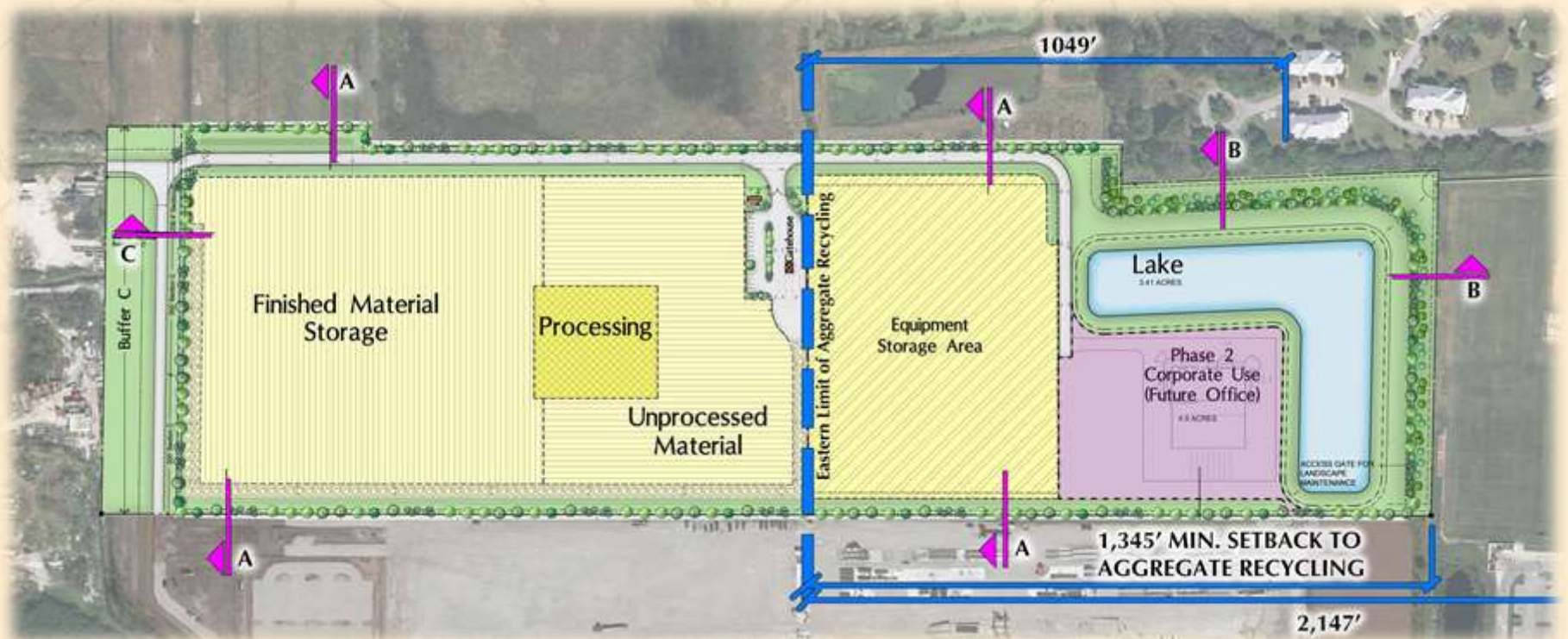


Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



DSE Holdings

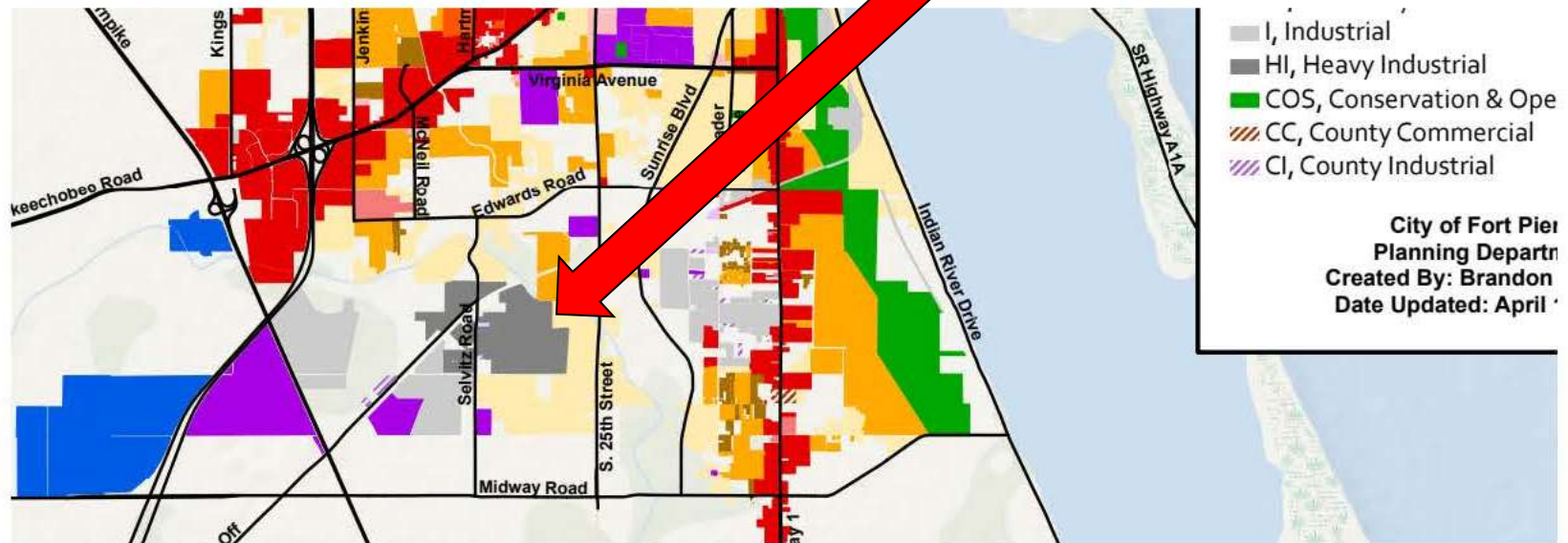
Our Family





Our Story

- 2017 - DSE Holdings looked for a piece of land with Heavy Industrial FLU & Zoning in Ft. Pierce



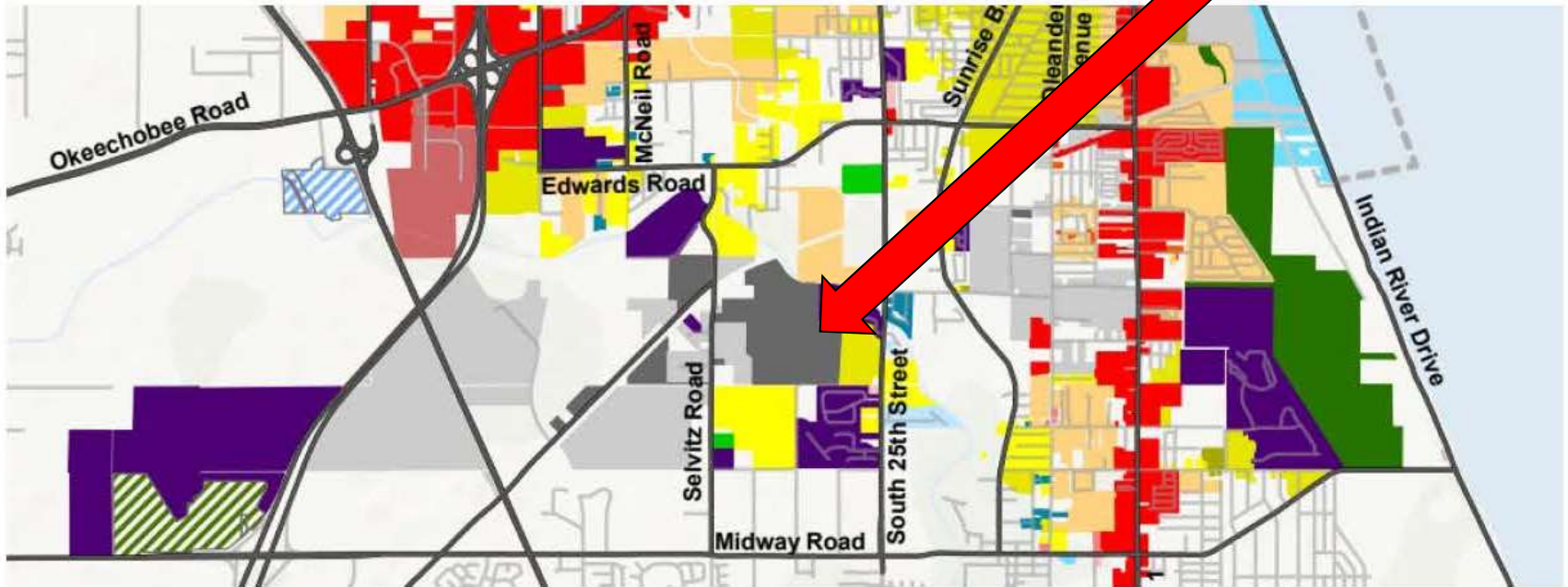
Future land use 2019

For Aggregate Recycling

4
D.S.E. Holdings

Our Story

- 12/19/2017 - Zoning Confirmation from the City - a 31 page document



Zoning Map 2019

For Aggregate Recycling

5
D.S.E. Holdings

Our Story

- DSE Holdings – bought property in 03/02/2018



Our Story

- In an Industrial Area



52 Acres

Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



Our Story

- Neighborhood Public Workshop – 01/20/19

We listened and acted to:

- Moved the recycling to the west
- Increased the buffer height and density



Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019
in prep for Planning and Zoning Hearing – July 9, 2019



Our Story

- Planning and Zoning Hearing – July 9, 2019 **POSTPONED**
- 2nd set of DOORHANGERS 8/6/19

