

PROPOSAL TO PROVIDE

CHARLOTTE COUNTY

DON PEDRO & KNIGHT ISLAND NEIGHBORHOOD PLAN

RFP NO. 20250360 | JUNE 6, 2025



JOHNSON
ENGINEERING

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Cover Letter

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June 6, 2025

Charlotte County
Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948-1094

Re: **Don Pedro & Knight Island Neighborhood Plan - RFP No. 20250360**

Dear Selection Committee Members:

What makes a community special are the differences that community has from every other place. The people of Don Pedro & Knight Island know what makes their community special. The Community Plan is a mechanism to magnify those special qualities, validate the community's vision for the future, and enumerate the goals and recommendations to help them get there.

Our goal is to provide the community with resources to craft their Community Plan, and to provide the County with the comfort of having consultants who can perform services with the speed, efficiency, and convenience as your own in-house resources. Your consultant should be capable of providing the services you need under one roof, which the Johnson Engineering team can provide, together with subconsultant Axis Infrastructure, LLC.

Johnson Engineering has more than 130 employees, with a planning/design team of 8 professionals. The multidisciplinary nature of our firm combined with the specialized knowledge of the local Axis Infrastructure team sets us apart, by providing you with team members who specialize in the service areas needed for this Community Planning effort, including:

- Community Engagement & Meeting Facilitation
- Land Use & Visioning
- Natural and Scenic Resources & Environmental Quality
- Navigation & Coastal Management Infrastructure
- Fire, EMS and Disaster Planning
- Enforcement of Regulations

Laura DeJohn will lead the team with over 25 years of professional planning experience in Southwest Florida. With the benefit of extensive firm resources, we can assemble the right people to focus on getting the job done. We are proud of our tradition of engaging communities to envision and plan for their futures in the communities of Collier County, Immokalee, Bayshore Gateway Triangle CRA, Hendry County, the City of Fort Myers, Village of Estero, Central Florida Tourism Oversight District (formerly Reedy Creek), and the City of Naples.

We place tremendous value on client service. Our job is to help make your job easier. Our level of service to our clients is the reason we have maintained a strong presence in Florida since 1946. Our history is a testament to our positive past performance, and we aim to keep it that way by providing a Community Plan that meets and exceeds expectations.

Very truly yours,
JOHNSON ENGINEERING, LLC

Laura DeJohn, AICP, Project Manager
(239) 334-0046 | ldjohn@johnsoneng.com

I. Team Proposed for this Project



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I. Team Proposed for Project

A. BACKGROUND OF THE PERSONNEL

Johnson Engineering states these persons will not be substituted without the express permission of the County for the duration of this project

1. Project Manager



Laura DeJohn, AICP - Project Manager

Laura is the director of the firm's planning and landscape architecture group. She has 27 years of planning experience. Prior to joining Johnson Engineering, Laura served five years as a planner for the City of Naples where she was responsible for preparing and processing Land Development Regulation amendments for the Heart of Naples Downtown District, as well as amendments and mid cycle reviews for the comprehensive plan. Laura has also provided services ranging from preparation to public outreach through adoption for Land Development Regulations and Comprehensive Planning on behalf of the City of Fort Myers, Fort Myers Community Redevelopment Agency, Lee County Port Authority, and Village of Estero. Additionally she created a Community Pattern Book which served as design guidelines for subdivisions of the privately developed Babcock Ranch Community.

2. Other Key Personnel



Chris Beers, PE, PSM - Civil Engineer (Navigation & Coastal Component, Infrastructure, Fire, Emergency Medical Services & Disaster Planning)

Chris is the branch manager of our Charlotte County office and has 31 years of experience. He has managed land development projects in Florida, Utah, Kentucky, and Indiana. As the manager of our Charlotte County office, Chris is very familiar with the local stakeholders and issues. He will assist in the coordination with interested parties and local agencies, as well as permitting compliance correspondence. He is the Engineer of Record (EOR) as well as project manager for many Charlotte County projects.



Christine Fisher, AICP - Principal Planner (Land Use & Future of Island)

Chrissy has nearly 30 years of experience in urban planning and design. She has worked for both public and private agencies in Florida and South Carolina. Prior to joining Johnson Engineering, Chrissy served as a Planning Manager for the City of Clearwater. Her expertise includes community planning; comprehensive plan statutory compliance and amendments; land development code revisions; annexations; preparing corridor and area master plans and special overlay districts; as well as conducting compliance and compatibility review on behalf of Collier County, Immokalee, Bayshore Gateway Triangle CRA, Hendry County, Central Florida Tourism Oversight District (formerly Reedy Creek), and the City of Naples.

