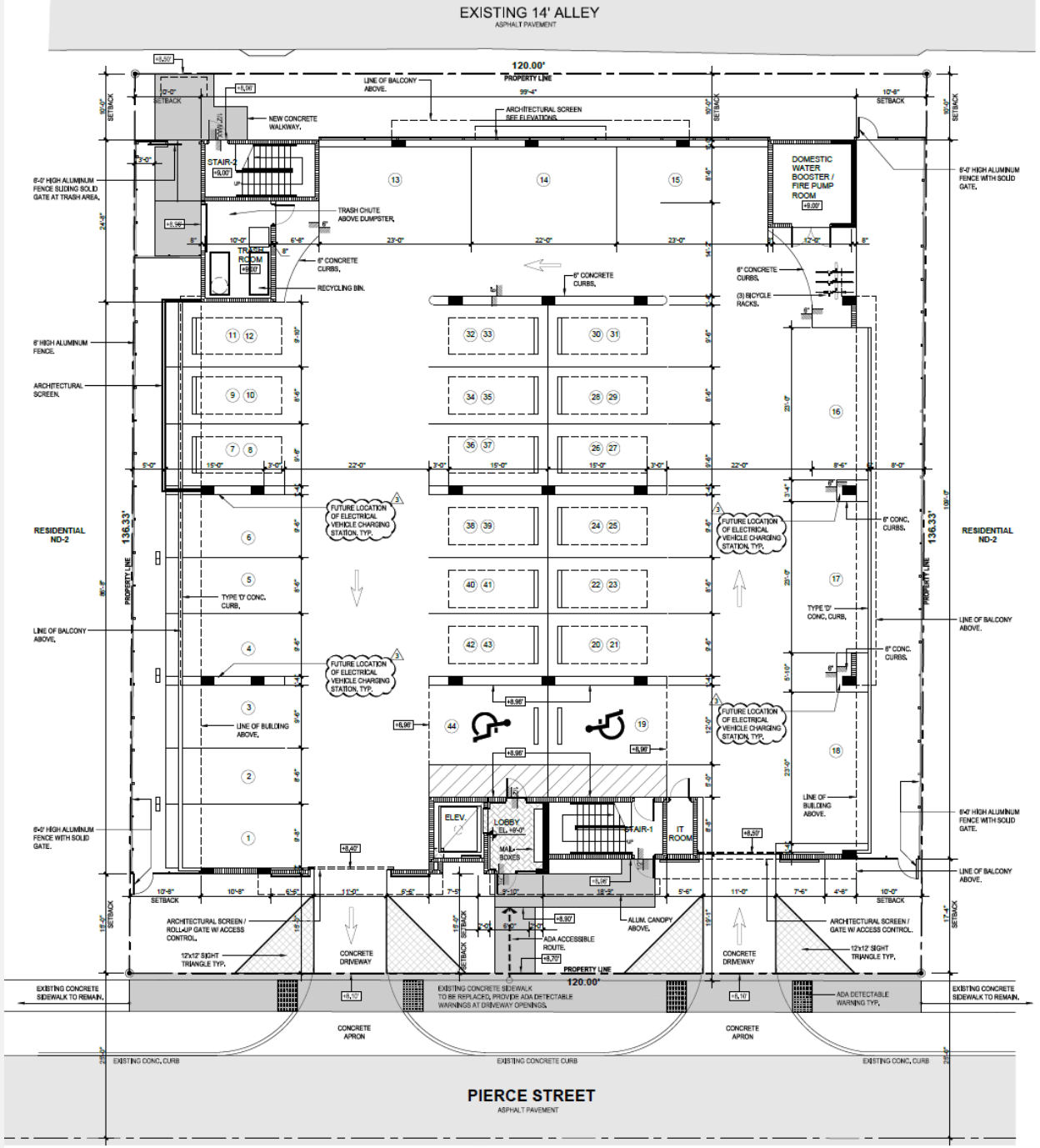
Satisfies Sec. 6.23. Review Standards.



A. Natural environment
B. Open space
C. Circulation and parking
D. Community services and facilities
E. Buildings and other structures
F. Level of service standards
G. Compliance with tree and landscape regulations & all other applicable standards and regulations

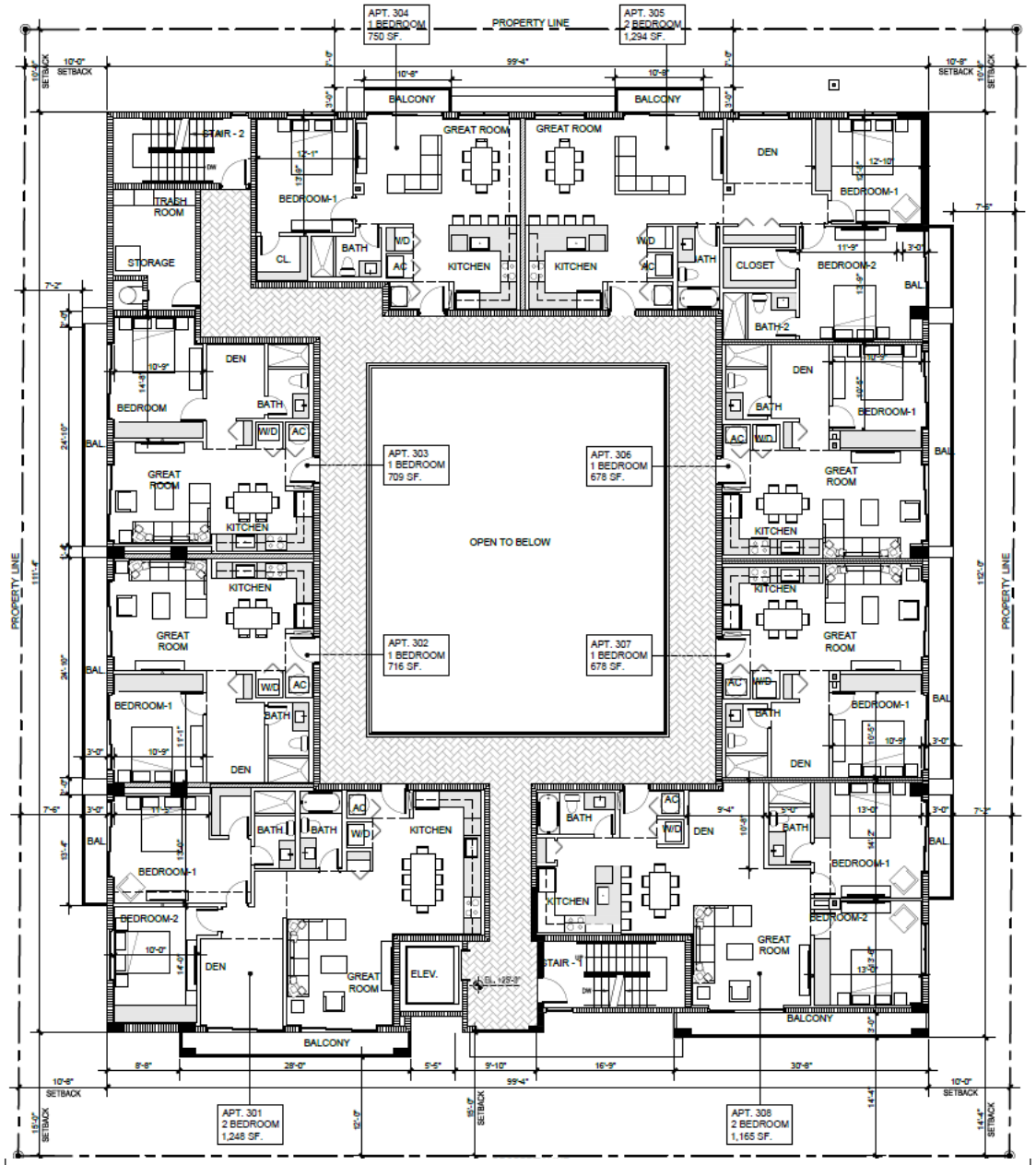
Satisfies Sec. 5.3 - Design Criteria

1) Architectural and design components
2) Compatibility
3) Scale/massing
4) Landscaping
5) Design Guidelines Manual
6) Neighborhood specific design review criteria (N/A)
7) Sec. 3.22 – Building color criteria