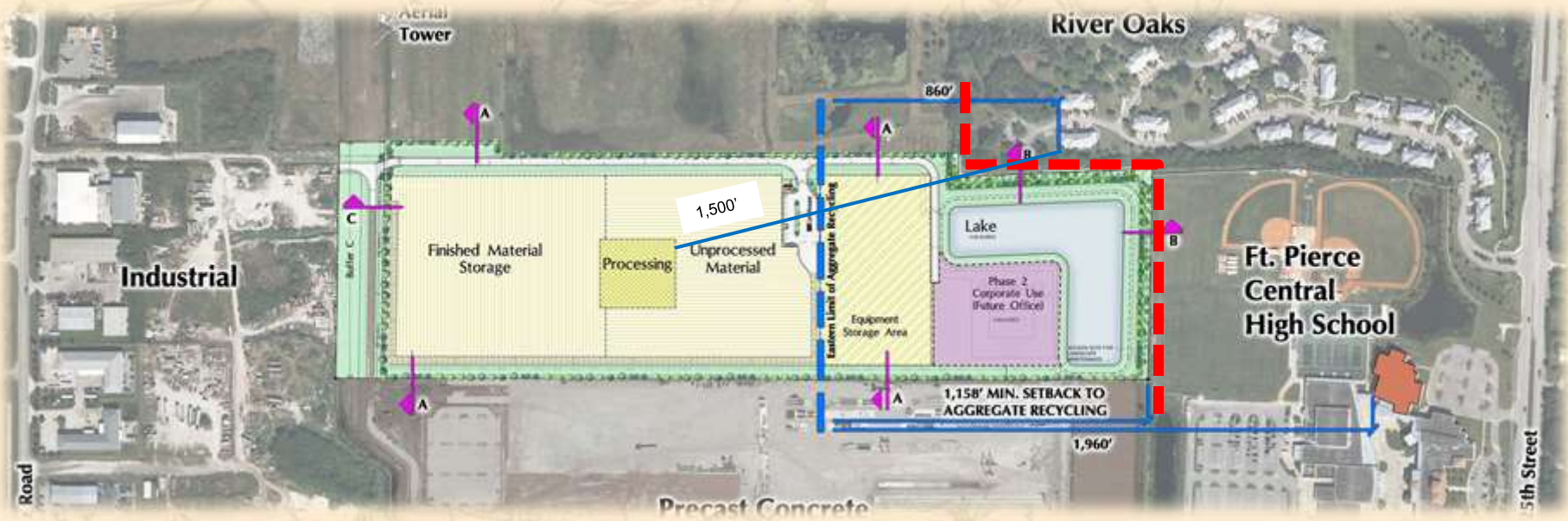


Version 2

P&Z Meeting – 08/13/2019

Increased Buffers

Separation of aggregate recycling

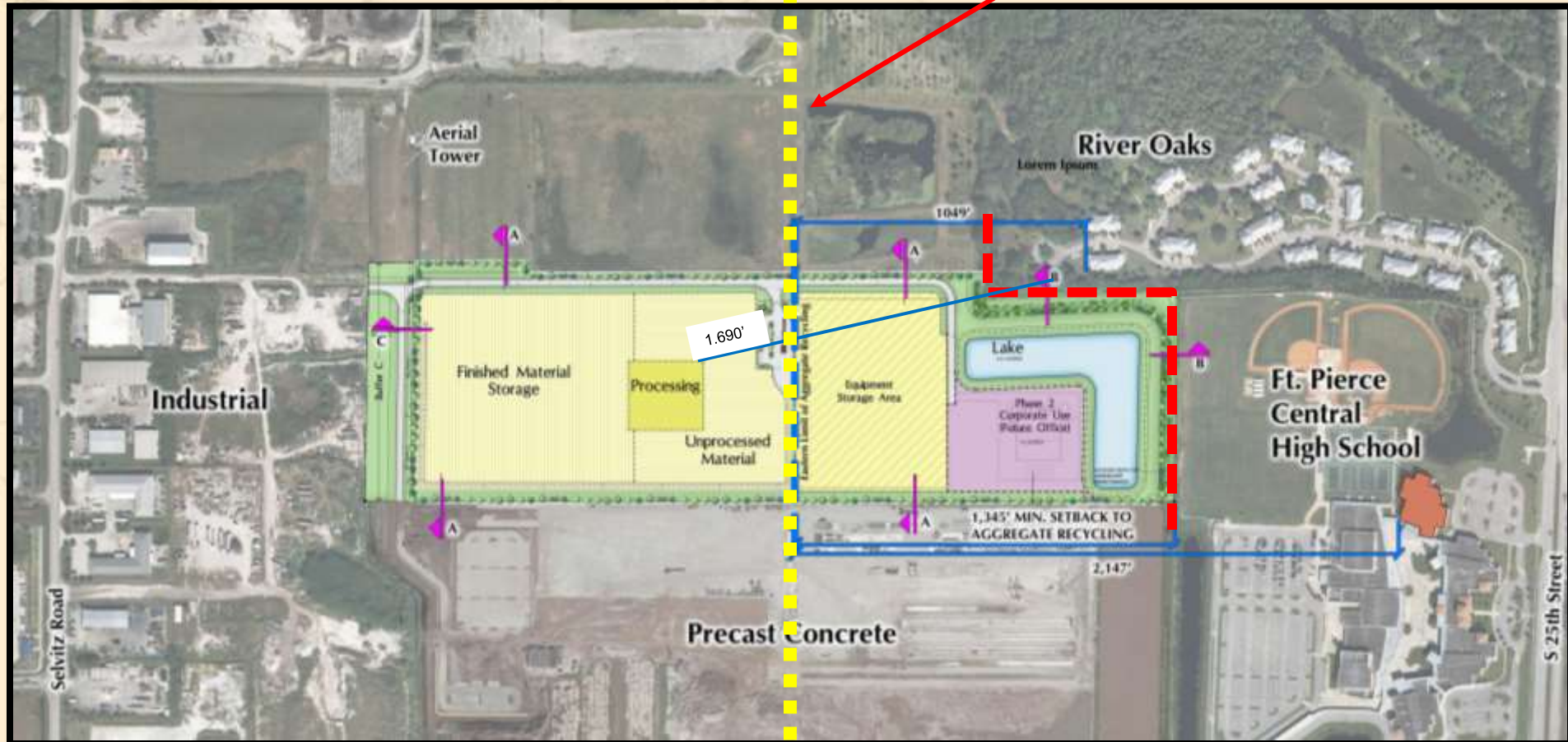


Project Request

- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
 - Includes a request to have outdoor storage of materials at 25 feet;
 - Hours of operation – 7am to 7pm Monday through Saturday, and;
 - Modified buffers to increased screening to residential & high school uses

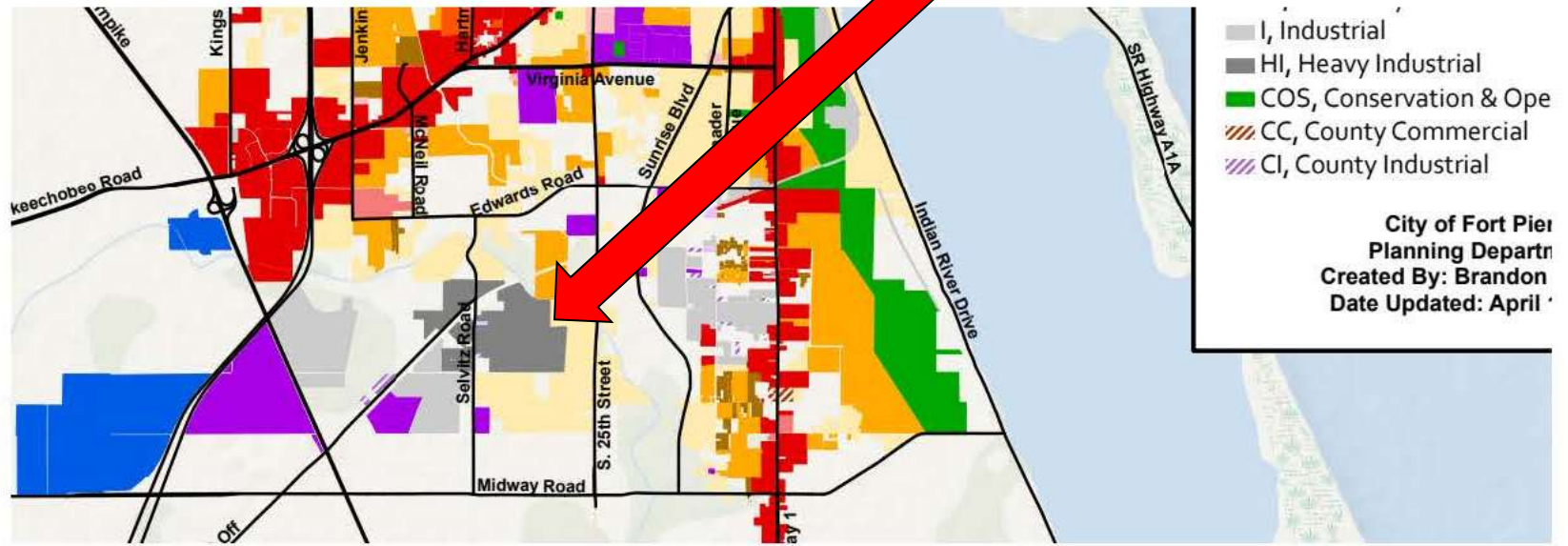
Aerial

1/4 Section Line



Moved Recycling 188' west to 1/4 Section Line

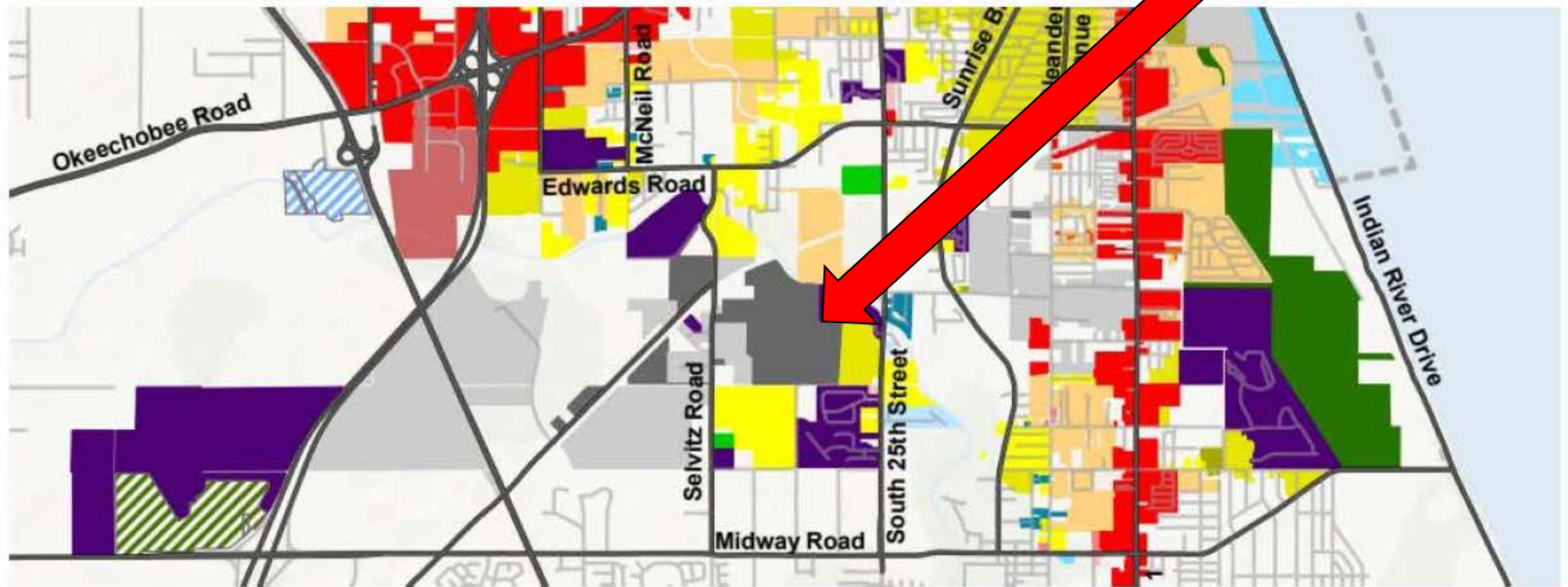
Fort Pierce Land Use



City of Fort Pierce
Planning Department
Created By: Brandon
Date Updated: April

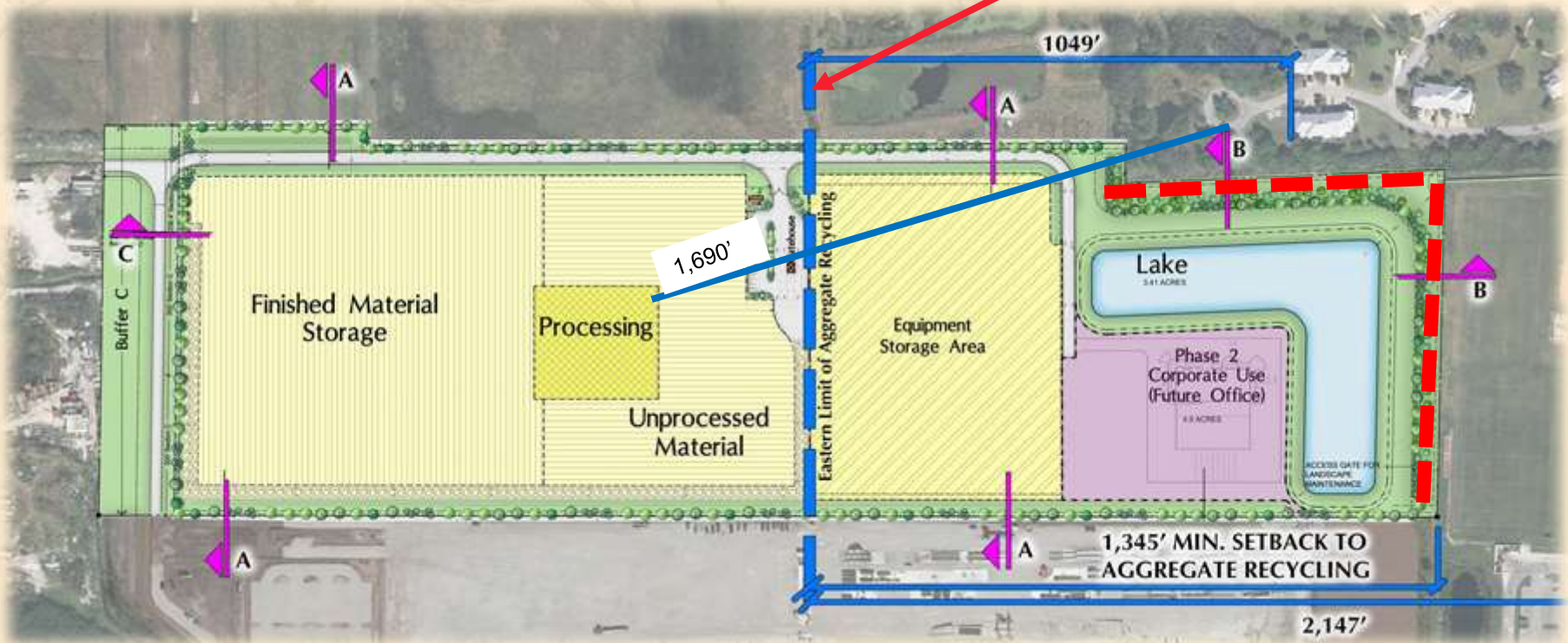
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

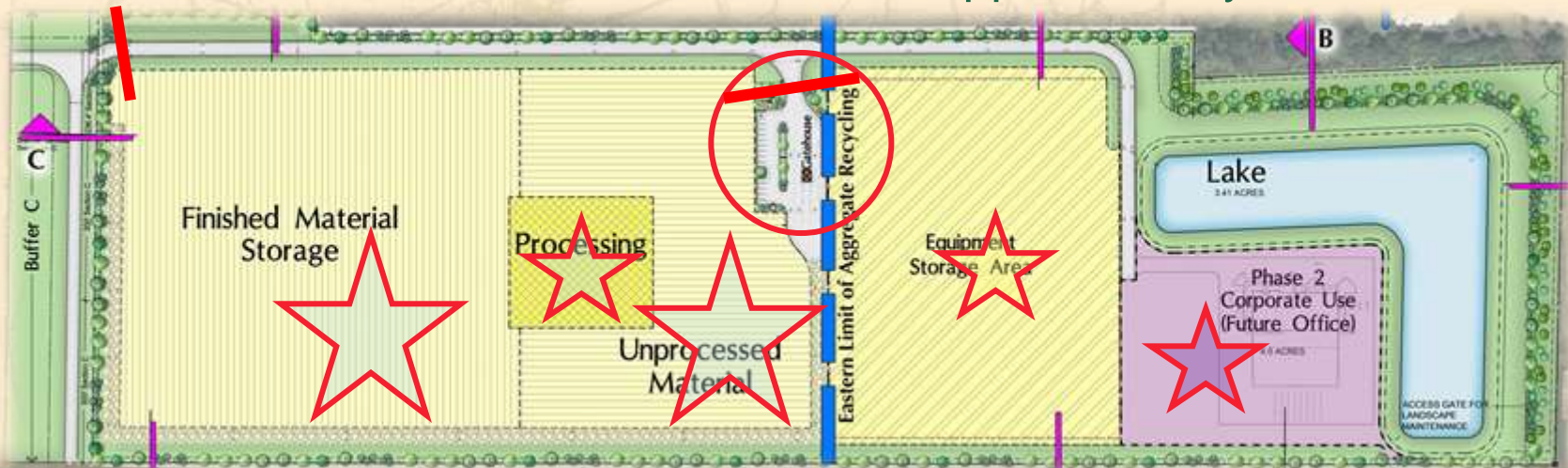
Proposed Site Plan



Recycling Area

Project Uses

- The following is a list of the areas on the PDD Development Plan:
 - Finished material storage area – approximately 11.15 acres
 - Unprocessed materials area – approximately 6.13 acres;
 - Processing area – approximately 1.48 acres;
 - Equipment storage area – approximately 8.57 acres; and
 - Phase 2 office/warehouse area – approximately 3.69 acres.

