



## lucido&associates

### **Brian J. Nolan, Jr., AICP, ASLA**

Senior Project Manager

Lucido & Associate

701 SE Ocean Blvd.

Stuart, FL 34994

[bnolan@lucidodesign.com](mailto:bnolan@lucidodesign.com)

### **Education**

5-year Bachelor of Landscape Architecture

University of Florida 2000-2005

Associate in Arts Degree

Indian River State College 1998-2000

### **Professional Experience**

Senior Project Manager – Lucido & Associates, Stuart, FL 2011-Present

Project Manager – Lucido & Associates, Fort Pierce, FL 2008-2011

Sr. Project Designer – Lucido Associates, Fort Pierce, FL 2006-2008

Project Designer – Lucido & Associates Fort Pierce, FL 2005-2006

### **Professional Affiliations**

American Society of Landscape Architects – National and Florida Chapters

American Planning Association – National and Florida Chapters

American Institute of Certified Planners #29251

United States Green Building Council

### **Civic Participation**

St. Lucie County Chamber of Commerce Development Review Taskforce – 2018 to Present

St. Lucie County Economic Development Council – 2017 to Present

Visiting Nurse Association Foundation – 2017 to Present

### **Professional Experience**

While in professional practice for almost 15 years, Brian has worked on a wide array of land planning projects, ranging from feasibility studies and preliminary planning efforts, to large-scale community planning in the form of Planned Developments and Developments of Regional Impact. Brian has participated in several community planning charrettes, assisted local governments in updated and rewriting land development codes and comprehensive plans, and assisting in streamlining the development review processes for several local jurisdictions. Aside from residential development, Brian has provided professional land planning services for numerous small and large-scale commercial projects ranging from a few thousand square-feet, to projects of upwards of several million square-

feet in commercial use allocations. Brian has also provided professional land planning services for the energy sector, including solar-based energy facilities, co-generation facilities and the region's only bio-diesel generation plant.

In addition to Land Planning, Brian has extensive experience in the field of Landscape Architecture. Being a member of the American Society of Landscape Architects, Brian has worked on numerous local roadway construction and beautification projects for both local governments and the Florida Department of Transportation, public parks and open spaces, and private-sector projects ranging commercial, residential and golf courses.

With the exception of attending the University of Florida, Brian has spent his entire life on the Treasure Coast, and currently resides in Jensen Beach with his wife and children.

### **Representative Projects**

#### **Victoria Oaks PUD – St. Lucie County, FL**

Planned Unit Development comprised of 813 dwelling units consisting of Single-family, Multiple-family and Townhome units. Project also consisted of planning and designing both passive and active recreation parks internal to the project, designing the internal road network, participation in the rewriting of a St. Lucie County-sponsored Jenkins Road Overlay Zoning Ordinance as well as designating and designing open space tracts and preserves areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

#### **Harbour Isle PUD – City of Fort Pierce, FL**

Planned Unit Development consisting of 912 condominium units situated on approximately 109 acres of land on South Hutchinson Island in Fort Pierce, FL. Project program elements consist of 912 condominium dwelling units, two club houses with pools and tennis facilities along with a 30,000 sf. on-site indoor storage building; a 63-slip marina with marina related services such as restaurant, retail and fuel service along with commercial out parcels for additional future commercial development. Scope of work included coordinating the entitlement process including PUD rezoning, development plan approval and project representation along with production of required development plan graphics including, site plan, landscape plan and ancillary planning exhibits for submittal to the City of Fort Pierce. Additionally, upon local government approval, produced landscape and hardscape plans for bidding and installation purposes.

#### **Miller's Plantation PUD – St. Lucie County, FL**

Planned Unit Development consisting of 310 single-family lots and 96 multi-family units on approximately 202 acres of land. Proposed development consisted of internal roadways, connections to the surrounding transportation network, provision of open space and preservation of existing native upland habitat, along with passive and active recreation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

**Village at Midway PUD – City of Fort Pierce, FL**

Planned Unit Development and Comprehensive Plan Text Amendment on approximately 516 ac. of land consisting of a mix of uses, including: 1.5 mm sf. of Warehouse uses; 160,000 sf. of Shopping Center uses; 1.2 mm sf. of General Light Industrial uses; 5,000 sf. of Convenience Store uses; 10,000 sf. of Fast Food Restaurant uses; 25,000 sf. of High-Turnover Restaurant uses, and; 650 multi-family units. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

**Jenkins Road KOA PUD – City of Fort Pierce, FL**

Planned Unit Development and Large-scale Comprehensive Plan Amendment on approximately 56 ac. of land, consisting of 323 campground sites, on-site recreation, open spaces and tree preservation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

**Quail Creek Planation – Okeechobee County, FL**

Provided preliminary land planning and site assessment services on over 5,000 ac. of land for the owners of Quail Creek Planation. Services included preliminary site plan and feasibility study exhibits and review of pertinent Okeechobee County Land Development Code and Comprehensive Plan goals, policies and objectives in Owner's desires to potential develop portions of their land holdings.