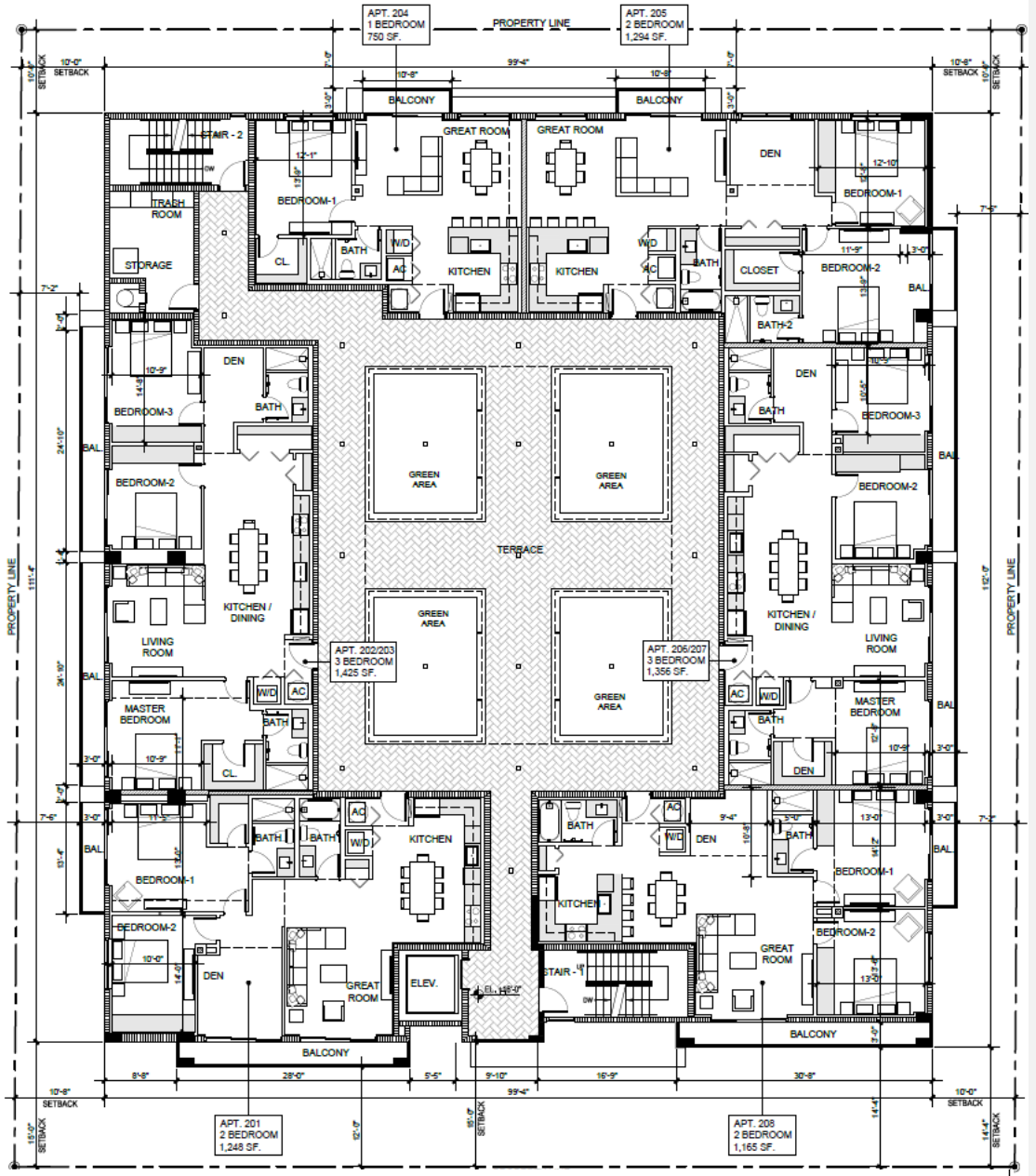


GROUND FLOOR / SITE PLAN

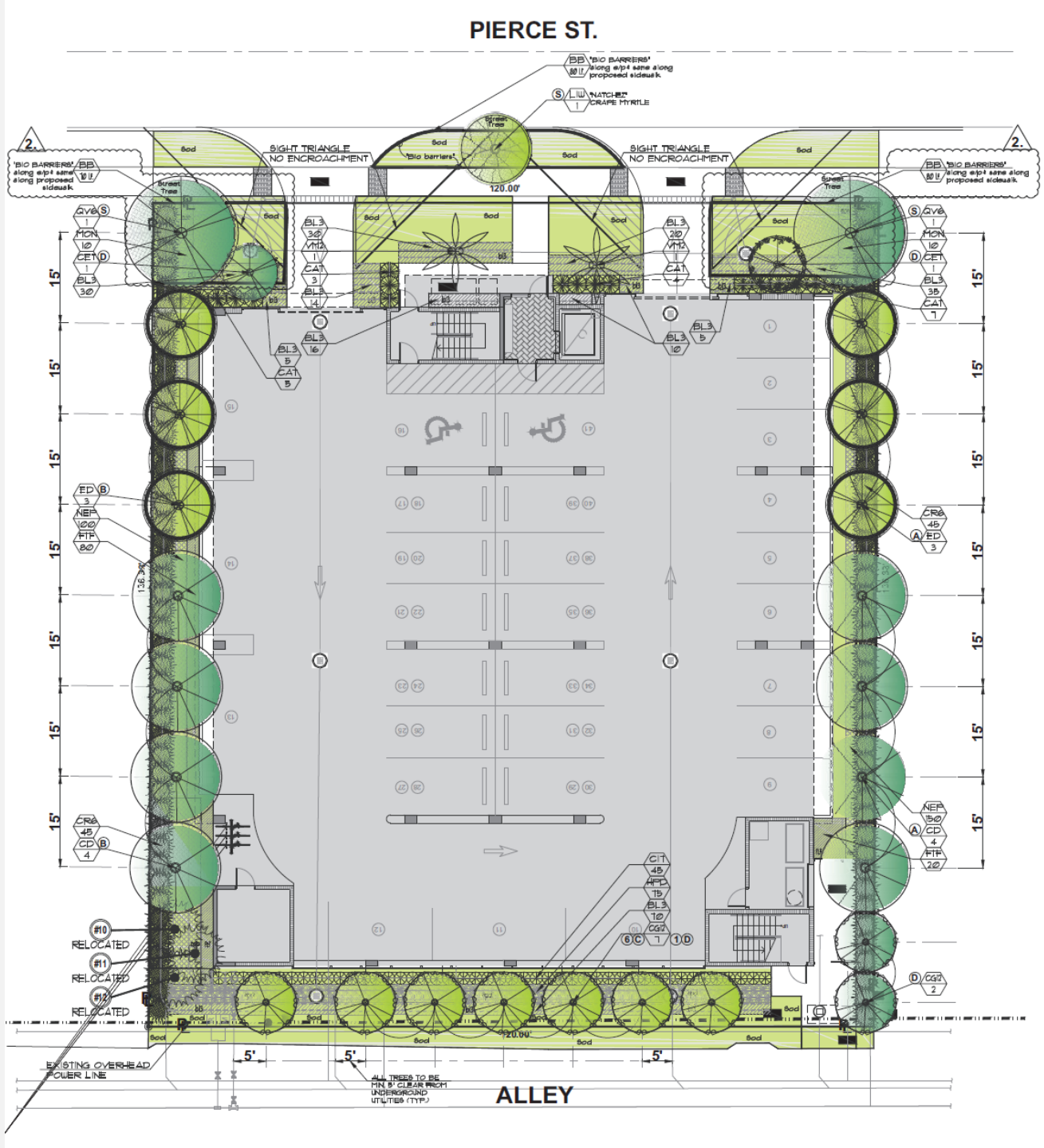
SCALE: 1/8" = 1'-0"



I PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0" 2



I PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0" 1


PIERCE ST.
'BIO BARRIERS' along e/p't same along proposed sidewalk.
"NATCHEZ" CRAPE MYRTLE
Street Tree
Sod
SIGHT TRIANGLE NO ENCROACHMENT
'Bio barriers'
120.00'
15'
5'
#10 RELOCATED
#11 RELOCATED
#12 RELOCATED
EXISTING OVERHEAD POWER LINE
ALL TREES TO BE MIN. 5' CLEAR FROM UNDERGROUND UTILITIES (TYP.)
ALLEY

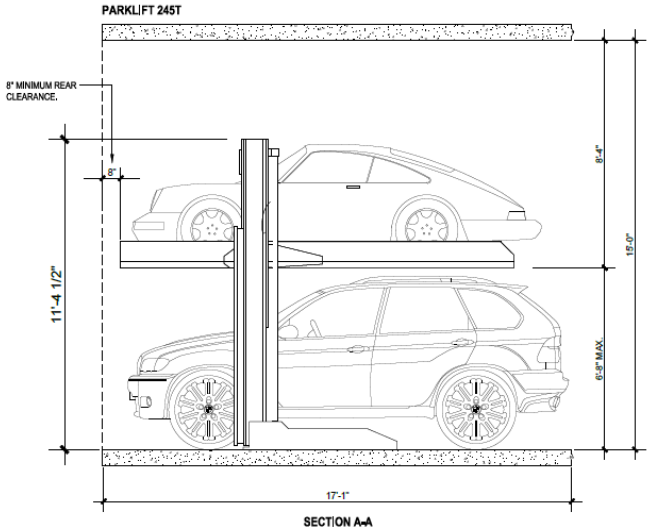


ADJACENT PROPERTY TO THE EAST OF SUBJECT PROPERTY

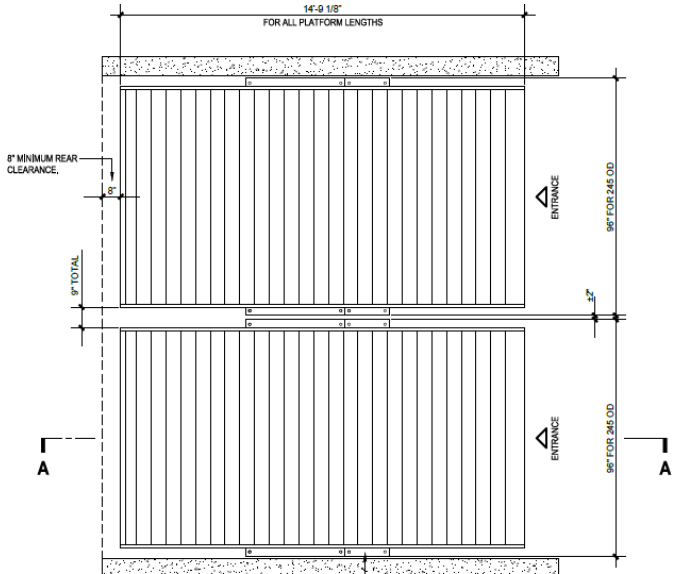
1914 - 1920 PIERCE STREET HOLLYWOOD, FLORIDA 33020