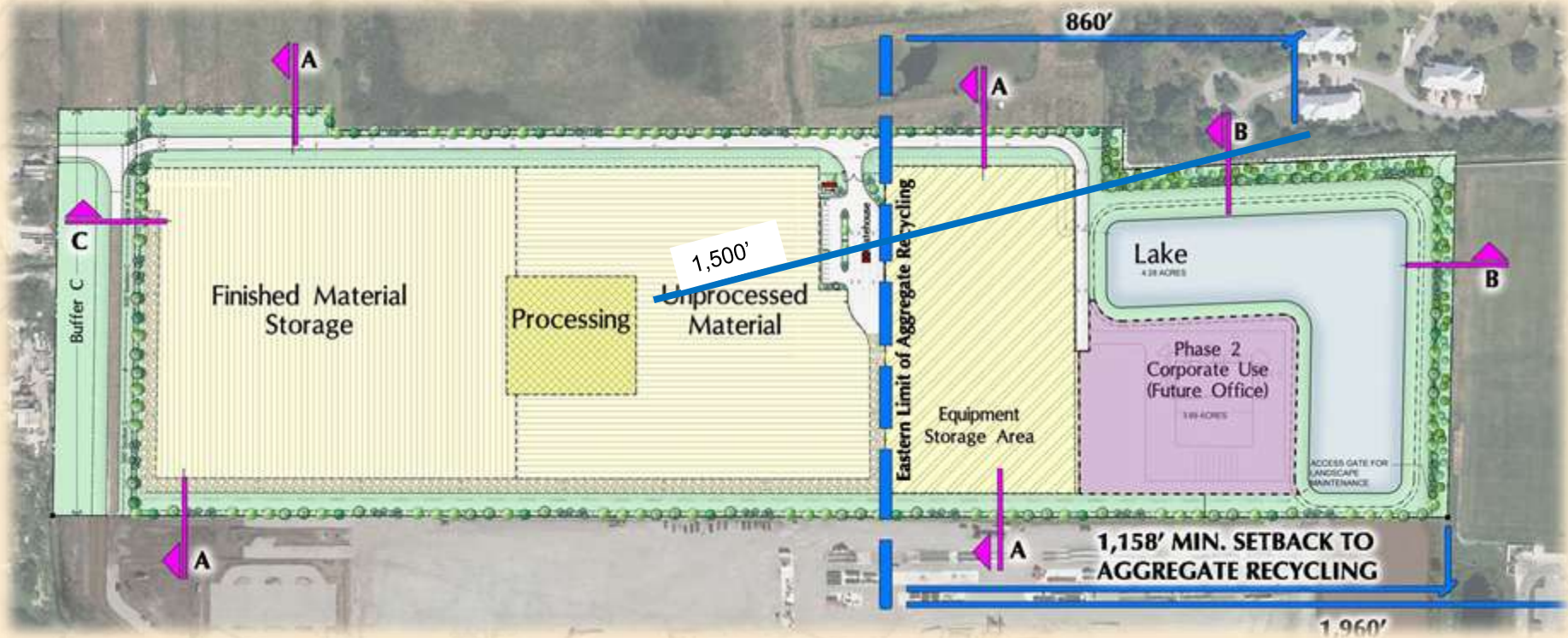


Original Site Plan



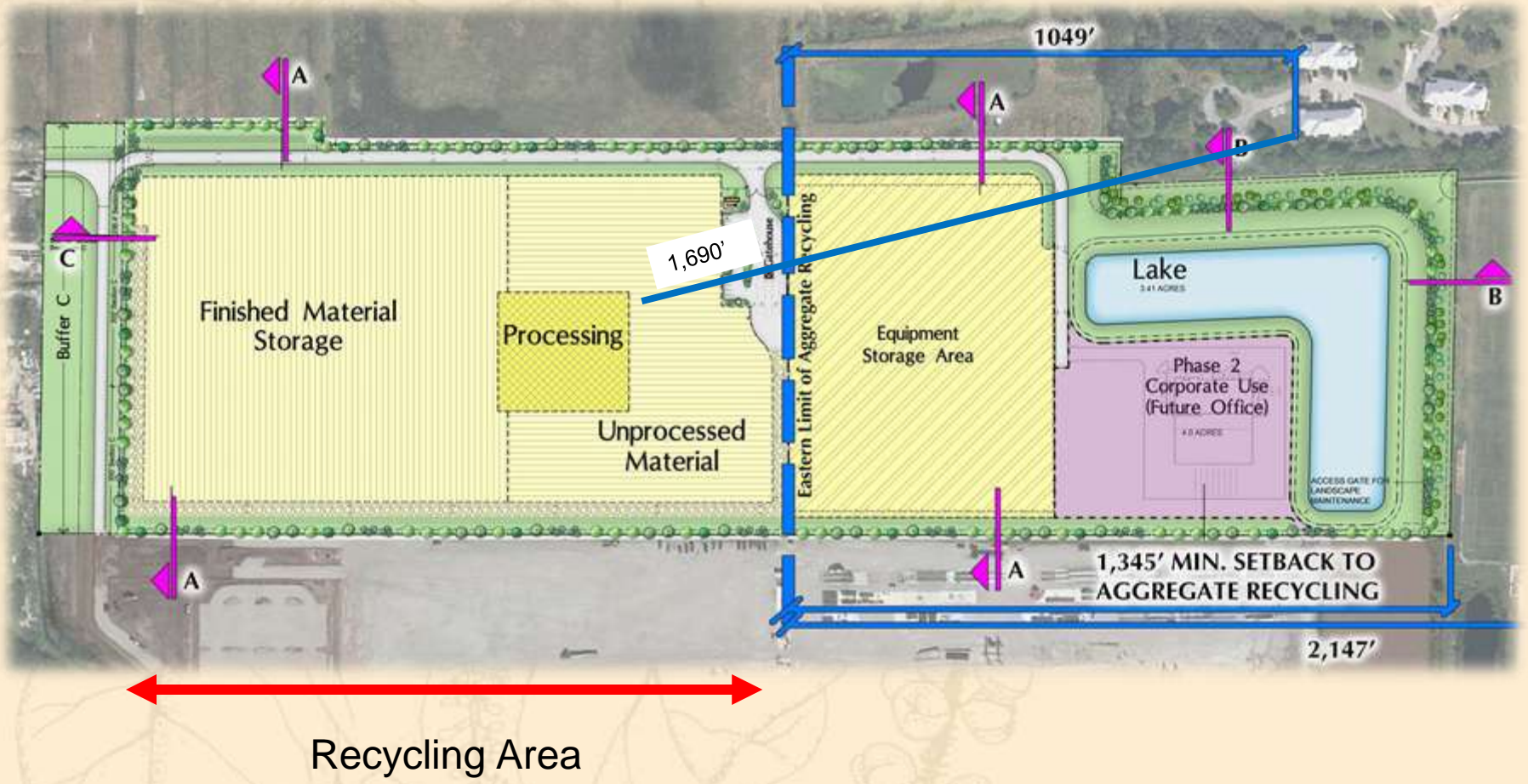
Recycling Area

P&Z Site Plan



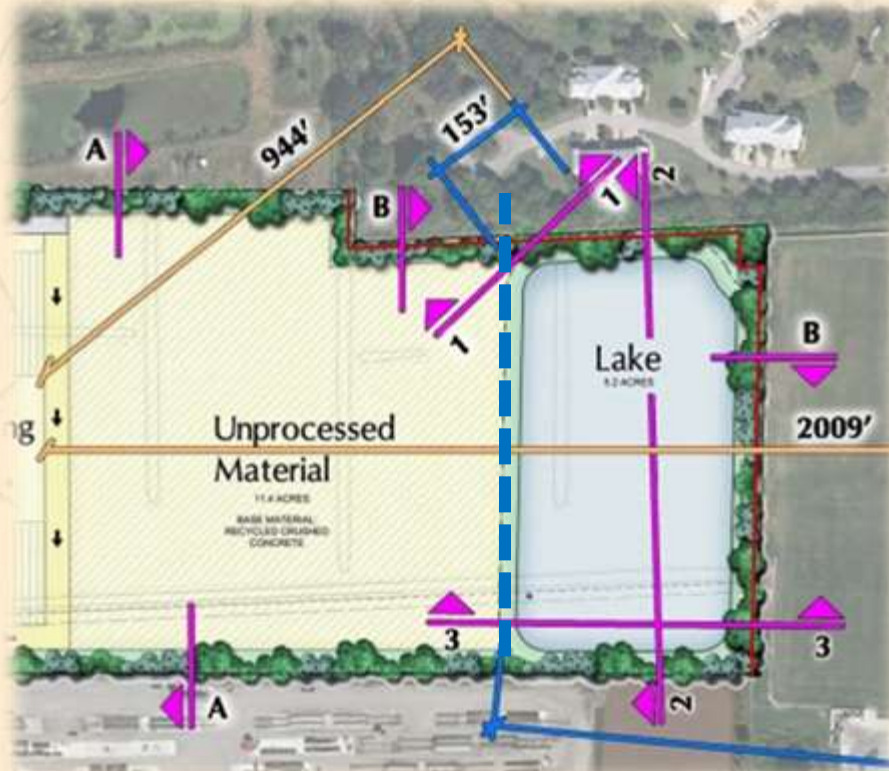
Recycling Area

Current Proposed Site Plan



Comparisons

Original Site Plan



Unprocessed material is closer to the residential and the school

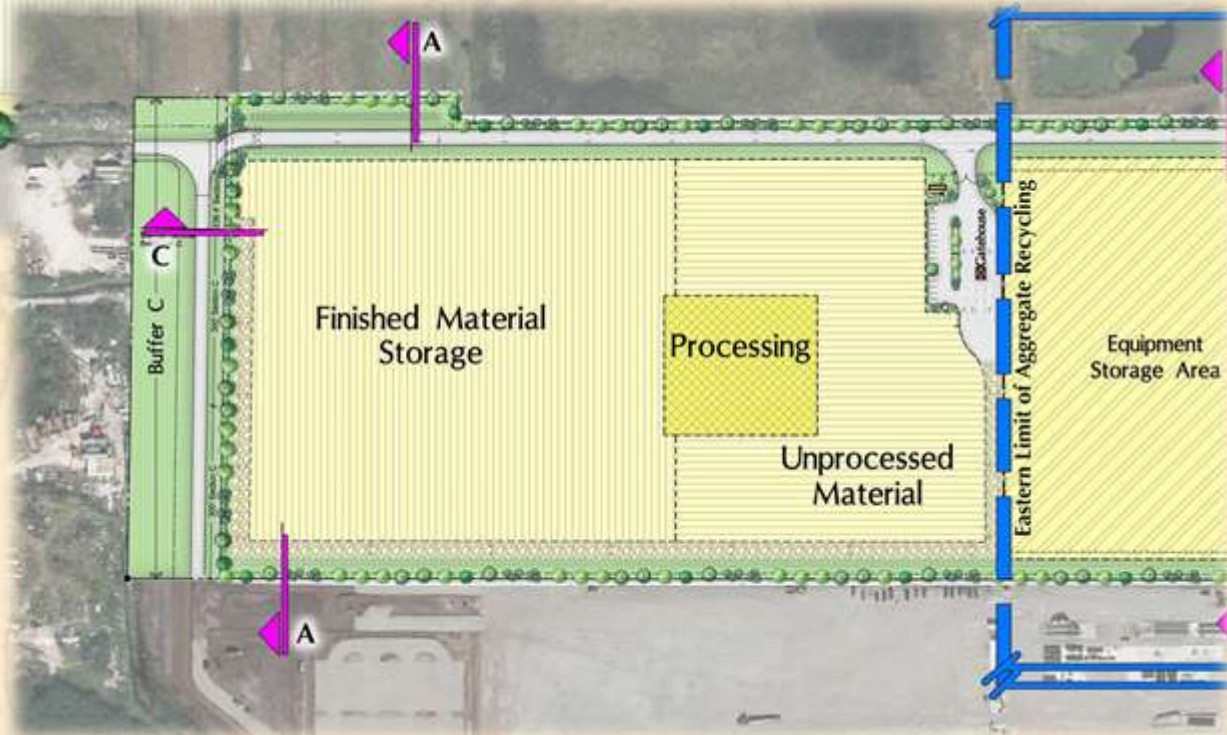
Current Proposed Site Plan



Unprocessed material is 1,345' setback from the school

Old Site Plan

Comparisons



Proposed Landscaping

- **Buffer A** (North and South) – **10 foot buffer** with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – **56 foot to 65 foot wide** with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2** linear feet;
- **Buffer C** (west) – **10 foot buffer** with 1 tree per 30 linear feet and shrubs.