**The Reserve Development of Regional Impact – St. Lucie County, FL**

Provides on-going professional land planning services on an as-needed basis, including past redevelopment of golf-related amenities and other community improvements, current development of Mainstreet Village, and review of DRI compliance and status as it relates to current and future development projects within the DRI.

**Harbour Ridge Development of Regional Impact – St. Lucie County, FL**

Provides on-going professional land planning services on an as-needed basis, including past and current redevelopment of recreational amenities and other community improvements and review of DRI compliance and status as it relates to current and future development projects within the DRI.



**David C. Baggett, P.E.**  
Project Engineer

10250 SW Village Parkway,  
Suite 201  
Port St. Lucie, Florida  
Ph: 772-462-2455  
[davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com)

### Professional Record

Mr. Baggett has over 9 years of experience in civil design, permitting, and construction ranging across Central, North, and South Florida. He has design experience with numerous commercial, industrial, and residential projects. He is a Project Engineer for the civil engineering firm of Engineering Design & Construction, Inc. (EDC) located and established in St. Lucie County, Florida. He resides in Malabar, Florida. Prior to joining EDC he worked for the Florida Department of Environmental Protection as a lead permitting engineer and inspector in Submerged Lands and Environmental Resource Program. In addition to civil engineering design, Mr. Baggett has extensive experience as an environmental specialist in wetland and surface water delineation, soils, and ecology.

### Education

Univ. of Central Florida. Orlando, FL. – Masters of Science, Environ. Engineering  
Univ. of Central Florida. Orlando, FL. – Bachelors of Science, Environ. Engineering

### Registrations

Professional Engineer, State of Florida, PE # 81375  
Stormwater Management Inspector, Certification # 29612

### Notable Projects

**Western Grove** – Approximately 1733-acre development entailing all facets of drainage, mass grading design, basin maps, and earthwork calculations for a master planned community, including lots, lakes, and golf.

ref: Nelson Bennett, WCI Communities, LLC, 561-691-3563

**Tradition** – 2,500-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.

ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

**Southern Grove** – 3,175-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.

ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

**Oculina Bank** – 37,000-sf bank site and associated infrastructure in Fort Pierce.

ref: Chris Russell, Oculina Bank, 772-563-2212

**Mariner Sands** – 220,000-sf tennis and pool complex at a country club in Martin County.

ref: Bill Ward, Mariner Sands Country Club, LLC, 772-283-1114

**Sunshine Farms Treasure Coast** – 3000-acre farm including drainage, above ground impoundment, and irrigation.

ref: Patrick B. Cheney, Colvin & Co. LLP, 651-285-6387



**The Hammocks** – Martin County roadway, utility, and drainage construction serving a single family residential neighborhood.  
ref: Paul Quinn, D.R. Horton, Inc., 954-949-3000

**409/411 Osceola** – 3-story mixed use development on the St. Lucie River in Stuart, FL.  
ref: Joe Slater, Four Eleven, LLC, 772-486-0719

**Clarity Pointe** – 60,000 SF memory care facility with interior courtyard and outparcel in Stuart, FL.  
ref: Rick Olson, Olson Land Partners, LLC, 850-650-4353

**FDOT/CFX (FKA OOCEA) Wekiva Parkway (multiple sections)** – \$1.6 billion expressway construction project spanning three counties in Central Florida.  
ref: Casey Lyons, FDOT, 386-943-5479  
Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000

**CFX (FKA OOCEA) SR-417 & Boggy Creek Road Interchange** – Expressway interchange and bridge construction project and culverted creek crossing of a major drainage conveyance and floodplain.  
ref: Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000  
Don Bernhoft, SEMA Construction, 321-251-0558

**Port Canaveral** – Deep water cruise, cargo, and naval port in Brevard County, Florida.  
ref: Carol Noble, P.E., Canaveral Port Authority, 321-783-7831