ADJACENT PROPERTY TO THE WEST OF SUBJECT PROPERTY

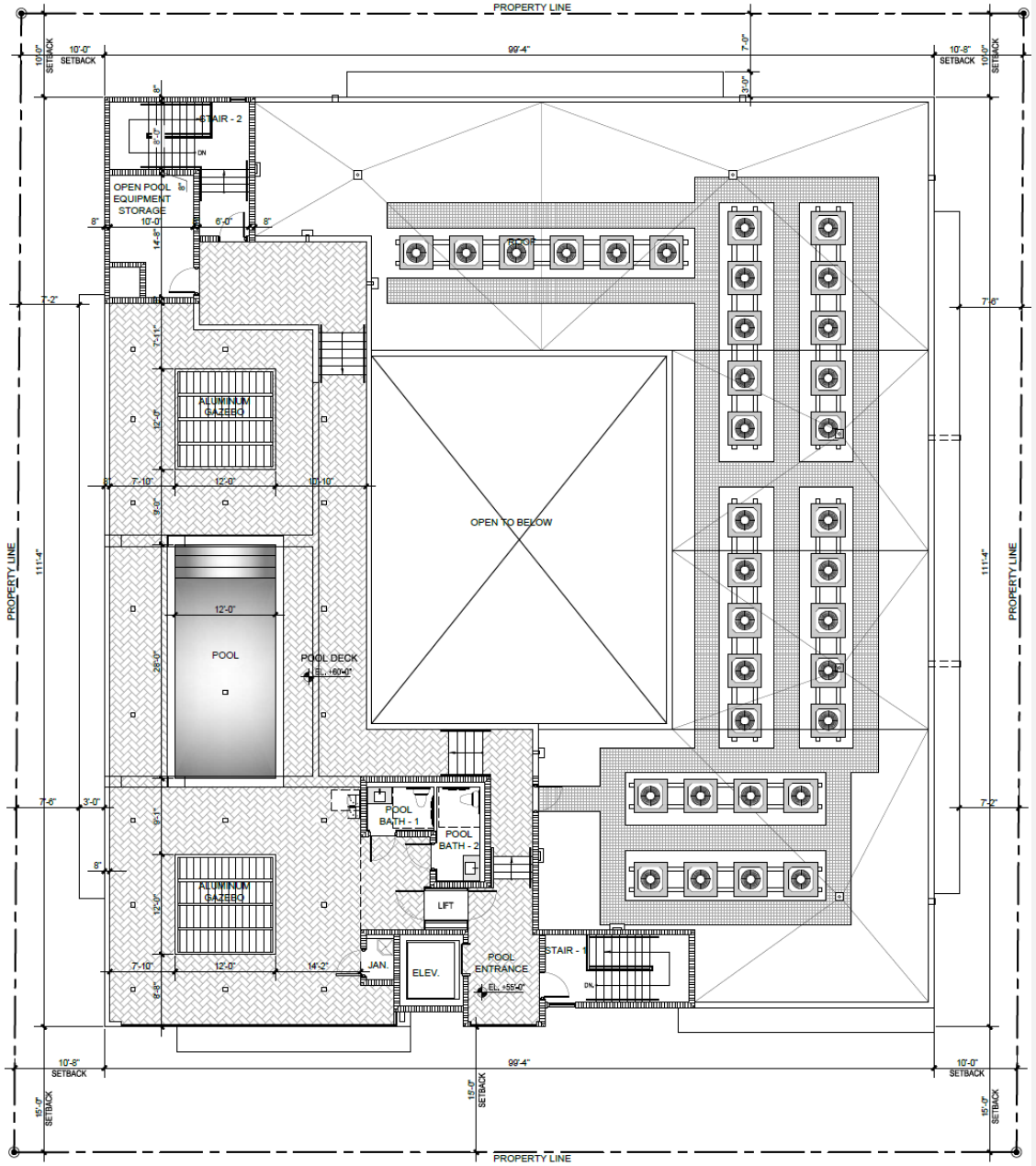


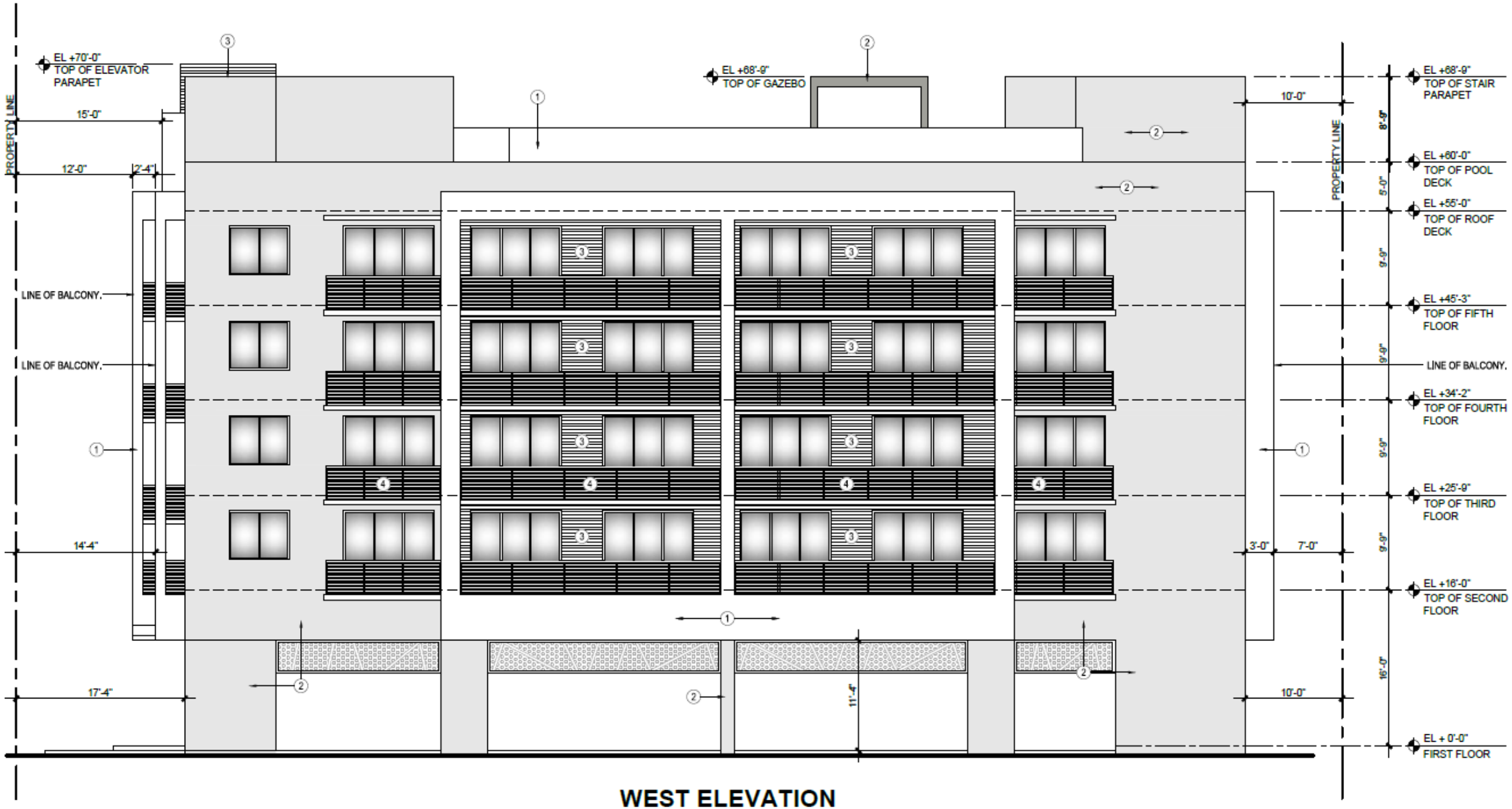
SECTION A-A



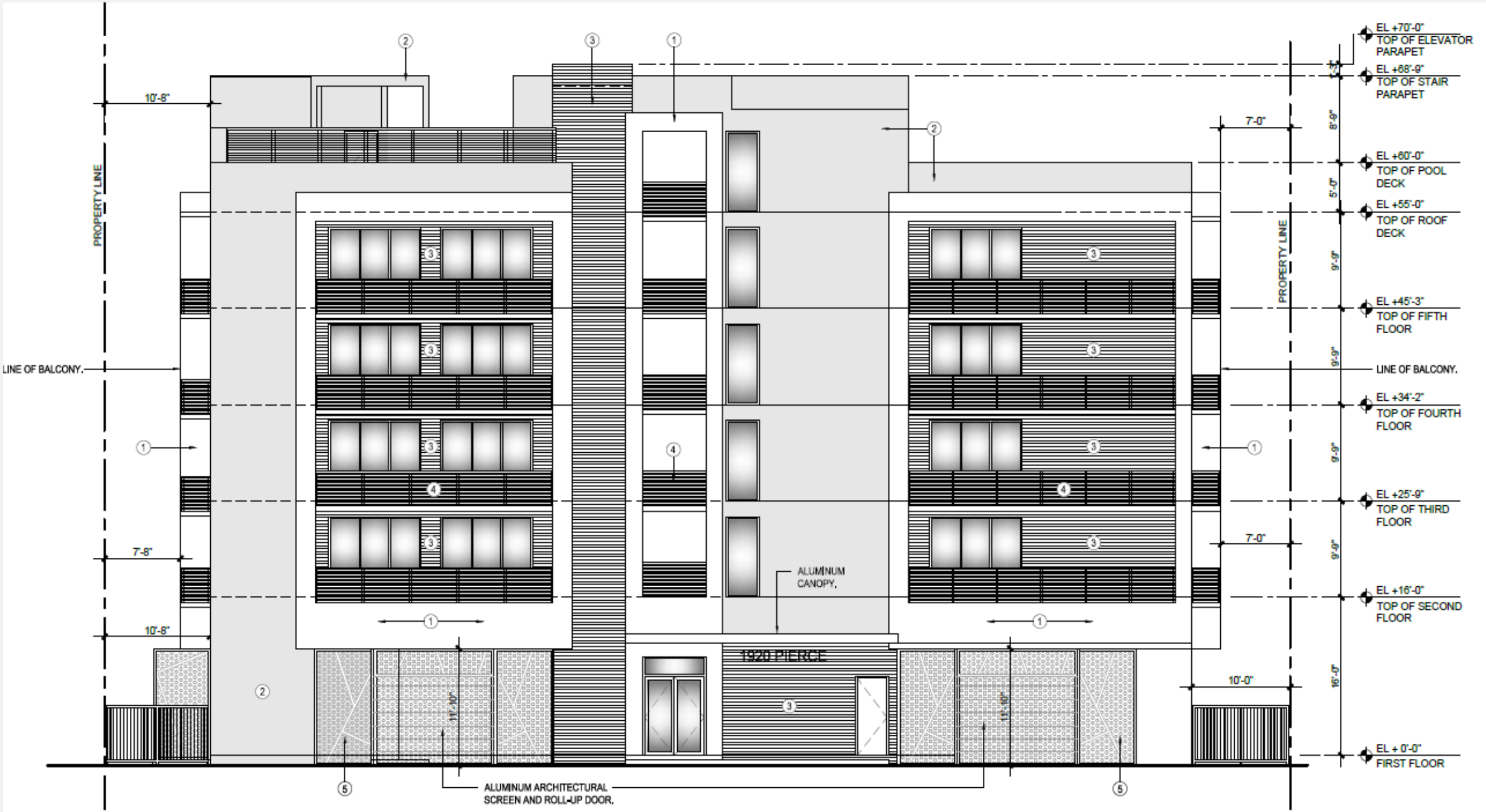
PARKLIFT 245T SPECIFICATIONS

CAPABILITIES	
WORKING CAPACITY	6,000 LBS
STATIC CAPACITY	12,000 LBS
DYNAMIC CAPACITY	9,000 LBS
DIMENSIONS	
OVERALL WIDTH	96 7/16"
PLATFORM WIDTH	82 1/16"
DRIVE-THRU WIDTH	88"
OVERALL PLATFORM LENGTH	177 1/8"
MAXIMUM VEHICLE WHEELBASE	146"
MAXIMUM CLEARANCE (LOWER CAR)	80"
OVERALL HEIGHT	11'-5"
SPEED	
LIFTING SPEED (SECONDS)	17 SECONDS
LOWERING SPEED (SECONDS)	15 SECONDS
POWER	
POWER REQUIREMENTS	220V 3 PHASE 40 AMP
220V SINGLE PHASE 40 AMP	
FEATURES	
APPLICATION	OUTDOOR / INDOOR
SURFACE	ASPHALT / CONCRETE
MATERIAL	100% GALVANIZED STEEL
SAFETY	STEEL-ON-STEEL LOCKS





WEST ELEVATION



NORTH ELEVATION

GLG Government LAW GROUP
WWW.GOVLAWGROUP.COM
Keith M. Poliakoff, Esq. | (954) 909-0591 office | kpoliakoff@govlawgroup.com

May 20, 2024

SENT VIA E-MAIL

Anand Balram, Planning Manager
Planning and Urban Design Division
City Of Hollywood
Hollywood, FL 33020

Douglas Gonzales, Esq.
City Attorney
City Of Hollywood
Hollywood, FL 33020

Re: Notice of Expert Disclosure
CRR 23-DP-20 1914-1920 Pierce Street
City Commission Meeting – June 5, 2024

Mr. Balram/Mr. Gonzales:

In accordance with Section 5.6 of the City's Land Development Code, the following serves as the Applicant's expert disclosures. A copy of all expert's curriculum vitae is attached for your review and approval.

1. Jeff Katims, AICP, CNU-A, Complete Cities, Inc. Mr. Katims will testify in regards to the development's compliance with all Code criteria and Code requirements. Mr. Katim's testimony may also include, but shall not be limited to, a review of the prior Code's standards.

2. Alberto Llorente, RA, NCARB, Leed-AP, Llorente Architect, PA. Mr. Llorente will testify concerning the complete architectural design. Mr. Llorente's testimony will include, but shall not be limited to, the design, fenestrations, buffering, materials, colors, and buffering.

3. Karl B. Peterson, P.E., Senior Project Manager, TraffTech, Inc. Mr. Peterson will testify in regards to the site's traffic impact, including but not limited to, onsite and offsite traffic improvements.

4. Noel Rodriguez, P.E., Senior Project Manager, Thompson & Associates. Mr. Rodriguez will testify in regards to the projects civil engineering plan. Such testimony shall include, but shall not be limited to, the on and offsite drainage plan.

5. James F. Socash, JFS Design, Inc. Mr. Socash will testify as it relates to the site's landscape plan including the landscape buffer.

Although not testifying as experts, Alexis Bogomolni, Gustavo Bogomolni, and Pamela Butler will be available to answer questions on the ownership's behalf.

Thank you, in advance, for your review of this matter.

Sincerely,

Keith M. Poliakoff, Esq.

JEFFREY N. KATIMS, AICP, CNU-A

PROFESSIONAL QUALIFICATIONS

EDUCATION

Master's Degree: Urban and Regional Planning
Florida State University, Tallahassee, FL

Bachelor of Arts Degree: Psychology
State University of New York, College at Oneonta, Oneonta, NY

Virginia Polytechnic Institute
Academy for the New Urbanism, Form-Based Codes Institute

University of Miami, School of Architecture
Principles and Practices of New Urbanism, CNU Accreditation

Office of the Attorney General
Florida Crime Prevention Training Institute

PROFESSIONAL MEMBERSHIPS OR DESIGNATIONS

American Institute of Certified Planners (AICP)
Membership Number 012252 – Effective 1996
This is the highest level of earned professional planning certification

American Planning Association (APA) – National Chapter
Membership Number 076051 - Effective 1990

Florida American Planning Association (FAPA)
Membership effective 1990

Broward County Section of American Planning Association (BAPA)
Membership effective 1993

Congress for the New Urbanism-Accredited
Membership effective 2009

Florida Planning and Zoning Association
Membership effective 2014

PROFESSIONAL AFFILIATIONS

Urban Land Institute (1999-2001)
Florida League of Cities, Broward County Technical Advisory Committee Secretary (1997-1998)

AWARDS OR RECOGNITIONS

City of Hallandale, FL – Employee of the Year Award, 1995

TEACHING OR LECTURING

Guest Panelist – Florida Chapter of the American Planning Association Annual Conference, West Palm Beach, FL (2018), *Context Sensitive Sign Regulations*

Guest Panelist—Florida Planning & Zoning Association Annual Conference, Naples, FL