Proposed Security

- Buffer A (North and South) – **8 foot** chain link fence on property line;
- Buffer B (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **15 foot high berm** – 56 foot or 65 foot inside the property line;
- Buffer C (west) – **12 foot** chain link fence with sight obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

300' Buffer A



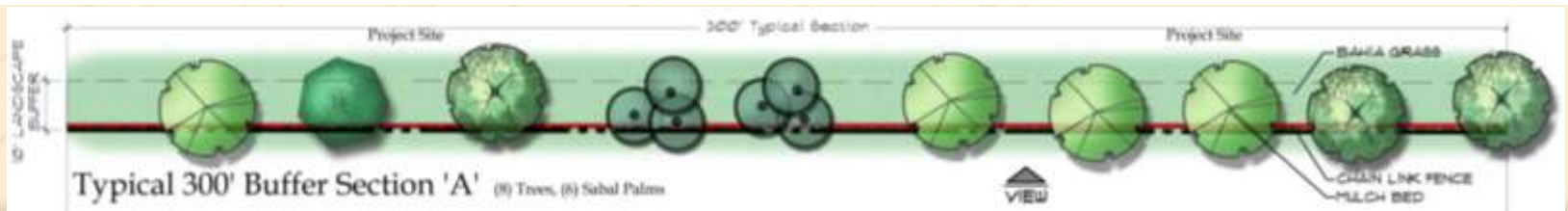
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



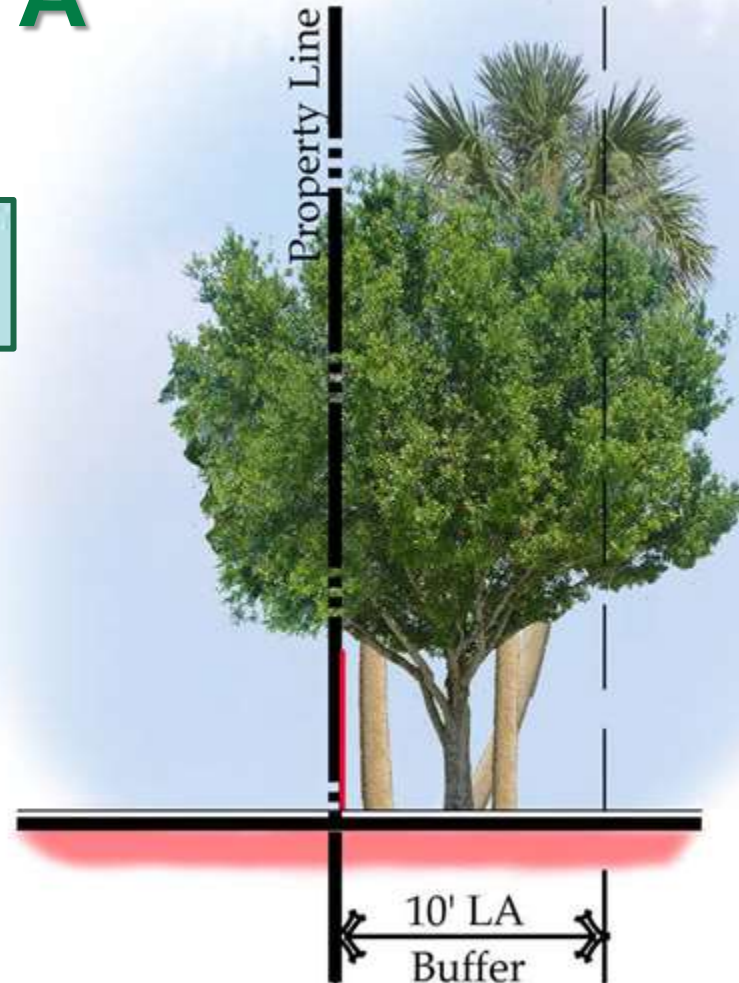
Typical Elevation A Buffer (at Initial Install)



Cross Section A

NO Fence Screening with
Compatible Industrial Use

*North and South
Sides*



Cross Section Buffer A

300' Buffer B



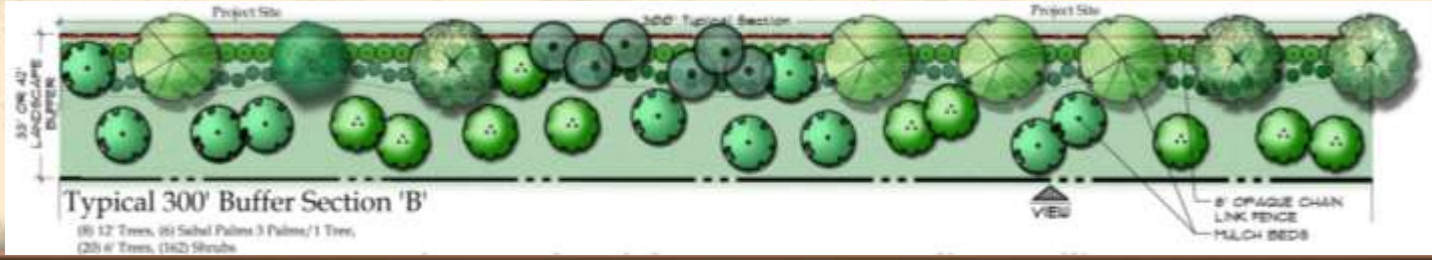
Typical Elevation B Buffer (at Maturity)



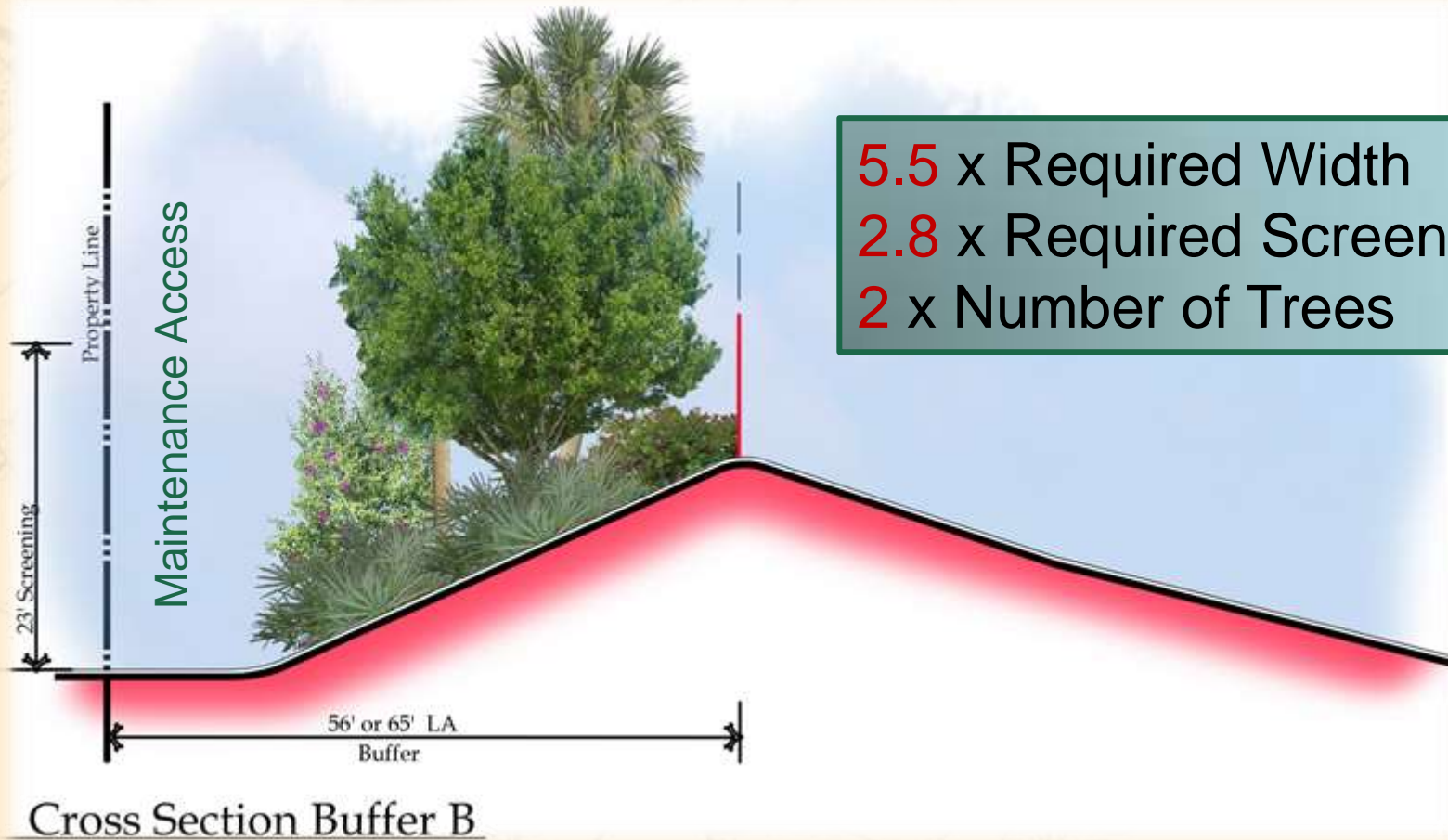
Typical Elevation B Buffer (at 5 years)



Typical Elevation B Buffer (at Initial Install)



Cross Section B



***Northeast and
East Sides***

300' Buffer C



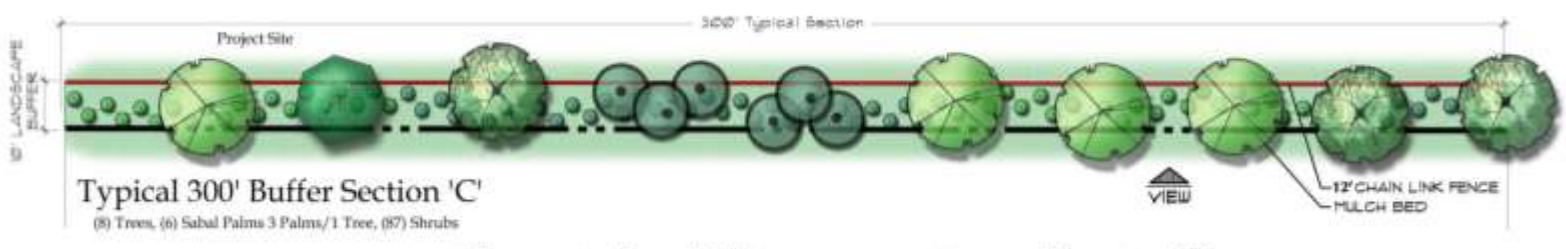
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



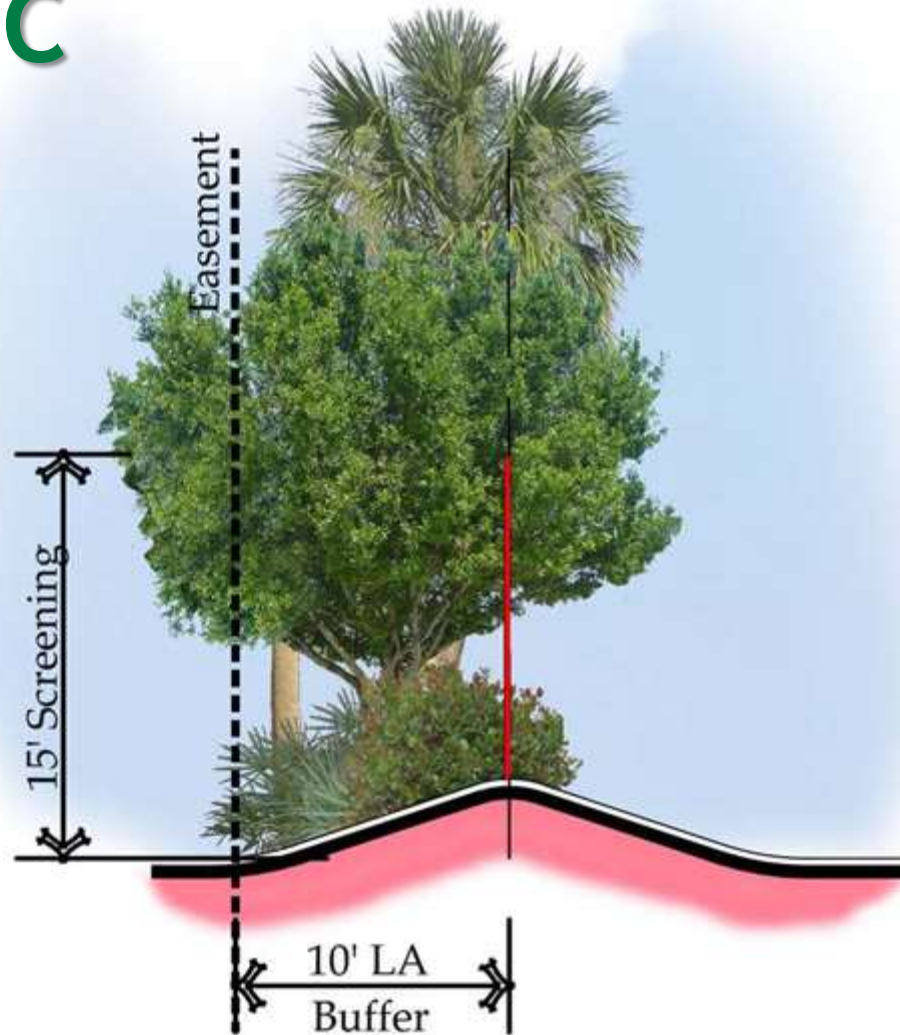
Typical Elevation C Buffer (at Initial Install)