**OUC Stanton Energy Center** – 930 MW coal fired power plant and solar energy facility.  
ref: Charlie Doud, P.E., Orlando Utilities Commission (OUC), 407-423-9100

**Brevard County Central Disposal Facility** – 975-acre Class I Landfill site.  
ref: Euripides Rodriguez, Brevard County Solid Waste, 321-633-2043

**Ocean Place Condominium** – 20,000-sf condominium site in Brevard County, Florida.  
ref: Clayton Bennett, P.E., Bennett Engineering and Consulting, 321-622-4462

**P&S Paving Expansion** – 15.3-acre expansion to an existing asphalt plant.  
ref: Tim Phillips, P&S Paving, 386-258-7911

**Adena Beef** – 30-acre beef harvesting and processing facility in Marion County, Florida.  
ref: John Grady, Adena Meat Products, 352-246-3004

**Black Gold North** – 100-acre composting and bagging facility in Sumter County, Florida.  
ref: Robert Michael Lange, Black Gold Compost Company, 352-748-4125

**Waterford Condominium** – 42,000-sf condominium site in Volusia County, Florida.  
ref: Ken Eckelcamp, New Smyrna Condominium Development, LLC, 727-580-4157

**Marion County Newton Recycling Center** – 36-acre public recycling center.  
ref: Andy Race, Marion County Board of County Commissioners, 352-671-8750

**Rutowski Single Family Home** – Single family residence constructed in wetlands and floodplain.  
ref: Robert Robb, P.E., Robb & Taylor Engineering Solutions, 321-302-2313

**Neill Farms PUD and Preliminary Plat**  
Public Hearing Outline

- Opening Statement
  - Thank staff and the Board for their time and attention to the pending applications
  - Introduce project team and ownership
  
- Statements
  - We concur with staff's recommendation and the TRC's review and approval of the subject plans, documents, etc.
  - Staff Report and supporting documentation speak for themselves, relative to the basis for the Board's decision on the pending requests.
  - Relative to two items that were discussed at Planning Board
    - Bus Stop: We've come to an agreement with the School Board on their ability to utilize the project's internal round-a-bout as a pick-up and drop-off location and the appropriate and agreed upon language will be added to the Final Plat – a COA stating as such is agreeable.
    - Project Name: the project will be known as "Avalon Crossing".
  
- Request the reservation of rebuttal
  - Request the Board to grant the Applicant the right to rebut or otherwise address the testimony given by any intervening party or parties, and that of staff and/or the Board.



June 19, 2019

Mr. Marvin Sanders, P.E.  
Growth Management, Land Acquisition & Inter-Governmental Relations  
School Board of St. Lucie County  
582 NW University Blvd., Ste 500  
Port Saint Lucie, FL 34986

**Re:** Neill Farms Subdivision – Proposed Plat Language  
**Our Reference Number:** 18-896

Dear Mr. Sanders,

With regard to discussions had at the Planning Board meeting on the evening of June 11, 2019, regarding the School District's ability to utilize the project's internal round-a-bout as a school bus pick-up and drop-off location, we offer the following language to be added as a note in the Dedications section on the cover sheet of the Preliminary and Final subdivision Plat of Neill Farms:

*“For the purposes of picking up and/or dropping off school children residing within this subdivision, school buses, whether servicing public or private educational institutions, may utilize “Placeholder Street ‘A’” up to and including the round-a-bout at the intersection of said street and “Placeholder Street ‘D’” for such purposes. All school buses shall utilize the subdivision’s South Jenkins Road entrance as the primary point of ingress and egress of this subdivision.”*

It should be understood that the proposed language, above, is proposed as an accommodation to the School District's request for such language to be added to the Preliminary and Final Plat of the Neill Farms subdivision. Additionally, it should also be understood that inclusion of such language on the Preliminary and Final Plat of the Neill Farms subdivision in no way constitutes an interpretation of Florida law by this office, nor of its employees, nor of the current subject property owner, its successors or assigns.

We appreciate your efforts in this regard and we look forward to working with you further. Please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Nolan", is written over a faint, stylized blue outline of the signature.

Brian Nolan, AICP, ASLA  
Senior Project Manager

Cc: Rebecca Guerra – City of Fort Pierce  
Brandon Creagan – City of Fort Pierce  
Joe Paladin – Owner Representative