Effective and Defensible Sign Regulations

Guest Panelist –Miami-Dade County League of Cities Conference (2015)
Sign Regulation after Reed v. Town of Gilbert

Guest Panelist—Florida Planning & Zoning Association Annual Conference, Orlando, FL
One Size Fits All: Incentive Zoning Districts for Strip Commercial Areas

AUTHORED ZONING CODES AND LAND DEVELOPMENT REGULATIONS

City of Marco Island, FL
Audited Code of Ordinances (2023)

City of West Palm Beach, FL
Prepared sign code (expected adoption summer 2024)

City of Pinellas Park, FL
Updated sign regulations (expected adoption summer 2024)

Town of Southwest Ranches, FL
Prepared planned business district regulations (2020)

City of Boynton Beach, Palm Beach County, FL
Prepared Community Standards Ordinance (2019)

City of New Port Richey, Pasco County, FL
Prepared new sign provisions (2017)

City of Boca Raton, Palm Beach County, FL
Prepared sign code (2017)

Town of Lauderdale-By-The-Sea
Updated zoning regulations (2017)

City of Delray Beach, Palm Beach County, FL
Prepared amendments to land development regulations (2016)

City of Parkland, Broward County, FL
Rewrote entire land development code (2015)

City of Wilton Manors, Broward County, FL
Prepared form based code for Transit Oriented Corridor (2012)

City of Coconut Creek, Broward County, FL
Prepared sign code (2011)

City of Dania Beach, Broward County, FL
Rewrote entire land development code (2010)

City of Miami Gardens, Miami Dade County, FL
Updated land development regulations (2010)

City of Dania Beach, Broward County, FL
Prepared form based code (2009)

City of Plant City, Hillsborough County, FL
Prepared form based code (2009)

Town of Davie, Broward County, FL
Prepared form based code(2008)

City of Pinellas Park, Pinellas County, FL
Prepared comprehensive update to zoning regulations (2005)

Town of Southwest Ranches, Broward County, FL
Prepared new land development code (2004)

Town of Lauderdale-By-The-Sea. Broward County, FL
Prepared unified zoning and land development regulations (2003)

City of Wilton Manors, Broward County, FL
Rewrote entire land development code (2003)

City of Boynton Beach, Palm Beach County, FL
Prepared new zoning districts to implement redevelopment plan (2001)

Town of Davie, Broward County, FL
Prepared the Griffin Corridor District and other new zoning standards and land development regulations (1996-2001)

CO-AUTHORED ZONING CODES AND LAND DEVELOPMENT REGULATIONS

Village of Estero, Lee County, FL
Consulted with Village to evaluate and revise proposed regulations for new zoning regulations (2016)

Town of Loxahatchee Groves. Palm Beach County, FL

Assisted in preparing the entire unified zoning and land development regulations (2010)

Miami Shores Village. Miami-Dade County, FL

Assisted in preparing the unified zoning and land development regulations (2008)

AUTHORED REDEVELOPMENT PLANS AND COMPREHENSIVE PLANS

"Evaluation and Appraisal Amendments" to the Comprehensive Plan, Sunny Isles Beach, FL (2022)

"Evaluation and Appraisal Amendments" to the Comprehensive Plan, Aventura, FL (2022)

"Evaluation and Appraisal Amendments" to the Comprehensive Plan, Hallandale Beach, FL(2018)

"Evaluation and Appraisal Report of the Comprehensive Plan, Southwest Ranches, FL (2016)

"Regional Activity Center," Pompano Beach, FL (2010)

"Regional Activity Center," Dania Beach, FL (2009)

"Regional Activity Center," Davie, FL (2008)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Miami Shores Village, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. North Miami Beach, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Sunrise, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Parkland, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Tamarac, FL (2005)

"Southwest Ranches Comprehensive Plan." Review and commentary on proposed provisions. Town of Southwest Ranches, FL (2002)

"Town of Davie Comprehensive Plan Evaluation and Appraisal Report Amendments." Davie, FL (1996)

"City of Hallandale Beach Comprehensive Plan Evaluation and Appraisal Report."(Future Land Use Element and Coastal Element). Hallandale Beach, FL (1996)

"County Line Road Corridor Plan." Hallandale Beach, FL (1995)

"Fashion Row District Plan." Hallandale Beach, FL (1993)

CO-AUTHORED COMPREHENSIVE PLANS

"Comprehensive Plan: Future Land Use Element," City of Margate, FL (2021)

"Evaluation and Appraisal Amendments" to the Comprehensive Plan, City of Parkland, FL (2015)

"Comprehensive Plan", City of Parkland, FL (2015)