Cross Section C

Against Access Easement

Planted per Right-of-Way
Criteria

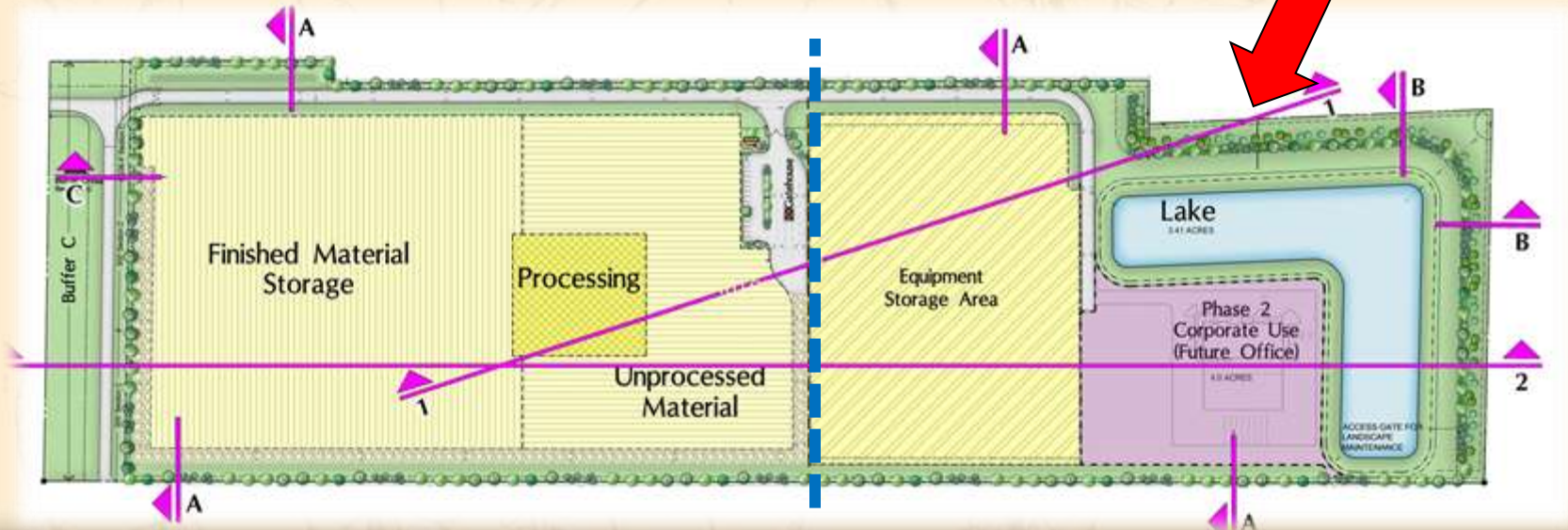
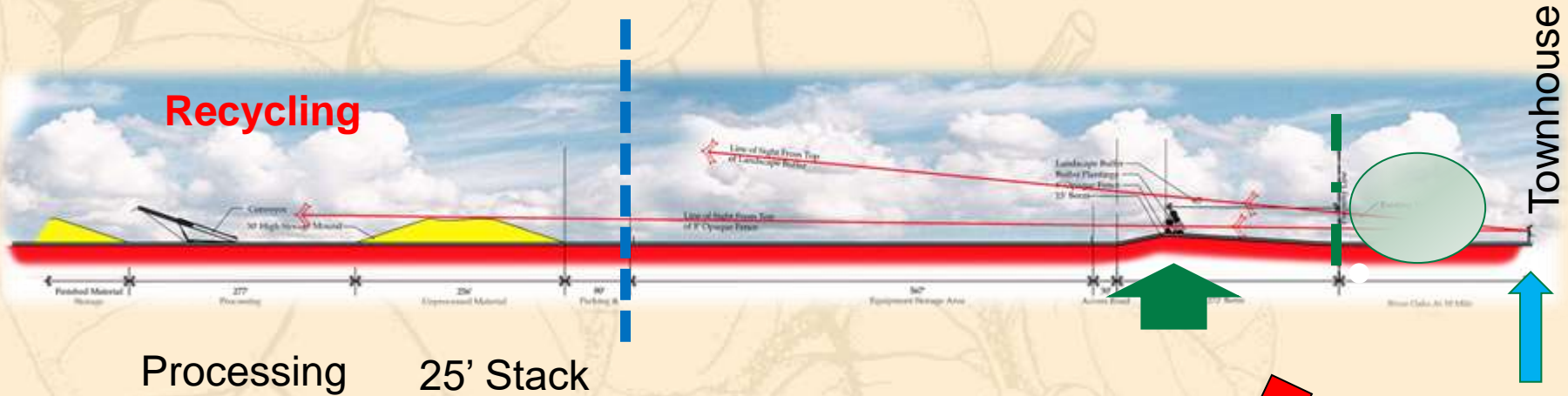


West Side

Cross Section Buffer C

Access Buffer

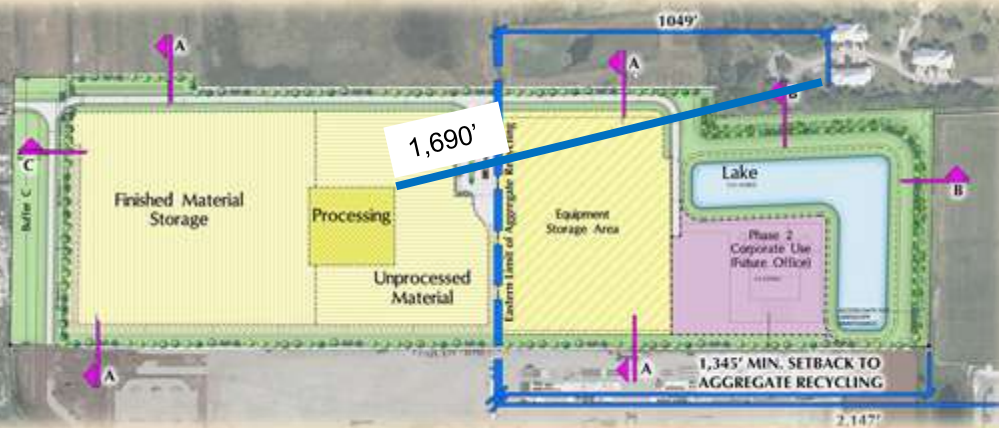
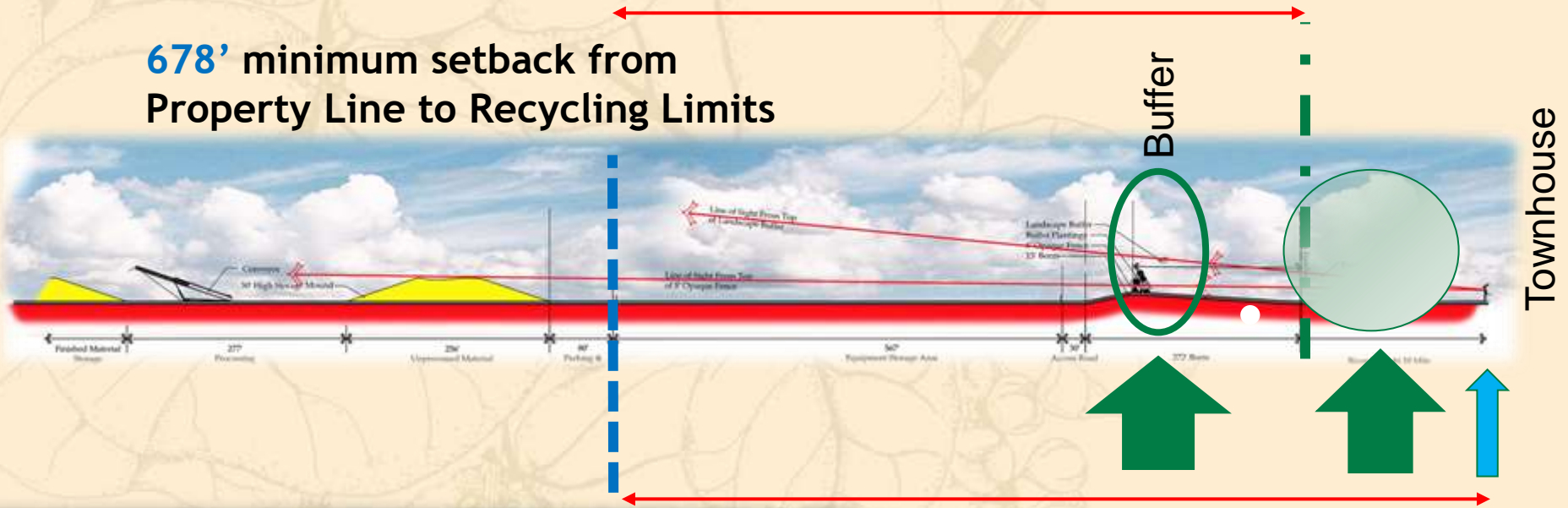
Visual Impact from Residential



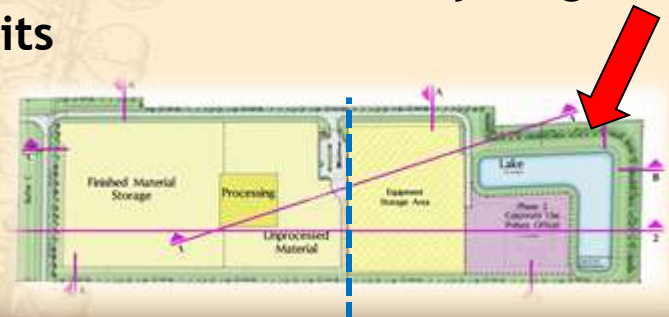
Section 1

Visual Impact from Residential

678' minimum setback from Property Line to Recycling Limits



1,049' min. setback from Residential Units to Recycling Limits

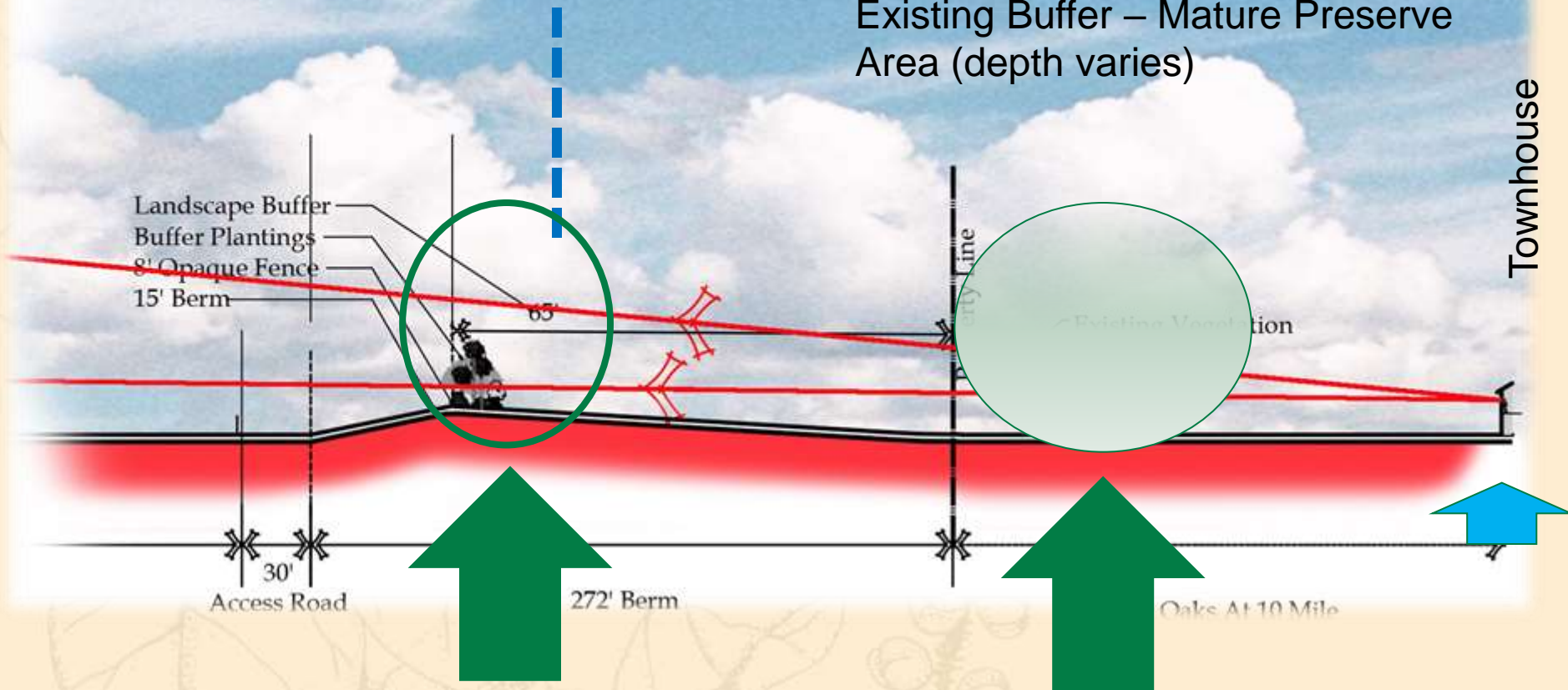


Visual Impact from Residential

678' minimum setback from
Property Line to Recycling Limits

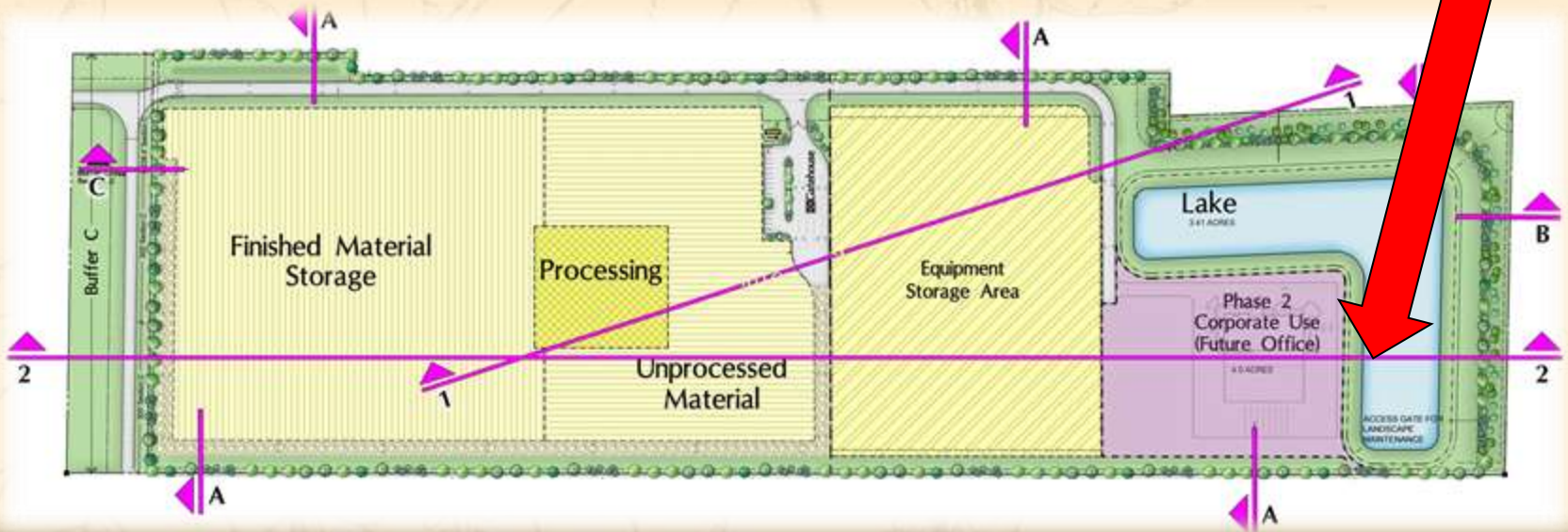
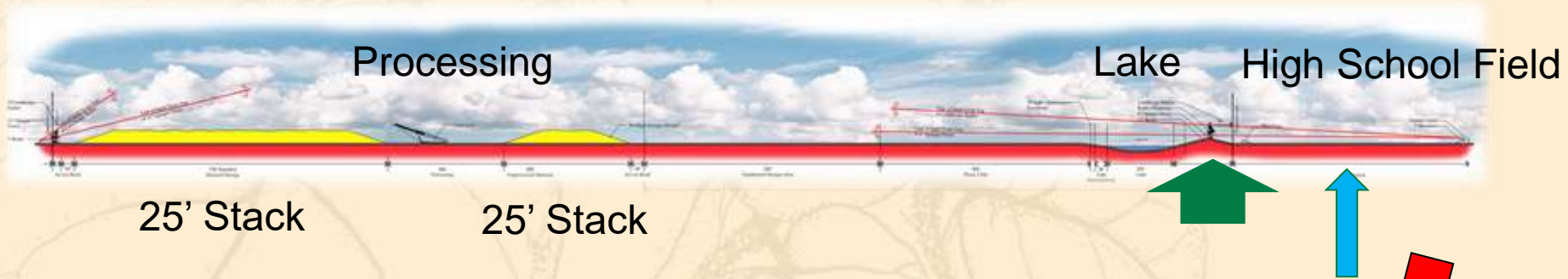
Proposed Buffer – 56'-65' Depth on
15' Tall Mound

Existing Buffer – Mature Preserve
Area (depth varies)



Townhouse

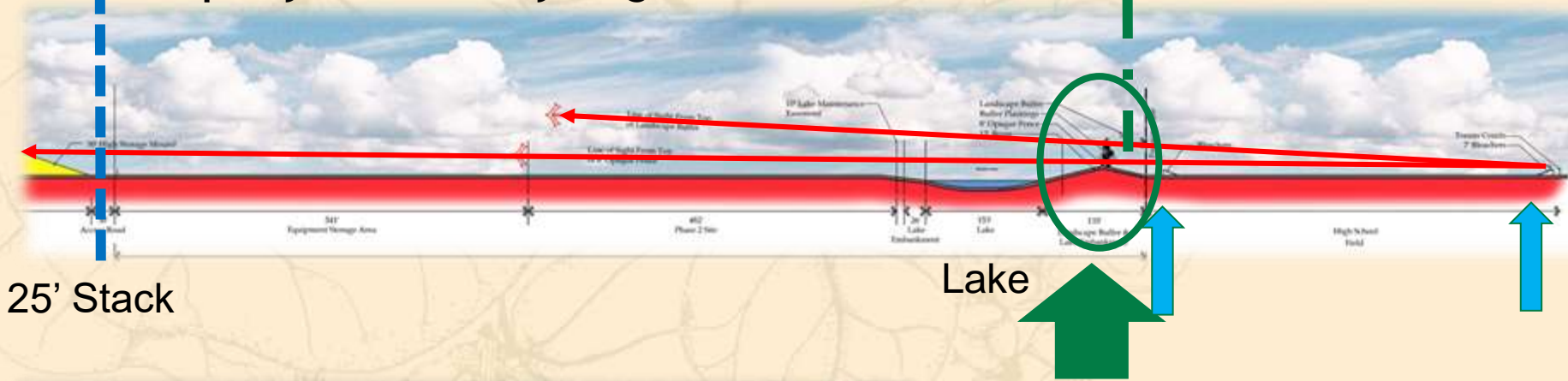
Visual Impact from School



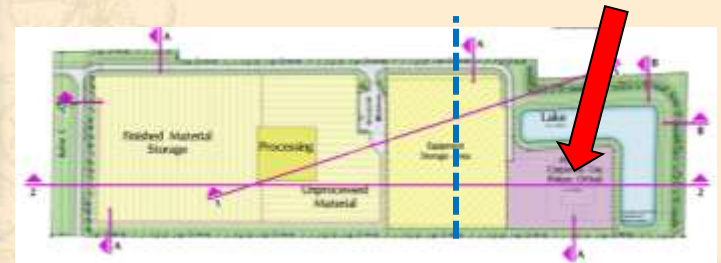
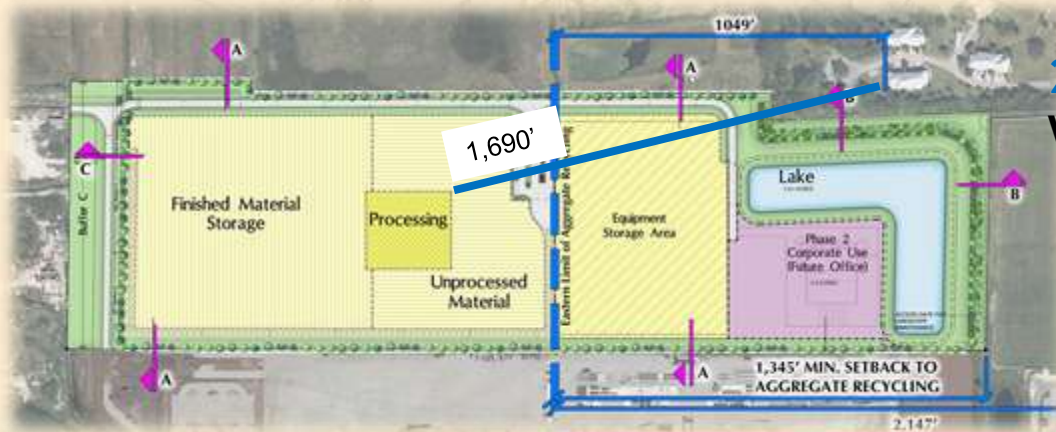
Visual Impact from School

1,345' minimum setback from Property Line to Recycling Limits

High School Field

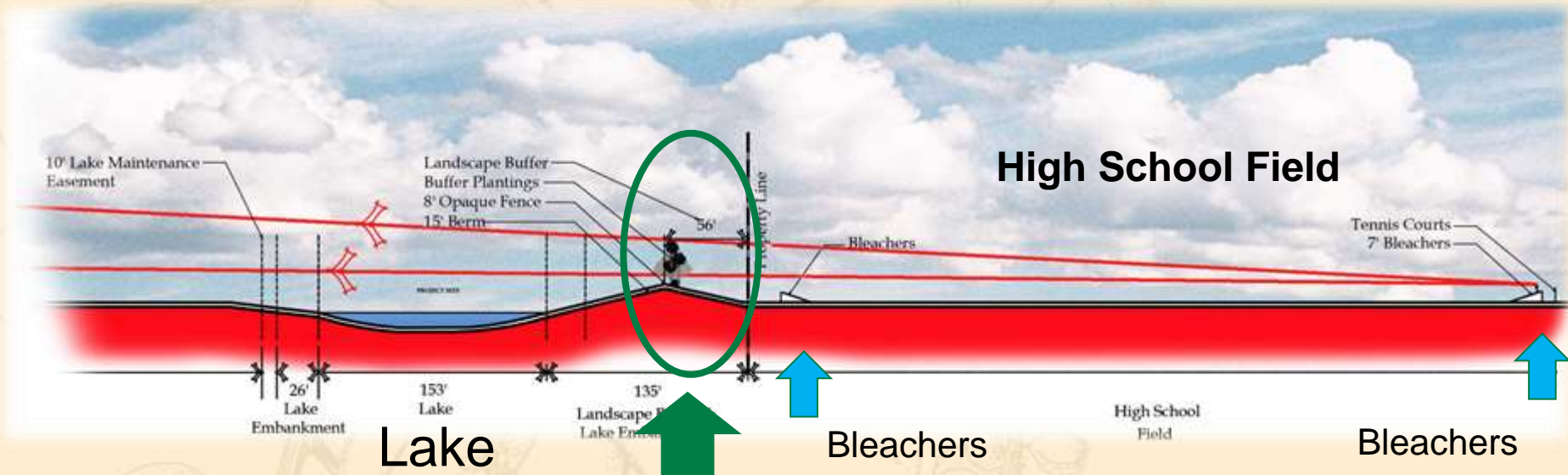


2,147' min. setback from Classroom Windows to Recycling Limits

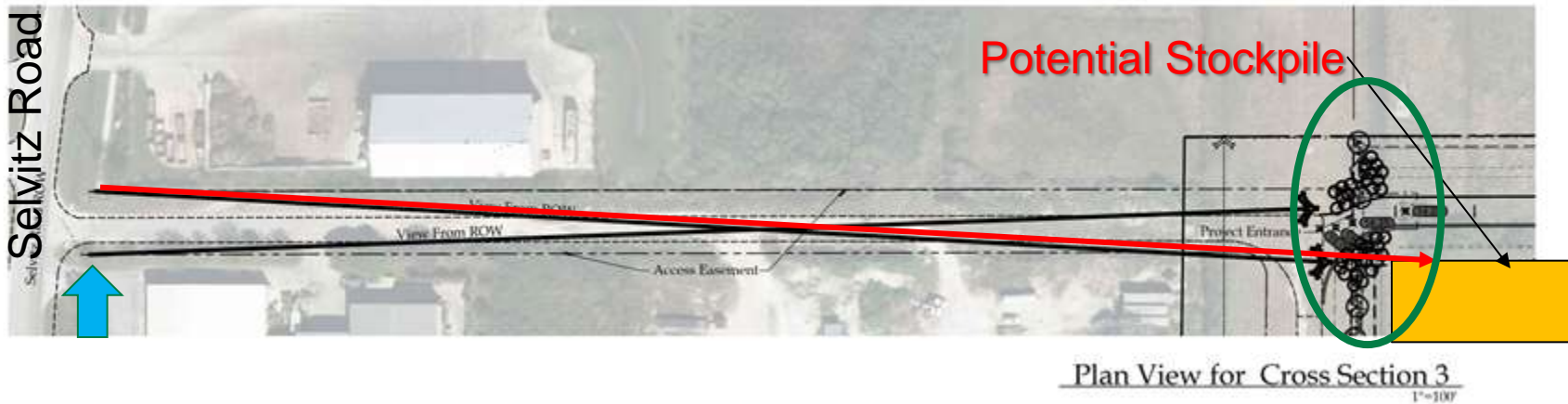


Visual Impact from School

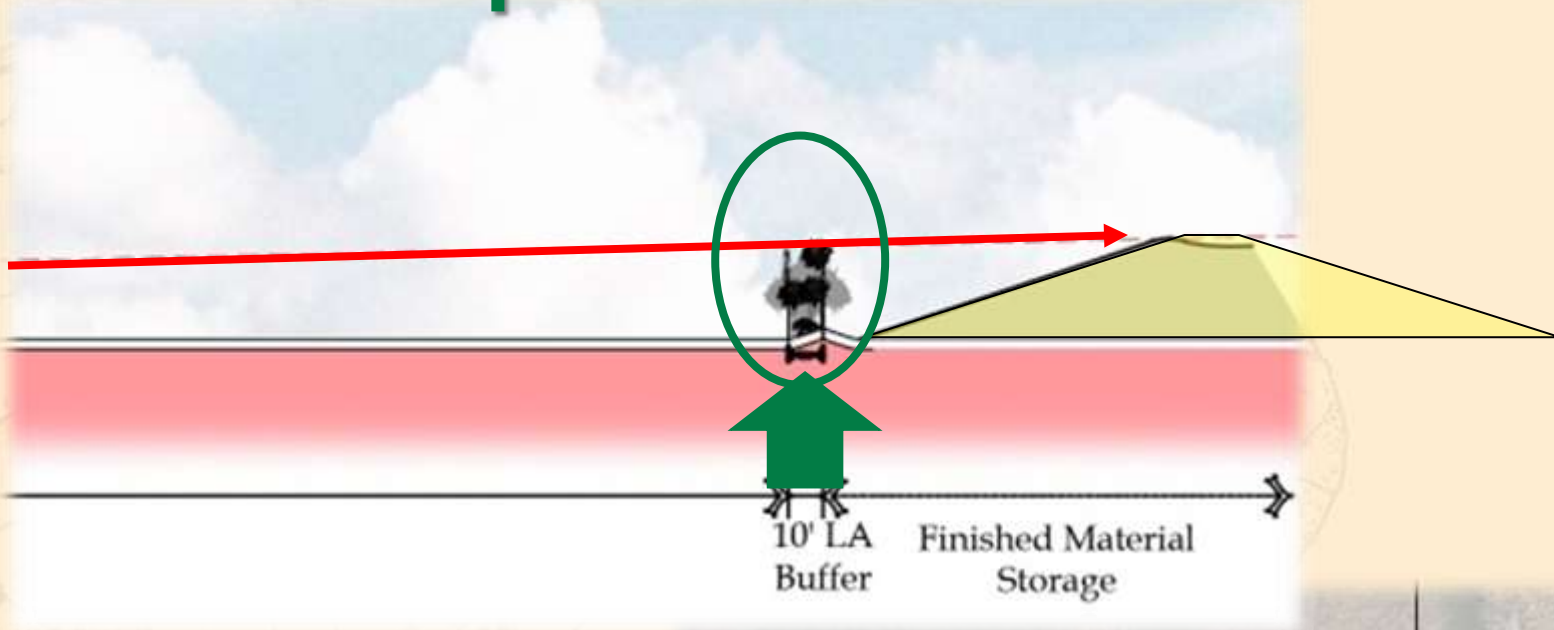
1,345' minimum setback from
Property Line to Recycling Limits



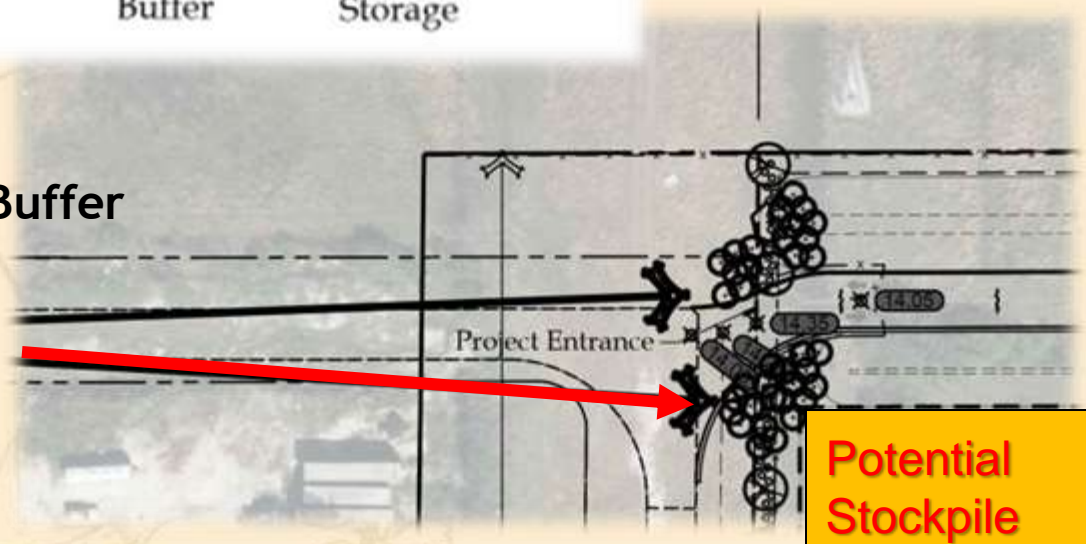
Visual Impact from Selvitz Road



Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
 - 15 foot tall Berm
 - 8 foot tall Screened Fence
 - 56 foot to 65 foot Landscape Buffer width
 - At maturity, 45-55 foot tall thick buffer

Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

Recycling

FDEP targeted 75% recycling by 2020

2018 Tonnages in St Lucie County (including Ft. Pierce):

- **Total waste stream –
2018** **534,059 tons**
- **Recycled percentage –
2018** **53%**
- **SHORTFALL for 2020 goal**
22% or
117 tons

Recycling

FDEP targeted **75%** recycling by **2020**

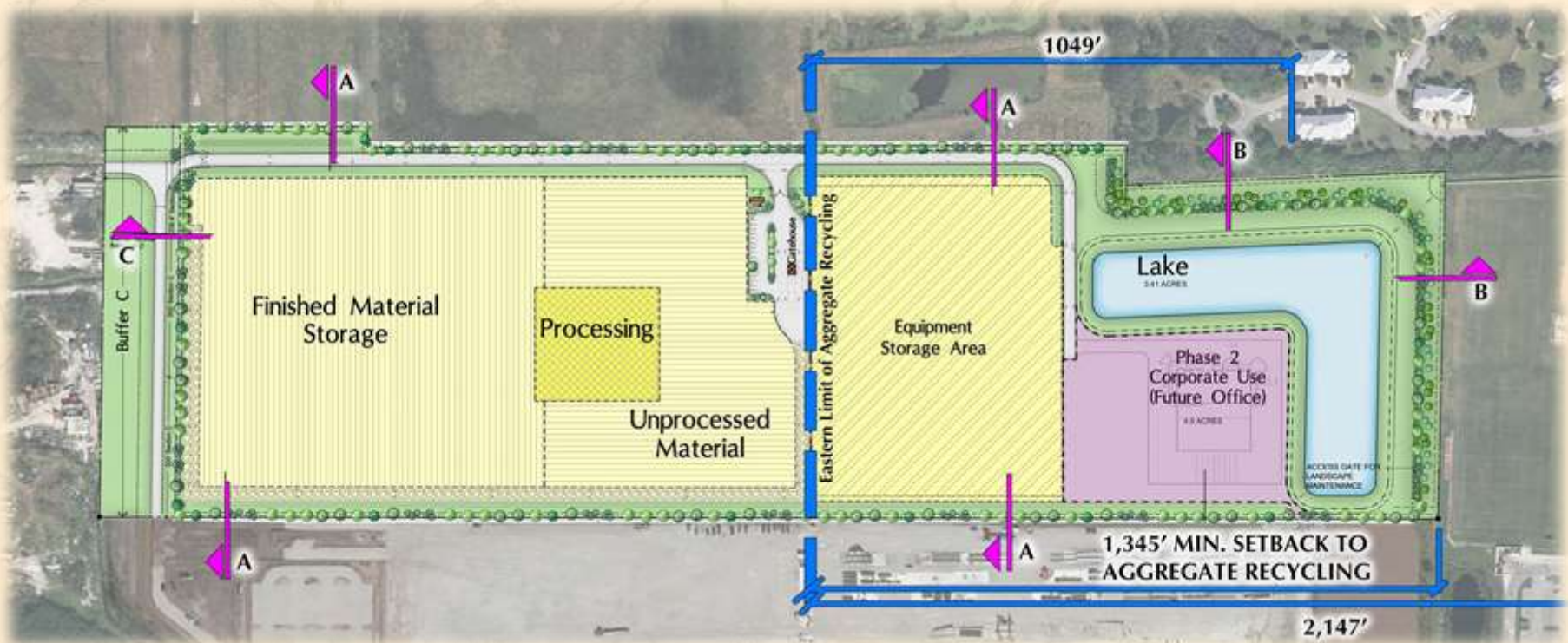
Projected Volumes at DSE Holdings:

- Initially – 30,000 tons
- At Capacity – +100,000 tons

DSE Holdings will help the County and the City with FDEP goal providing **100,000** of the **117,000** tons needed.

Public Concerns

- Dust
 - Monitored through DEP Air Permit
- Water quality
 - Material being recycled is concrete – a product that carries drinking water.
- Noise
 - There is little to no noise from the processing other than the truck back-up
 - The stacked material actually buffers noises



THANK YOU!



**Ft. Pierce Industrial
Aggregate Recycling Facility
Planned Development
City Commission – 1st Reading
September 16, 2019**

1. Introduction of project and team;
2. History of DSE Holdings;
3. Our story
 - a. Land use and Zoning
 - b. DSE Holding purchase
 - c. Original application submittal
 - d. Neighborhood meeting
 - e. Resubmittal as a Planned Development
4. Application request
5. Proposed development plan
 - a. Discuss changes from the Planning Board Conditions of approval
6. Proposed landscape plan and additional landscaping to be a good neighbor and security
 - a. Discussion on proposed landscape and buffering
7. Visual impact to the neighbors
 - a. Discussion on berms and fences
8. Public Benefits
9. Information on recycling
10. Conditions of approval



Dennis G. Corrick

Shareholder

Office: [Fort Pierce](#), [Stuart](#)

Mr. Corrick is a member of Dean Mead's Agribusiness Industry team, and practices in our Treasure Coast office. He practices in the areas of commercial real estate, zoning and land use, and general business law. He has experience in every element of real estate purchase, ownership, governance and sale. In addition, he assists clients in land use and zoning matters, permitting and licensing, and in agreements governing the use of property such as covenants and restrictions, commercial and agricultural leases, easements and licenses.

Mr. Corrick has extensive experience working with issues unique to agricultural businesses and properties. These include conservation easements, grazing leases and matters related to water use and environmental permitting, as well as financing, operation, sale and purchase of farm and ranch properties.

1. Additional Representative Experience

- Negotiated a lease for building a wetland system for delivering environmental services in Highlands County.
- Represented a Fortune 200 company in obtaining a contract for municipal solid waste and in permitting and building a municipal solid waste transfer station.
- Negotiated terms of a Wetland Reserve Program (WRP) easement in Glades County.
- Obtained large consumptive use permit for strawberry farming in Highlands County, and negotiated lease.
- Participated (with Dean Mead Agribusiness Industry Team) in certification of portfolio of agricultural properties with certificated water and wastewater utility.
- Negotiated disbursed water storage ("water farming") contract with water management district.
- Negotiated and closed contracts for sale of a portfolio of properties which included ranches in Okeechobee and St. Lucie Counties.
- Advised a large row crop farm on general day-to-day operations issues.
- Negotiated and closed a contract for the sale and purchase of a row crop farm in Suwannee County which included post-closing fertigation contracts with a neighboring dairy farm.
- Prepared grazing leases for properties in most of Florida's agricultural regions.
- Negotiated and closed contracts for sale of property to the South Florida Water Management District (SFWMD).
- Negotiated financing and security arrangements with large agricultural lenders and farm equipment providers.

2. Professional and Civic Activities

- The Florida Bar
 - Business Law Section
 - Environmental and Land Use Section

- Real Property, Probate and Trust Section
- The Florida Bar Foundation, Inc. – Fellow
- Florida Cattleman’s Association – Allied Member
- Florida Farm Bureau – Member
- Economic Council of Okeechobee - Member, 2009 – 2017
- Leadership St. Lucie XIX – Graduate
- Lincoln Park Academy, Student Advisory Council - Business Community Representative, 2009 - 2012
- St. Lucie County Agricultural Development Steering Committee
 - Chair, 2007 – 2008 (County Commission Appointment)
- St. Lucie County Bar Association – Member
- St. Lucie County Chamber of Commerce - Board of Directors, 2005 – 2015
- Superintendent’s Business Advisory Committee – Member, 2009 – 2015 (Superintendent Appointment)

3. Charitable and Pro Bono Service

- Children’s Services Council of St. Lucie County – Member, 2008 – 2012 (Gubernatorial Appointment)
- United Way of St. Lucie County, Inc.
 - Board of Directors, 2002-2008
 - Chairman, 2006-2007

4. Education

- Juris Doctor: University of Florida Levin College of Law, Gainesville, Florida, *with honors*, 1998
- Bachelor of Science Degree in Journalism: University of Florida, Gainesville, Florida, 1983

5. Bar Admissions

- Florida

6. Prior Legal Experience

- Peterson & Myers, Winter Haven, Florida, 1998-2000

7. Recognition & Awards

- Named one of St. Lucie County’s ‘Beautiful People’ in the area of community activism, 2013, 2014 and 2015
- Kathryn Basile Champion for Children Award – Children’s Services Council of St. Lucie County, 2015
- Chairman of the Board Award - United Way of St. Lucie County, 2008
- Community Impact Award - United Way of St. Lucie County, 2004-2005
- Florida Constitution Revision Commission, Style and Drafting Committee; Student Staff Member, 1998

Douglas Steven Eakins JR
North Palm Beach, Florida
(561) 346-1549
Steve@DSEAKINS.com

Employment:

D.S. Eakins Construction Corporation 1998 – Present

- -2008 to Present Supervisor/VP – Overseeing numerous projects 20K to 3M, ordering materials, scheduling, bidding jobs, ect.
- 2004-2008 Worked as a foreman running a pipe crew & operating equipment. Completed projects from 20K to 2M
- 2000-2004 (summers) Operated tractor trailer transport & dump trailers. Also operated equipment on jobs and helped out on pipe crews
- 1998 (After School & Breaks) Worked on pipe crews as a laborer, operated equipment and work with mechanic on equipment in yard after School

Education:

2000-2004 Received a Bachelor of Science Degree in Interdisciplinary Engineering & Management from Clarkson University located in Potsdam, New York.

2000 Received Diploma from The Benjamin School, located in North Palm Beach, Florida

Clarkson University

BE IT KNOWN THAT

THE BOARD OF TRUSTEES ON THE NOMINATION AND APPROVAL OF THE FACULTY
HEREBY CONFERS UPON

DOUGLAS STEVEN EAKINS JR

WHO HAS SATISFACTORILY COMPLETED THE REQUIRED COURSE OF STUDY
APPROPRIATE FOR THIS DISTINCTION THE DEGREE OF

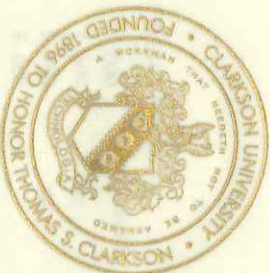
BACHELOR OF SCIENCE

Interdisciplinary Engineering and Management

TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND HONORS WHICH APPERTAIN THERETO.
GIVEN UNDER THE SEAL OF THE UNIVERSITY AT POTSDAM, NEW YORK,

DECEMBER 31, 2005

John Henry Skellie
PRESIDENT



David J. Felt
CHAIRMAN, BOARD OF TRUSTEES



Certifies to all that

Steven Eakins

Has successfully completed Boomlift &
Rough Terrain Forklift Operator Training

Dated 1/6/12

Signed *Don Scott*



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers.

Official license stamp containing: STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, AC# 6189641, CUC1224753, 07/06/12 120014654, CERT UNDERGROUND & EXCAV CNTR, EAKINS, DOUGLAS STEVEN JR, D S EAKINS CONSTRUCTION CORP, IS CERTIFIED under the provisions of Ch.489 FS, Expiration date: AUG 31, 2014 L12070601227

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6189641

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12070601227

Table with 3 columns: DATE, BATCH NUMBER, LICENSE NBR. Row 1: 07/06/2012, 120014654, CUC1224753

The UNDERGROUND UTILITY & EXCAVATION CO
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

CERTIFICATE OF COMPLETION

Supervisor Compliance
Training Department
Supervisor Course

**REASONABLE SUSPICION:
Drug & Alcohol Awareness Training**

Douglas Steven Eakins Jr.

has completed the Mandatory 2-Hour Training

on

60 Minutes Alcohol Awareness

60 Minutes Drug Education

Test Score: 100%

Graduation Date: 7/13/2011

Satisfies the Department of Transportation

49 CFR Part 382.603 for Mandatory Supervisor Training



CERTIFICATE OF ATTENDANCE

FDEP GENERIC CONSTRUCTION STORMWATER PERMIT
CONTRACTOR'S SHORT COURSE/MEET THE REGULATORS

The Undersigned Hereby Acknowledges That

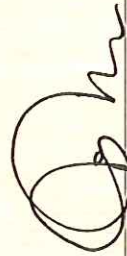
STEVEN EAKINS

Attended the above 6 hour training in Stormwater Permit Compliance,
BMP Selection and Installation and Stormwater Inspections.