"Comprehensive Plan", City of North Miami, FL (2015)

"Local Activity Center," Tamarac, FL (2010)

"Comprehensive Plan", City of North Miami, FL (2008)

"Comprehensive Plan", City of North Miami Beach, FL (2007)

"Comprehensive Plan", Miami Shores Village, FL (2007)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Sunrise, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Parkland, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Tamarac, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Wilton Manors, FL (2006)

"Evaluation and Appraisal Report" of the Comprehensive Plan. Miami Shores Village, FL (2005)

"Evaluation and Appraisal Report" of the Comprehensive Plan. North Miami Beach, FL (2005)

"Southwest Ranches Comprehensive Plan "Review and commentary on proposed provisions. Town of Southwest Ranches, FL (2002)

"Federal Highway Corridor Community Redevelopment Plan." Boynton Beach, FL (2001)

"Evaluation and Appraisal Amendments" of the Comprehensive Plan. Davie, FL (1997)

OTHER AUTHORED DOCUMENTS AND MONOGRAPHS

"Potable Water Level of Service Standards", (Minch, Katims) *Florida Planning* (2009)

"Concurrency Management System for North Miami Beach (2004)

"Justification for the Davie Regional Activity Center." (1997)

"County Line Road Corridor Plan." (1995)

"Fashion Row Plan." (1994)

"Albany-Dougherty County Paratransit Plan." (1992)

EXPERT WITNESS TESTIMONY

Mr. Katims has qualified an expert witness in Circuit Court in the 17th Judicial District. He has served as an expert witness in or for the following municipalities, with the nature of the matter shown:

Town of Southwest Ranches, FL *(2020) (zoning and land use) (representing Town)*

City of Fort Lauderdale, FL *(2020) (zoning and land use) (representing private client)*

City of Hallandale Beach, FL *(2018) (property related dispute) (representing private client)*

City of Fort Lauderdale, FL *(2017) (zoning and land use) (representing private client)*

City of Miami Beach, FL (2016) (zoning and land use) *(representing private client)*

City of Fort Lauderdale, FL *(2016) (zoning and land use) (representing private client)*

City of Hollywood, FL *(2013) (eminent domain) (representing private client)*

City of Hollywood, FL *(2014) (eminent domain) (representing private client)*

City of Hollywood, FL *(2015) (eminent domain) (representing private client)*

City of Pompano Beach, FL *(2013) (land use amendment challenge) (representing private client)*

City of Oakland Park, FL *(2006) (zoning and land use) (representing private client)*

Highlands County, FL *(2005) (zoning and land use) (representing private client)*

City of North Miami Beach *(2005) (zoning and land use) (representing City)*

PROFESSIONAL EXPERIENCE

Jeff Katims, AICP, CNU-A has 30 years of public and private sector experience in urban planning, zoning and land use, including providing expert witness testimony. He is a Principal with the Complete Cities Planning Group, which provides professional planning, zoning, land use and expert witness consulting services to the public and private sectors.

Mr. Katims has current extensive experience in all phases of planning, zoning and land use matters. He has consulted for more than 35 local governments and scores of private clients in addition to his early public sector career. His current experience routinely includes undertaking land use plan amendments; rezonings; variances; development research; zoning code and land development code preparation, interpretation and application; and, providing expert witness testimony. Mr. Katims has qualified as an expert witness in State of Florida Administrative Hearings and Circuit Court in the 17th Judicial District. He also serves as the planning and zoning official for the Town of Southwest Ranches, Florida, including serving as the Town's expert witness in quasi-judicial land use matters, as necessary.

Prior to his private sector consulting career, Mr. Katims worked from 1996 to 2001 for the Town of Davie, where he was ultimately the Planning and Zoning Manager. In that capacity, he was responsible for preparing and administering the comprehensive plan, the zoning code and land development regulations.

He also reviewed and made recommendations for numerous land use related applications, many of them in a quasi-judicial setting as an expert witness for the Town. These applications included site development plans, land use plan amendments, rezonings, variances, special permits, plats and delegation requests.

Prior to joining the Town of Davie, Mr. Katims worked from 1993 to 1996 for the City of Hallandale Beach as Associate Planner. In this capacity, he undertook a variety of planning projects. Mr. Katims was responsible for analyzing development requests; writing and implementing segments of the comprehensive plan; amending and administering the zoning code; and, preparing redevelopment plans and assisting in their implementation.

Before relocating to Florida, Mr. Katims provided professional planning services to the Albany Dougherty Planning Commission in Albany, Georgia from 1991 to 1993. For this City/County Planning Commission, he administered multiple city and county zoning and subdivision regulations; analyzed land development applications; and, prepared and implemented the County's first ADA Paratransit Plan.

Alberto Llorente, RA, NCARB, LEED-AP

E-mail: albert.llapa@comcast.net / Phone: (305)525-2370

PROFILE

Over 45 years experience in all aspect of Architecture. Responsibilities for the past 45 years include managing large governmental, municipal, and educational clients including Miami-Dade Fire Rescue, Ft. Lauderdale Hollywood International Airport, Miami International Airport, Miami-Dade County Public Schools, School Board Of Broward County, Miami Dade College, City of Miami Beach, City of North Miami Beach, United States Postal Service, Florida International University and others.

Responsible for all phases of the work including:

- Programming
- Design
- Construction Documents
- Bidding and Award
- Construction Administration
- Quality Assurance / Quality Control Reviews
- Coordination with all trades
- Adherence to Project Scope, Schedule and Budget
- Client Management
- Business Development

WORK HISTORY

Llorente Architect PA: February 2011 – Present

President: Responsible for total practice including business development, design, Construction Documents and construction administration. We have been working on several exiting projects including a LEED-Silver Certified Restaurant, Several Public Charter Schools, Custom Single Family Residences, Office Buildings, Warehouses, Miscellaneous Additions and renovations and several projects for the Archdiocese of Miami.

CSA Group/ Brown and Brown Architects :2006-2011(February 25)

Program Manager: Responsibilities included managing of major clients on all phases of AE project development. Successfully completed various residential, commercial, educational, industrial, municipal and governmental projects.

Brown and Brown Architects:1986-2006

Associate: Responsibilities included Managing of major client on all phases of architecture. Worked on residential, commercial, educational, industrial, municipal and governmental projects.

Urban Architects: 1983-1986

Project Architect: Worked on residential, commercial and medical clinics/hospital projects.

The Architects Partnership of Brown Lopez Brown: 1979-1983

Project Architect: Worked on residential and commercial projects

EDUCATION

Bachelor of Architecture University of Miami, 1979

PROFESSIONAL LICENSES

Registered Architect, State of Florida, License No. AR0012031
Registered Architect, State of Illinois, License No. 001.021042
LEED®AP

PROFESSIONAL AFFILIATIONS

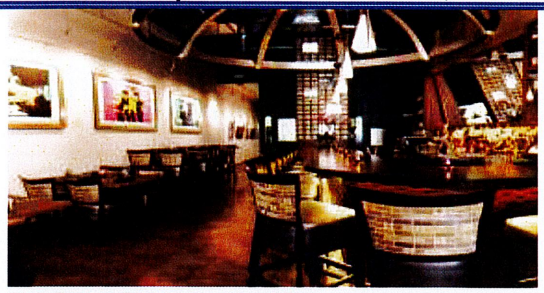
National Council of Architectural Registration Boards (NCARB)

REFERENCES

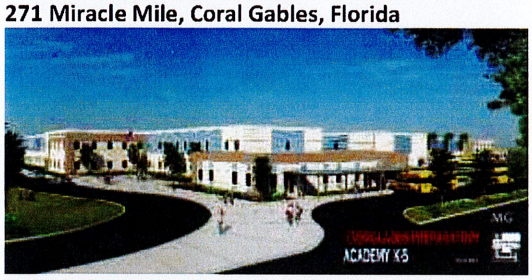
Furnished Upon Request.

Alberto Llorente, RA, NCARB, LEED-AP

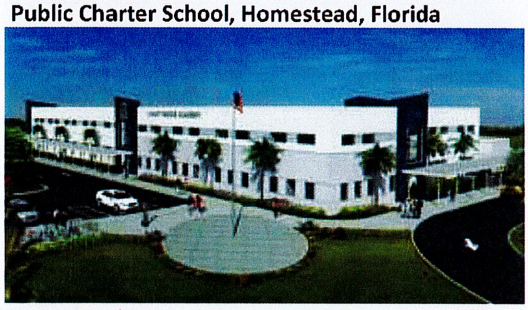
E-mail: albert.llapa@comcast.net / Phone: (305)525-2370



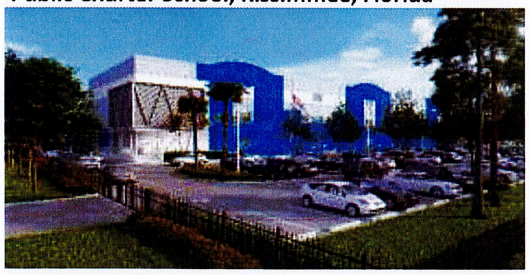
The Dome Restaurant and Bar
271 Miracle Mile, Coral Gables, Florida



Everglades Preparatory Academy
Public Charter School, Homestead, Florida



Avant Garde Preparatory Academy
Public Charter School, Kissimmee, Florida



Doral Public Charter



Custom Residential Projects

LLORENTE ARCHITECT PA 2011-Present PROJECTS

The Dome Restaurant, Bar and Lounge - Coral Gables, Florida
Scope of work: Design a LEED Silver restaurant in an existing narrow space approximately 16 foot wide and 85 foot long. The restaurant design included the following:

- Seating for 50 with Bar and Outdoor Seating
- Working Kitchen / Office / Restrooms
- **LEED Silver Certified**

Everglades Preparatory Academy - Homestead, Florida
Scope of work: Design a New Charter School to House 1,328 Students Grade 6 through 12 approximately 50,000SF. The School facility included the following:

- Middle School / High School Classrooms
- Media Center / Art Lab / Music Lab / Science Labs
- Kitchen/Cafeteria
- Administration and Support

Avant Garde Preparatory Academy Public Charter School
Scope of work: Design a New state of the art Public Charter School to House 1,300 Students Grade 6-12. The Project has 4 Phases approximately 60,000 SF.

LYNX FBO Office Building: Scope of work: Design a state of the art A fixed-based operator (FBO) 10,000 sf. Office / Terminal Building at Fort Lauderdale Executive Airport. This facility provides general aviation services for owners and users of private aircrafts.

Archdiocese of Miami – Sacred Heart Outreach Center
Scope of work: Renovation of an existing second floor storage area into a Youth Activity Center, CCD and other group events. The renovation included new parking and ADA Accessibility.

Archdiocese of Miami – MHOC Cafetorium Building
Scope of work: Provide an addition approximately 15,000SF. to house a new Cafetorium building. The new building will provide a secure new school entrance, kitchen and ADA restrooms.

Doral Charter School
Scope of work: Design a New state of the art Public Charter School at the site of an existing manufacturing building.to House 1,980 Students Grade K-12. The Project has 4 Phases approximately 135,000 SF.

Residential Projects
Scope of work: Design Custom Single Family Residences. Our scope of work includes programing, design, construction documents as well as construction administration of the residences. The residences vary in sizes between 5,000 SF and 8,000 SF.

Alberto Llorente, RA, NCARB, LEED-AP

E-mail: albert.llapa@comcast.net / Phone: (305)525-2370











PROJECT EXPERIENCE / BROWN AND BROWN ARCHITECTS / CSA GROUP

Miami-Dade County Public Schools (MDCPS) Multiple Contract (1989-2010)

- Over 21 years of continual services throughout the district including major capital construction projects, additions, renovations, roof consulting, life safety improvements, ADA accessibility projects, design criteria professional (DCP). Managed over 200 projects.
- Central West Transportation Center / $8,000,000.00
- State School QQ-1 David Lawrence K-8 - $16,000,000.
- State School Y-1 Norma Butler Bossard Elementary / $18,000,000.00
- State School YY-1 Jorge Mas Canosa Middle / $22,000,000.00
- Highland Oaks Middle Relief / $10,000,000.00
- Safety to Life Improvements /Multiple Projects /$10,000,000
- QZAB / Multiple Project
- Management of multiple continuing contracts

Ft. Lauderdale/Hollywood International Airport (BCAD) (2005-2010)

- Roof Replacement at Terminal 2
- Roof Replacement at Terminal 3
  Roof Repairs to Terminal 4

Miami Dade Aviation Department (MDAD) Continuing Contract (2003-2010)

- MIA Bus Maintenance Facility - $8 Million in construction cost
- MIA Terminal Security 5 year contract - $30 million in construction cost
- Checpoint Security Upgrades at North, Central and South Terminals
- Fire Upgrades for Communication and Computer Rooms
- Wireless Security Cameras at Opa-Locka Airport
- Commissary Warehouse Addition

Miami-Dade Fire Rescue (MDFR) Training Facility Design Criteria Professional Multiple Continuing Contract (2003–2009)

- DCP Program Manager – New state of the art Fire Rescue Training Facility Campus valued at $26 million. Responsibilities: Development of Design Criteria Documents, Programming and Design Development for Design Build Project.
- Multiple Fire Station Projects.

The School Board of Broward County, Continuing Contract (1999-2010)

- Multiple simultaneous contracts including continuing contract services
- Roof consulting services

City of Miami Beach Continuing Contract (1996-2007)

- Miami Beach Convention Center & Jackie Gleason Theatre
- Roof Repair & Replacement.
- Scott Rakow Master Plan

City of North Miami Beach Continuing Contract (1996-2008)

- Emergency Operations Center
- City Hall Addition and Renovation
- Snyder Tennis Center ADA Improvements

Federal Government (2004-2008)

- Army National Guard (Statewide) projects under $1 million.
- United States Postal Service Term Contract for the State of Florida and the Southeastern United States. Fees not to exceed $5 million.

Univision Broadcasting (2010-2010)

- New HD Studios "E" and "F" / $6.5 Million in construction cost.

Master Restaurant Developers (2006-2010)

- On The Borders Restaurants Miami Lakes, Florida/ 2.5 Million.
- On The Borders Restaurants Royal Palm Beach, Florida/ 2.5 Million.
- On The Borders Restaurants Miramar, Florida/ 2.5 Million.
  On The Borders Restaurants Homestead, Florida/ 2.5 Million.

Years of Experience
34

Education
Master of Civil Engineering, 1990
North Carolina State University

B.S. Civil Engineering, 1988
North Carolina State University

Professional Registrations
Professional Engineer, 1996, FL #49897

Professional Engineer, 1994, NC #19813

Professional Engineer, 1999, NV #13818

Organizations
Institute of Transportation Engineers (ITE), Associate Member

Past-President – Gold Coast Chapter

Karl B. Peterson, P.E.

Senior Project Manager

Mr. Peterson offers more than 30 years of engineering experience directing, conducting and reviewing traffic engineering / transportation planning analyses, traffic impact / concurrency evaluations, parking demand studies, Project Development and Environment (PD&E) studies, corridor planning studies, and interchange justification and modification reports (IJR / IMR). He has extensive experience in conducting public involvement programs for transportation related projects, serves as city traffic engineer for several south Florida municipalities, and has performed numerous traffic operations and safety studies for the Florida Department of Transportation (FDOT). He has a firm understanding of community issues, assembles and manages strong project teams for large transportation projects, and is well-respected for his ability to communicate with clients, agencies, elected officials, and the public. In addition, Karl has a long track record of delivering successful projects on-time and within budget.

Transportation Services for Land Development

Karl has conducted more than 1,000 transportation and traffic engineering studies for private land development clients, attorneys, architects, and engineers. His services have included traffic impact analyses, concurrency evaluations, developments of regional impact (DRI), parking design and supply studies, signal warrant studies, access management evaluations, and concurrency audits. These studies have been conducted throughout the state of Florida, primarily from the Florida Keys to Palm Beach County.

Municipal Services

As Project Manager and primary contact for several cities in south Florida, Karl has advised staff and elected officials on issues regarding site planning and design, traffic impacts, access management evaluations, site circulation, land use planning, location and type of landscaping (as it relates to sight distances and safety measures), traffic signal warrant studies, signing and pavement markings, and parking facilities.

Planning / Project Development and Environment (PD&E) Studies

Karl has performed and/or supervised all aspects of the PD&E and corridor study process. Key elements of these studies include analyses of transportation / land use relationships, travel demand estimates and forecasts, level of service analyses, benefit-cost comparisons, and financial feasibility studies. His project experience includes studies with significant natural and physical environment impacts including those to historically significant properties. Karl has also prepared design traffic memorandums, project purpose and need statements, alternatives analyses and has conducted extensive public involvement programs on highly controversial projects.

Traffic Operations and Safety Studies

As part of several work-order contracts with Florida Department of Transportation (FDOT) in Districts Four and Six, Karl conducted and/or assisted with the technical analyses of more than 75 traffic operational and safety studies. These studies included crash diagrams and analyses, signal warrant studies, intersection analyses, travel time and delay studies, queuing analyses, and pedestrian safety studies.

Infrastructure, Privatization and Finance

Since 1993, Karl has been involved in multiple transportation-related finance studies, including tollroad feasibility analyses, evaluation of managed lanes, privatization studies, benefit-cost analyses, and congestion pricing evaluations. He also performed research and drafted the enabling legislation resulting in the creation of the Miami-Dade County Expressway Authority (MDX).

Airport Planning

Karl has also been involved in a wide range of airport and aviation related planning activities. These include preparing airport site selection studies, terminal area analyses, and airport master plans. He also has conducted air traffic control tower location studies, environmental assessments, and performed statewide aviation system planning.

Relevant Project Experience:

Traffic Engineering Services, Sunrise, FL; Project Manager. Serves as the traffic engineering consultant to the City of Sunrise in Broward County, Florida. In this role, he reviews applications for new development projects within the City. These reviews focus on the layout of the proposed site plans, access issues, internal site circulation, sight distances, and traffic impacts.

Traffic Engineering Services, Tamarac, FL; Project Manager. Serves as the traffic engineering consultant to the City of Tamarac in Broward County, Florida. In this capacity, he reviews applications for site plan development, traffic impact studies, parking studies, and project access.

New River CSX Railroad Bascule Bridge PD&E Study, Fort Lauderdale, FL, Project Manager. This PD&E Study involved a Scherzer Rolling Lift railroad bridge constructed in 1927 over the South Fork of the New River. This historically eligible bridge was determined to be structurally deficient and the project team evaluated rehabilitation options as well as bascule, rolling lift and vertical lift replacement options. Other options considered included a 40 foot diameter tunnel and a fixed span bridge with 55 feet of vertical clearance. This project involved extensive Section 106 / SHPO coordination as well as regular USCG, marine, and railroad industry involvement.

SR 93 / I-75 & Pembroke Road Interchange PD&E Study, Pembroke Pines / Miramar, FL, Project Manager. The study included the analysis of the mainline adjacent interchanges, and a proposed interchange using CORSIM simulation software to determine the operational characteristics of I-75 with and without the proposed interchange in place. Three alternatives were evaluated as part of the study, including the baseline 'no-build' condition, single point urban interchange and tight diamond interchange alternatives. In addition to the engineering aspects of the project, these alternatives were evaluated with respect to potential environmental impacts resulting from the proposed interchange.

Congress Avenue (SR 807) PD&E Study, Lake Worth, FL; Project Manager. Studied the widening and rehabilitation of Congress Avenue (SR 807) from Lantana Road to 6th Avenue South in Palm Beach County, Florida. Both five- and six-lane alternatives were considered along with special treatment and/or additional lanes at major intersections, bridge improvements, widening of the crossroads up to 1,000 feet in each direction where necessary to provide intersection operation at Level of Service (LOS) D or higher, drainage improvements, and the addition of bicycle lanes and sidewalks. The alternatives were considered on left, right, and best fit alignments within the existing right-of-way.