Material covered meets the requirements of Chapter 62.621.300, Part II.12 for Inspector qualification

NOVEMBER 16, 2010

Florida East Coast Chapter



Program Instructor—Jo Moore, Environmental Director
Ranger Construction Industries, Inc.
FDEP Qualified Stormwater Instructor #90
FDEP Qualified Stormwater Inspector #1120



Michelle Anaya DePotter—Executive Director



EMILY O'MAHONEY, PLA, FASLA

PARTNER

Education

University of Florida,
Bachelor of Landscape Architecture 1980

Honors & Recognitions

Fellow, American Society of Landscape Architects (2017)
ASLA National Service Award (2016)
University of Florida Alumni Service Award (2011)
FNGLA Award of Excellence Meditation Garden (2008)
FL/ASLA Award of Merit Meditation Garden (2008)
FL/ASLA Award of Merit Pahokee Eco-Island Study (2008)
FL/ASLA Award of Honor Limestone Creek Elementary Children's Planting Program (2002)
FL/ASLA Award of Excellence in Residential (1998)
FL/ASLA Service Awards (1995, 1996, 1997, 1998)
Faculty Award, Department of Landscape Architecture University of Florida (1980)
ASLA Certificate of Merit in the Study of Landscape Architecture (1980)
ASLA President's Recognition for Outstanding Contribution (1980)
Howard Sebolt Award (1980)
Elected to the Gargoyle National Architectural Honor Society

Registrations

Professional Landscape Architect since 1980: Florida #684
LEED® AP BD+C

Affiliations

American Society of Landscape Architects
Council of Landscape Architecture Registration Boards
Florida Redevelopment Association
Florida Riverwalk Exchange
Palm Beach County Planning Congress
Professional Women's Network
The Nature Conservancy
National Society of Historic Preservation
The Native Plant Society
The Northern Palm Beaches Chamber of Commerce
International Society of Arboriculture
U.S. Green Building Council (USGBC)
Chamber of the Palm Beaches (Trustee)

Positions Held

Florida Chapter ASLA Trustee (2013-2016)
Florida Chapter ASLA President (2011-2012)
FL/ASLA Conference Co-Chair (2011)
ASLA Florida Section Chair (1994-1997)
FL/ASLA Annual Convention Chair (1998)
FL/ASLA Review Seminar Coordinator (1996-Present)
Professional Women's Network President (2004-2006)
Habitat for Humanity Landscape Coordinator
Homeowner Association President/Board Member (1996-Present)
FLASLA Education Chair (2007-2010)
FLASLA Member at Large (2007-2008)
Women in Business Steering Council (2003-Present)
Women in Business Council Chair (2008 & 2012 to present)
Citizen Advisory Board for Town of Jupiter Police (2008-Present)

Publishing and Speaking Engagements:

Accessibility: Co-Author and Instructor to Florida specific and national accessibility (ADA) standards, Since 2009. LA CES, FBOLA and FBC approved.
Miscellaneous Sustainable Design and Green Infrastructure lectures and panel discussions.

Professional Experience

Ms. O'Mahoney has over 38 years of experience in landscape architecture and site planning with emphasis on conceptual and detailed design for all scales. Since 1993 she started her own company and then joined with George G. Gentile & Associates, Inc. in 1999 as a partner to combine professional skills and abilities in one company. Prior professional experience has been with private landscape architecture firms in the South Florida Area. Sustainability is not only reflected in Emily's design and professional work but carries over at home with a photovoltaic array reducing the family's carbon footprint.

Emily views landscape architecture as design of outside space, creating a strong sense of place and working with nature to create beautiful places and spaces. Every day and with every project, she approaches design and problem solving from an artistic angle in a sustainable manner.

Mixed Use

Harbourside — *Project Manager*

Location: Jupiter, Florida (within CRA District)

Client: Allied Capital & Development

Scope: Site Planning & Landscape Architecture

As the entertainment district of the Jupiter Riverwalk and a special district, this 8 acre PUD project contains 33,000SF restaurant, 65,000SF retail, 54,000SF office space and 219 hotel rooms within a new urbanism context. Wrote noise ordinance modifications. Developed special signage packages. Completed in 2014.

Parks and Environmental Studies

Cinquez Park – *Principal-in-Charge, Project Manager*

Location: Jupiter, Florida

Client: Town of Jupiter

Scope: Landscape Architecture

2GHO procured approvals and developed site, landscape and irrigation for this new Open Space and Park in the Cinquez neighborhood in Jupiter. The vacant 13 acres of property off Indiantown Road has been transformed into a beautiful local park for the entire community with walkways, a lake, open grass activity areas, a grass prairie natural area, and a large three-range dog park.

Facilities

Palm Beach County Fire Rescue Training Facility – *Principal-in-Charge*

Location: Palm Beach County, Florida

Client: Palm Beach County Facilities

Scope: Landscape Architecture & Site Design

2GHO worked under the Architect for this County Training Facility built in and around an old garbage dump site requiring unique conditions to deal with for planting and buffering.

Bio-Tech Projects

Harbor Branch Research Institute Lab II – *Principal-in-Charge, Principal Designer*

Location: Harbor Branch FAU Campus, Ft. Pierce, Florida

Client: Florida Atlantic University

Scope: Landscape Architecture and Site Planning

With completion in early 2011, this 43,000 square foot research center is striving for Silver LEED rating. State of the art irrigation system has been designed for the all native landscape, providing large beds of grasses and very little sod. All trees were saved on site or relocated near by.

Max Planck Florida Institute for Neuroscience – *Principal-in-Charge, Principal Designer*

Location: FAU Campus, Jupiter, Florida

Client: Max Planck Institute

Scope: Landscape Architecture and Site Planning

This is the first cluster expansion from the Scripps Institute development. The construction will be complete by the

end of 2011 bringing many new jobs in the 100,000 square foot facility on 6 acres of the FAU Campus. The landscape plan emphasizes native plantings in bioswales and planted detention areas to ease the drainage solutions. Irrigation is via re-use water. The project received LEED Gold Certification.

JONATHAN T. RICKETTS, P.E.

RESUME

- EDUCATION** Bachelor of Science in Civil Engineering, Tulane University, 1983
- REGISTRATION** Registered Professional Engineer
Florida License #38799
North Carolina License #26154
- PROFESSIONAL AFFILIATIONS** American Society of Civil Engineers
Palm Beach Branch President 1990-1991
Architectural Engineering Institute National Executive Committee 1995-1996
National Society of Professional Engineers
Florida Engineering Society
American Water Works Association
Leadership Palm Beach County
Chairman, Loxahatchee River Management Coordinating Council – including local, state and federal representatives
- PUBLICATIONS AND AWARDS** Senior Editor of Building Design and Construction Handbook, Sixth Edition by McGraw-Hill (2001)
Senior Editor of **Standard Handbook for Civil Engineers**, Fifth Edition, McGraw-Hill (2004)
Civil Engineer of the Year, American Society of Civil Engineers, Palm Beach Branch, 1998

REPRESENTATIVE EXPERIENCE

Mr. Ricketts has over 30 years of professional engineering experience throughout multiple states where he holds professional engineer licenses and is the senior editor of two engineering handbooks. Mr. Ricketts specializes in all facets of planning, design, permitting, and project management services for a broad range of civil engineering projects including water resources, environmental design, and land development. Mr. Ricketts' representative work includes the following projects:

Phosphate Corporation of Saskatchewan (PCS): Design, permitting and construction management involving wetland restoration and headwater stream design (includes a series of projects totaling 5,500 acres). Permitting work involves the Army Corps of Engineers and the North Carolina Department of Environmental Water Quality. Project involves one of the largest environmental projects in the Army Corps of Engineer's Wilmington District.

Boynton Beach Community Redevelopment Agency: Construction management and utility coordination for a \$10 million urban redevelopment project, including master planning, streetscape design/construction, upgrade and reconstruction of public utilities, and wetland permitting within the Intracoastal Waterway, resulting in a new tax base of \$500 million dollars.

Northern Palm Beach County Improvement District (NPBCID): Analysis of seepage and long term secondary impacts to existing facilities due to various operating schedules of the G-160 structure in coordination with the South Florida Water Management District, South Indian River Water Control District, and NPBCID.

Benjamin Upper School: (North Palm Beach and Palm Beach Gardens) Construction management and lead consultant for a 50-acre, \$30 million turnkey school campus including site planning, design construction, interior finishes, furniture, and information technology infrastructure.

M/I Homes: Complete oversight for client's development work in Palm Beach County including: due diligence on properties prior to purchase, master budget preparation, estimating costs for project delivery, hiring, supervising and payment to design team members, bidding of plans to contractors, oversight of construction work and closeout of construction with agencies.

Gaeta Development: Led the development team in budgeting, design, bidding and construction for projects including: Philips Electronics North American headquarters, Brooklyn Bow and Ribbon, Tire Kingdom corporate headquarters, Adelphia Cable, Illinois Tool Works, Charles Brown Oil Company, Riviera Beach recycling facility and Velda Farms. Land development work included a 100-acre mixed use project with a six lane section of Congress Avenue.



Sharon J. Merchant, CEO



Public Involvement Project Manager

Professional Credentials

Bachelor of Science
International Affairs
Florida State University 1986
Former Member, Florida House of
Representatives, 4 terms

Basis for Team Selection

Statewide relationships with City,
County, State and Federal Elected
Officials and Key Decision Makers.

Focused on Customer satisfaction
and Positive outcomes. Consensus
Builder and Team Player.

Experienced Leader

Public Involvement: 15 years
Government Relations: 26 years
Business Development: 15 years

Ms. Merchant brings 30 years of public and private leadership experience as a Member of the Florida House of Representatives and CEO of The MS Factor (MSF) offering clients public involvement, governmental relations, and community relations services.

Public Involvement Experience:

City of Boynton Beach: Sharon is the Public Involvement Manager on two current projects with the City, The Lakeside Gardens Neighborhood Drainage Improvements and Water Main Replacement Scope and Central Seacrest Phase II Scope. She oversees all public involvement activities, including meetings with stakeholders, maintaining project hotline and preparation of collateral materials.

T.Y. Lin International: Sharon developed the stakeholder database and is spearheading all public involvement, including but not limited to meetings with stakeholders, City Council meetings, and preparation of collateral materials.

Riviera Beach Community Redevelopment Agency: Sharon provided Professional and Consultation services for marketing and public relations. This included but was not limited to attending all CRA meetings, promoting events, and press releases. Sharon's team also prepared collateral material such as brochures, flyers and handouts.

Carollo Engineers, Inc: Sharon provided quality assurance and supervision for the Palm Beach County Coastal Resiliency Partnership Multi-Jurisdictional Vulnerability Assessment Phase I project. MSF Team provided all public involvement, including but not limited to all social media updates.

CES Consultants: Sharon provided all leadership with the City of West Palm Beach elected officials and staff on behalf of our client. She supervised all staff Public Involvement activities for the City of West Palm Beach Washington Road Utility and Stormwater Improvements project.

Snubbs Consulting, Inc.: Sharon led the MSF Public Involvement Team assuring all collateral material, CAP plan, stakeholder data bases and printed material were top quality for the FDOT, District 4 Design Services contract.

Boynton Beach Town Square, Phase I: For this unique public private partnership downtown recreation, Sharon was the team lead on both public involvement activities and the Boynton Beach Building Wealth program, designed to encourage local hiring.

Sharon J. Merchant, continued:

Parsons: Sharon is providing quality assurance on all team documents for this Florida Turnpike Enterprise project, including the CAP plan, stakeholder database, newsletter and all printed materials. She will be the key contact for all constituent and agency meetings.

Allegro Boca: This project requires community involvement and acceptance for a new senior living facility. Sharon provided quality control on all MSF activities.

ATM: TMS arranged a public meeting for residents, town officials and local media to unveil the newly improved Phipps Park beach in the Town of Palm Beach. Sharon provided quality control.

Johnson – Davis: PIO for North South Roads Harbor Estates. This project provided improved swales in Boynton Beach. TMS provided social media and other services. Sharon provided quality control.

Chen Moore: Sharon provided QAQC for the Lake Worth Neighborhood Street program. We created a public involvement plan, database and all printed materials including door hanger.

VIA: Sharon provided quality assurance on all team documents for this FDOT D4 Jupiter Island project, including the CAP plan, stakeholder database, newsletter and all printed materials. She was the key contact for all constituent and agency meetings.

Craven Thompson: Sharon met with Lake Worth city and team leaders and provided quality assurance on all team documents, including an informal public involvement plan, stakeholder database, newsletter and all printed materials prepared for door hangers.

CDM Smith: Sharon provided quality assurance for the Palm Beach County Collection System Rehabilitation project. Tasks include database management, editing project letters and door hangers, logistics and meeting coordination.

WGI: Sharon provided public involvement services and quality assurance on all team documents for FDOT D4 / Palm Beach County Four Off-System Bridge Replacements project, including the CAP plan, stakeholder database, newsletter and all printed materials.

CDM Smith: Sharon provided all supervision, and quality assurance for the Boynton Beach Ion Exchange Resin Plan and East Water Treatment Plant Improvement projects. MSF provided all necessary public involvement, including frequent social media to advise residents of constant MOT changes.

Stanley Consultants: Sharon created a Public Involvement Plan for this I-95/SR-9 PD&E from south of South West High Meadows Avenue to north of Becker Road. project to inform residents and business owners in north Martin stakeholders, built data bases, and kept local elected officials informed. MSF worked on this project through August of 2013.

B&W / BE&K / CDM Team: Sharon assisted the team in securing the largest contract ever granted by Palm Beach County – a \$500,000,000 net present value - to build a waste to energy facility. She worked with environmentalists, disgruntled union workers, and all stakeholders, keeping them informed, defining the needs and goals of all parties.

CDM: Sharon guided stakeholders through sticky issues and prepared the public to accept a decision re the siting of a new landfill in Western Palm Beach County. She developed collateral materials and a strategy to meet with all impacted government leaders in proximity to the sites, re distance to residents, expenses, and the pros and cons of each. She minimized objections and addressed NIMBY problems before they occurred.

Calvin, Giordano and Associates: Sharon facilitated stakeholder meetings to alleviate residents' fears that the character of the area would be negatively impacted. Press releases were written, meetings recorded and minutes provided. She interacted with residents, engineers and County Commission.

Stanley Consultants, FDOT District 6: Sharon developed a handout for stakeholders, built a database, identified stakeholders, developed responses to concerned citizens, held webinars, took minutes and secured meetings for FDOT with elected officials for Multi Model Planning Enhancement Activities throughout Miami-Dade and Monroe Counties, including milling, paving, and widening the northbound shoulder for emergency evacuation, in Key Largo.

City of West Palm Beach, Public Involvement Consultant: Sharon helped solve challenges, such as strained internal and external relationships. Weekly meetings strengthened communications between the City and FDOT, Palm Beach County, and the community. Merchant delivered a variety of public involvement processes and activities comprising the blueprint to ensure awareness of all new construction.