University Drive PD&E Study, Broward / Palm Beach Counties, FL; Traffic Engineering Task Manager. Directed the traffic engineering and planning services to complete the PD&E study for the extension of University Drive in Broward and Palm Beach Counties. Also responsible for completing the Public Involvement Program, assessing community impacts of each proposed alternative, assisting with public involvement activities, completing traffic analyses for each proposed alternative, preparing the Design Traffic Memorandum, and finalizing roadway design for the preferred alternative.

Turnpike PD&E Study, Palm Beach County, FL; Assistant Project Manager. PD&E Study to evaluate and document proposed transportation solutions for this segment of the Turnpike Mainline in Palm Beach County, from Atlantic Avenue to the Lantana Toll Plaza. Proposed improvements included capacity enhancements (widening to six lanes) and widening three existing bridges at Atlantic Avenue, Lake Worth Drainage District Canal, and Boynton Canal. This study involved preparation of a State Environmental Impact Report (SEIR).

NW 107 Avenue AIS and PD&E Study, Miami-Dade County, FL; Task Manager. Conducted an arterial investment study and PD&E study along one of the most congested transportation facilities in Miami-Dade County. Alternatives considered included enhanced transit services, ITS applications, TDM and TSM strategies and alternative corridors.

US 1 PD&E Study, Martin County, FL; Project Manager. Developed roadway expansion concepts and the public involvement program for the US 1 corridor in Martin County. Also directed community involvement efforts, environmental analyses, and agency coordination.

Kings Highway (SR 713) PD&E Study, St. Lucie County, FL; Task Manager. Conducted detailed traffic forecasting and projections for the Kings Highway corridor between State Road 70 (Okeechobee Road) and US 1 for the 2040 horizon year. Developed various roadway alternatives in order to accommodate the future transportation demand.

Sawgrass Expressway / Panther Drive Interchange, Sunrise, FL; Assistant Project Manager. Responsible for overseeing and performing traffic analyses associated with the interchange justification report (IJR); served as the task leader for the preparation of the state environmental impact report (SEIR); conducted the interchange operational analysis reports (IOAR) for the adjacent interchanges and developed the public involvement program.

CR 510 PD&E Study, Indian River County, FL; Task Manager. Provided traffic engineering services and public involvement coordination for the CR 510 PD&E Study. This analysis involved multiple land use scenarios and traffic simulation efforts.

The District, Boca Raton, FL; Project Manager. Provided traffic engineering consulting services for this mixed-use redevelopment project in Boca Raton. The impact analysis was performed in accordance with the county traffic performance standards and city land development regulations to assess impacts to the transportation system.

Lynn University, Boca Raton, FL; Project Manager. Provides ongoing traffic engineering services in support of various development related project on campus. These studies include traffic concurrency analyses, signal warrant studies, parking analyses and master planning efforts.

Florida Atlantic University Football Stadium Traffic Analysis, Boca Raton, FL; Project Manager. Conducted the traffic analysis for the 30,000 seat football stadium that opened in fall 2011. This analysis evaluated the entering and exiting traffic and prepared a traffic simulation analysis to evaluate the traffic operations within the study area.

Bank of America Plaza, Boca Raton, FL; Project Manager. Traffic analysis for the Bank of America Plaza retail development located on Federal Highway in Boca Raton. This involved a traffic concurrency evaluation as well as an access classification study.

Key West International Airport, Key West, FL; Project Manager. Traffic impact analysis to address the roadway impacts associated with the proposed airside and landside expansion of the Key West International Airport.

Traffic Impacts Studies, Monroe County, FL; Project Manager. Conducted more than 300 traffic impact studies throughout the Florida Keys for retail, office, residential, municipal, entertainment, and lodging facilities.

Growth Management General Consulting Contract, Fort Lauderdale, FL; Project Manager. Provided professional planning services to FDOT District Four on a task work order basis. Areas of planning assistance included review of Local Government Comprehensive Plan Amendments, transportation corridor analyses, level of service and transit mitigation plans, review of development plans and proposals, and assistance with transit, bikeway and pedestrian infrastructure needs.

SR 25 / US 27 Action Plan, Broward County, Florida; Project Manager. Developed a long-range plan for the preservation and implementation of mobility strategies within the US 27 corridor in southern Broward County.

US 1 (SR 5) Alternative Corridors Study, Martin County, FL; Project Manager. Performed an area wide analysis of alternative corridors and transportation modes within the rapidly growing Treasure Coast Region of Florida. Project included and extensive origin and destination study and public involvement program.

City of Coral Springs Traffic Engineering Services, Coral Springs, FL; Project Manager. Karl has served as the traffic engineering consultant to the City of Coral Springs in Broward County, Florida. In this role, his reviews focused on applications for new development projects within the City. These reviews focused on site plan layouts, project access, internal site circulation, traffic impacts, and parking. The project team also provided advice to the City regarding traffic operations, safety and traffic calming issues within the City.

FDOT District Six Traffic Operations and Safety Studies, Miami, FL; Task Manager / Quality Control Officer. Assisted with and reviewed more than 50 traffic operations and safety studies. Studies included crash analyses, signal warrant studies, intersection analyses, delay studies, queuing analyses and pedestrian studies.

US 168 Corridor Tollroad Feasibility Study, Chesapeake, VA; Project Manager / Task Manager. Conducted financial feasibility study for the implementation of a toll road in Chesapeake, Virginia. This involved development of traffic volumes, construction and operating and maintenance costs, projection of toll revenues, and identification of alternative funding sources.

US 17 Bypass Corridor Study, Washington, NC; Task Manager. Developed traffic forecasts for a 20-year period on the US 17 corridor in eastern North Carolina. Also prepared roadway concepts for design consideration.

North Broward Preparatory School, Signal Warrant Study, Broward County, FL; Project Manager. Performed traffic analyses and signal warrant study in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) for the school's primary entrance on Lyons Road.

Pine Crest Schools, Boca Raton and Fort Lauderdale, FL; Project Manager. Provided traffic engineering services in support of their capital improvement programs. These services included parking evaluations, queuing (drop-off and pick-up) analyses, on site circulation, and project access.

THOMPSON & ASSOCIATES

NOEL RODRIGUEZ, PE, SENIOR PROJECT MANAGER

EDUCATION:

Bachelor of Science, Civil Engineering, Florida Atlantic University (December 2011)
FES/FICE Florida Engineering Leadership Institute (2015-2016)

REGISTRATIONS:

Florida Licensed P.E. No. 86390
EPA/FDEP NPDES Inspector

AFFILIATIONS:

FES Broward Past-President
FES State Director
ASCE Member since 2012

CONTACT INFORMATION:

PO Box 22398
Fort Lauderdale, FL 33335
Mob: 954-675-3327
noel@thompson-inc.com

SUMMARY

Noel Rodriguez, P.E. has 11 years of experience working on large utility projects in the public and private sectors. He has been the lead designer handling all aspects of engineering design of roadway and parking lots, water systems, sewer collection and distribution systems, reclaimed water systems, stormwater management and drainage design, miscellaneous utility coordination, complete plan production, permitting, engineering cost estimate and construction administration and site inspection.

EXPERIENCE

Fort Lauderdale Lift Station D-38 Improvements, Fort Lauderdale, Florida. Engineer-of-Record for the Pump Station D-38 Upgrades. The scope included the design, permitting and construction inspection associated with temporary bypass pumping, rehabilitation of existing wet well, replacement of pumps and all equipment, replacement of electrical service from 240 volts to 480 volt supply, replacement of electrical equipment including power panels, pump control panels, instrumentation panels, and station lighting, replacement of lightning and power surge equipment as well as a combustible gas detector, redesign of influent gravity main and manholes, redesign of force main and connection to manifold system, raised rim elevations and electrical services to meet current flood requirements, roadway repair, and median landscaping.

BCWWS Reclaimed Water Transmission Main, Broward County, Florida – As the prime consultant and design engineer of this 11-mile large diameter pipe project, services include preliminary design report, design, permitting, bidding assistance, and construction administration. The project is composed of two (2) bid packages; Bid Package #1 is comprised of 5 miles of a 42-inch pipe and Bid Package #2 is comprised of 6 miles of 24-inch pipe. Multiple corridors were evaluated, and cost comparisons completed for each alternative. The final design requires the installation of the proposed reclaimed water transmission main in FDOT and SFWMD right-of-way. Permitting efforts includes multiple agencies and municipalities. The estimated construction cost for the project is approximately $35 million.

BCWWS Hillsboro Mile Sanitary Sewer System Replacement, Broward County, Florida As the engineer-of-record for this project, the goal was to completely replace the aging sanitary sewer system for a 3 mile corridor serving up-scale beachfront single and multi-family properties. Design considerations included existing sanitary sewer clean-out elevations at the property line, improved efficiency of lift stations and force mains, constructability, coordination with a concurrent water main replacement project (by others), coordination with a concurrent roadway improvement project (by others), and maintenance of traffic during construction. Every existing sewer manhole, sanitary sewer gravity main, and force main was replaced. A lift station study was completed to determine the most efficient and reliable configuration of the proposed force mains while considering the size of each pump. A new alternate force main was designed which eliminated the dependency on one sub-aqueous crossing to service the entire 3-mile island. The services provided included preliminary design report, design, permitting, bidding assistance, and construction administration. Permitting efforts included multiple agencies and required continual coordination during the course of the project. The estimated construction cost for the project is around $7.5 million.

BCWWS UAZ 108 Water Main Replacement, Broward County, Florida Engineer-of-Record of this project which includes over 7 miles of pipe and 570 services, our scope included the modeling (InfoWater) of the existing and proposed system, design, and permitting. The project is within an existing neighborhood and the design considered

water pressures, water age, as well as fire flows through the community. The customers were primarily single family residential, however there were about 5% commercial uses. Multiple pipe scenarios were evaluated. The final design combines multiple pipe sizes to balance performance, service, and efficiency for BCWWS. Permitting efforts included the Florida Department of Environmental Protection, Broward County, and the City of Lauderdale Lakes. The estimated construction cost for the project is approximately $ 12 million.

NSID Emergency Water Main Design/Build, Broward County, Florida. As the design engineer on the Design/Build team, T&A completed the design, permitting and construction inspection for the North Springs Improvement District (NSID). The proposed 12-inch water main connects the NSID's water treatment plant to the Palm Beach County Water Utilities potable water distribution system through an aerial crossing of the Hillsboro Canal. Five (5) HDDs were designed ranging from 600 ft to 800 ft in length for a total HDD length of 3,700 LF.

Lyons Road Water Main, Palm Beach County, Florida. As the Prime Consultant, T&A completed civil design for the on-site and off-site improvements required for a new charter school. The offsite improvements included the widening of Lyons Road as well as the addition of over a half a mile of a 16-inch potable water main, 20-inch reclaimed water main, and a 4-inch sanitary sewer force main. There were three (3) HDD sections to avoid existing box culverts. Each HDD was approximately 450 ft in length.

Lyons Road Reclaimed Water Main, Palm Beach County, Florida. As the Prime Consultant, T&A completed civil design for the on-site and off-site improvements required for a new charter school. The offsite improvements included the widening of Lyons Road as well as the addition of over a half a mile of a 16-inch potable water main, 20-inch reclaimed water main, and a 4-inch sanitary sewer force main. There were three (3) HDD sections to avoid existing box culverts. Each HDD was approximately 450 ft in length.

Lyons Road Sanitary Sewer Force Main Lyons Road Water Main and Force Main HDD, Palm Beach County, Florida. As the Prime Consultant, T&A completed civil design for the on-site and off-site improvements required for a new charter school. The offsite improvements included the widening of Lyons Road as well as the addition of over a half a mile of a 16-inch potable water main, 20-inch reclaimed water main, and a 4-inch sanitary sewer force main. There were three (3) HDD sections to avoid existing box culverts. Each HDD was approximately 450 ft in length.

Trails Charter School, Palm Beach County, Florida. A 1,240 student private charter school located on a 7.5 acre parcel east of Military Trail Just north of Hypoluxo Road. The amenities for this K-8 charter school included an all-purpose field, playground, and secured bicycle storage. As part of the site development, a signalized intersection was designed, a parking lot improvement to an adjacent property was completed, and approxiamately 1,200 linear feet of 12" force main was constructed as well as right turn lane and left turn lane additions on Military Trail. The site civil development included a private lift station, force main, potable water main, fire suppression system, surface water management system, grading, pavement, sidewalks, roadway and intersection design, pavement marking and signage, and SWPPP plans. Scope included the preliminary design, design, and permitting, coordinating efforts with Florida Power & Light to relocated transmission and distribution utility poles and construction observation services; including NPDES inspections, pipe installation, water main taps, lift station start-ups, subgrade, base and asphalt inspections and alignment tests.

Wellington Charter School, Palm Beach County, Florida. A 1,500-student private charter school located on an 8.0-acre parcel on State Road 7 in the Village of Wellington. The amenities for this K-8 charter school included an all-purpose field, playground, and secured bicycle storage. As part of the site development, a bridge and aerial water main crossing over a canal, road improvement to an adjacent property, as well as right turn lane and left turn lane additions on State Road 7. Project included the site civil development including gravity sanitary sewer, potable water main, fire suppression system, surface water management system, grading, pavement, sidewalks, pavement marking and signage, and SWPPP plans. Scope included the preliminary design, design, permitting, and construction observation services, including NPDES inspections, pipe installation, water main taps, subgrade, base and asphalt inspections and alignment tests.

JAMES F. SOCASH, Landscape Architect, RLA 0001132
1833 N.W. 140th Terrace
Pembroke Pines, Florida 33028 Tel: (305) 793-5213

- **EDUCATION:**
  The Pennsylvania State University, College of Arts and Architecture
  Bachelor of Science in Landscape Architecture, 1971

- **REGISTRATION AND AFFILIATIONS:**
  REGISTERED LANDSCAPE ARCHITECT: Florida Lic. No. 0001132
  DADE COUNTY URBAN HORTICULTURAL ADVISORY BOARD
  MEMBER: Toastmasters International

- **LANGUAGES:**
  Fluency in Spanish

- **PROFESSIONAL BACKGROUND:**
  Principal of JFS Design Inc., Landscape Architecture (LC 00393)

  Thirty years of diverse experience in Landscape Architecture that includes large-scale master planning, detailed site and planting plans, irrigation design, contract documents, bid specifications, construction supervision, hands-on installation and maintenance programs.

  Projects include landscape design for commercial-industrial sites, municipal-regional parks, neighborhood parks, national parks (Costa Rica), urban revitalization, multi-family and single-family residential master and landscape site planning.

  Partial List of Projects: City of Hallandale Beach, Entry sign, landscape medians, green corridor, City Hall, Fire Station #3, Foster Road Corridor Improvements, Oakland Park Blvd. landscape medians, Lauderhill, Lauderhill Commerce Park, Hallandale Cultural Community Center, Tropicaire Shopping Center, Miami, Hepburn Center Rose Garden, Hallandale, Quail Roost Business Park, Miami and numerous residential designs.

  Extensive lecture and presentation experience on Landscape Architecture, The National Parks, and Conservation. International experience as a Peace Corps Volunteer with the National Park Service of Costa Rica. Resided in Costa Rica for more than ten years. Developed and coordinated FPL's "Plant the Right Tree in the Right Place" program and brochure in 1993.

  Florida resident since 1985.

  Technical skills acquired: Proficiency with microprocessors, AutoCAD, Windows, Microsoft Office, Excel, Word, etc.

JAMES F. SOCASH, Landscape Architect

- **EXHIBITS AND PRESENTATIONS:**

"Plant the Right Tree in the Right Place," FPL, presented to:
Dade Co., Second Annual Urban Forestry Symposium at Fairchild Tropical Garden.
5th Annual State of Florida Urban Forestry Conference, Gainesville, Fl.
Greater South Dade-South Miami, Chamber of Commerce, Miami, Fl.
The Tropical Flowering Tree Society, Fairchild Tropical Garden, Miami, Fl.
Dade County, Florida Nurserymen and Growers Association (FNGA), Miami, Fl.
"My Tree is Touching the Wires!" FPL Customer Tree Request, presented to:
Cooper City Tree Care Workshop, Cooper City, Fl.
Broward County Landscape Inspectors Association
Adult Education Course: "How To Landscape Your Own Home," Palmetto Sr. H.S., Miami, Fl.
Booklet: "How To Landscape Your Own Home." ©
Lecture: "Yellowstone, After the Fires."
Lecture: "The National Parks of Costa Rica."
Lecture: "Landscaping for Real Estate Sales."
Published Drawings: "Landmarks of Miami," Pen and ink renderings, 1988.
Booklet: "The Custard Apple Nature Trail," Drawings for the nature guide sponsored by the Audubon Society of the Everglades, 1987.
One-man Art Exhibit: College Misericordia, Dallas, Pa., 1986.
Group Art Exhibit: "The Hispanic World's Fair," New York City, 1985.
Illustrations: "New Times" 1992.
Illustrations: "The Costa Ricans," by Mavis Biesanz, 1980.
Illustrations: "What Happen," by Paula Palmer, 1980.
One-man Art Exhibit: "The National Theatre," San Jose, Costa Rica, 1978.
Published Drawings: "Bicentennial Wyoming Valley, Pa." 1976.
Published Drawings: "Costa Rican Tourist Attractions," 1974.
FPL Brochure: "Plant the Right Tree in the Right Place." 1993. ©
FPL Brochure: "My Tree is Touching the Wires!" 1993

- **REFERENCES:**

Furnished upon request.

TRAFTECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.

Senior Transportation Engineer

Education

Master of Science in Civil Engineering (Transportation Engineering) – Georgia Institute of Technology, 1987

Bachelor of Science in Civil Engineering – Santo Domingo Institute of Technology (INTEC), 1986

Registration

Professional Engineer – Florida (PE# 44174), 1991

Professional Traffic Operations Engineer (PTOE# 1262), 2003

Private Sector Experience

Joaquin Vargas is an accomplished transportation engineer specializing in traffic engineering, parking studies, traffic impact studies, access, internal-site circulation and queuing, traffic concurrency, safety studies, and signal warrant studies. He has conducted over 2,000 traffic studies in Southeast Florida. His studies have been reviewed and approved by the Florida Department of Transportation (FDOT), numerous municipalities, counties, and other consulting firms acting as consultants to public agencies.

Florida Department of Transportation (FDOT) Experience

Between 1996 and 2006, Mr. Vargas served as traffic operations and safety consultant to the Florida Department of Transportation (FDOT). During this period, he conducted over 200 traffic engineering assignments for the FDOT, including the Florida Keys Hurricane Evacuation Study completed in 2001.

Mr. Vargas has also presented at the FDOT's scoping committee, attended meetings, city commission meetings, and public workshops on behalf of the FDOT. Furthermore, he conducted over 100 fatal crash studies throughout Miami-Dade and Monroe Counties. He has also served as expert witness for the public and private sectors. For the FDOT, Mr. Vargas served as expert witness on several cases involving parking, access, and internal site circulation.

Municipal Experience

Mr. Vargas has served as traffic consultant to more than 15 municipalities in South Florida. He is currently providing traffic engineering services to the cities of Coral Springs, Sunrise, Tamarac and Pompano Beach. In Monroe County, Mr. Vargas has provided hurricane evacuation assistance to the cities of Key West, Marathon and Islamorada. He has also provided traffic engineering services to the cities of Ocala and Destin. Mr. Vargas has reviewed hundreds of traffic studies and site plans on behalf of municipalities.

International Experience

Joaquin Vargas has also worked on overseas projects. He completed a traffic evaluation associated with the expansion of the Port of Ghana, Africa. He also evaluated transportation options for a resort development in the State of Quintana Roe, Mexico. Mr. Vargas also provided transportation and planning assistance to two large commercial development located in San Pedro Sula, Honduras. Mr. Vargas recently completed a transportation master plan for the Turks and Caicos Islands (TCI). The master plan evaluated existing traffic conditions within the Country and provide recommendations to the future roadway needs at six (6) TCI islands; Providenciales, North Caicos, Middle Caicos, South Caicos, Grand Turks and Salt Cay.