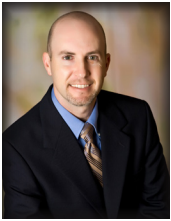


Amanda Martin, AICP - Senior Planner (Land Use, Enforcement of Regulations, Future of Island)

A member of the Johnson Engineering team since 2002, Amanda is a Senior Planner with experience in community involvement, site assessments, and preparation and presentation of land use and zoning applications. Her community engagement experience includes preparing a Public Outreach Plan and facilitating fifteen outreach meetings for the 2021 Collier County Commission Redistricting process; assisting and documenting the year-long series of community consensus building workshops for the Rural Lands Stewardship Area; analysis and facilitation for the Immokalee Community Redevelopment Plan Update public input meetings; and presenting and summarizing public input for various Neighborhood/Community Information Meetings in Lee, Collier and Hendry County. Amanda has zoning experience related to affordable and workforce housing projects and was instrumental in facilitating the Public and Private Solutions to Affordable Housing presentation with FPZA in 2020.



I. Team Proposed for Project



John Curtis, CSE - Senior Ecologist (Natural & Scenic Resources & Environmental Quality)

John joined Johnson Engineering in 1997 as an ecologist and provides expertise in environmental consulting for many of the firm's large public and private projects. He has extensive experience in all aspects of state and federal environmental permitting, including environmental impact assessments, conservation bank permitting for threatened and endangered species, listed species surveys and relocations, wetland delineations, wetland mitigation design, habitat restoration and expert witness testimony. John is an Authorized Gopher Tortoise Agent and Registered Agent for Burrowing Owls by the Florida Fish and Wildlife Conservation Commission (FWC). In 2013, John met the qualifications established by the Board of Professional Certification of the Ecological Society of America to become a Certified Senior Ecologist. In 2016, John also met the education, training, and experience requirements as stipulated under Federal Aviation Administration (FAA) Advisory Circular 150/5200-36A to be classified as a Qualified Airport Wildlife Biologist. John has served as lead ecologist for numerous coastal projects, including Charlotte County Fire Station 10 Environmental Assessments, Lee County's Buck Key and Cayo Pelau Environment Assessments, Boca Grande Causeway Swing Bridge Replacement environmental surveys and permitting, Island Beach Club State and federal dock permitting, Crescent Beach and Bowditch Point Renovations, the Sanibel Causeway PD&E, and the Coral Creek Airport Expansion, which required state and federal permitting, mitigation design, and multiple gopher tortoise relocations.



Gary Nychyk, CE - Ecologist (Natural & Scenic Resources & Environmental Quality)

Gary worked with Johnson Engineering from 2004 through 2006 as an ecologist. He rejoined the Johnson Engineering team in 2015. His duties include vegetation mapping, wildlife surveys, track surveys, protected species management plans, wetland jurisdictional delineations, and wetland preserve mitigation monitoring. Gary works closely with the U.S. Army Corps of Engineers (USACE), the South Florida Water Management District (SFWMD), Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), Lee County Port Authority, as well as local city and county government agencies.



Marina Guirguis - Graphics

Marina's current projects include work in geographic information system (GIS), development projections, drafting, mapping, corridor analysis, research, site planning and design, public meetings, graphic design and rendering. Marina holds a Master of Design in Sustainable Urban Environments from Northeastern University.

3. Consultants



Jason Green, AICP, CFM, Axis Infrastructure, LLC.

Planning & Public Engagement

Established in December 2015, Axis Infrastructure, LLC is an interdisciplinary consulting firm committed to creating sustainable and innovative places for future generations. Jason Green has over 19 years of experience and lives and works in Charlotte County. Jason's long history of successful projects in the region include the Charlotte County Park and Recreation Master Plan update, Olde North Port Neighborhood Master Plan, Longboat Key City Center Master Plan analysis, and Manasota Key Bike/Ped Master Plan. In addition, Jason has served as a consultant to a number of other coastal communities and projects, such as RISK MAPP for Charlotte County and Sarasota County, as well as planning services for the Town of Fort Myers Beach and Marco Island with public projects ranging from concept and planning to design and permitting. Many of his projects required extensive coordination with boards, committees, and agencies, including presentations to the CC BOCC, Manasota and Sandpiper Key MSTU, and leading public charettes for the community.

II. Proposed Management Plan

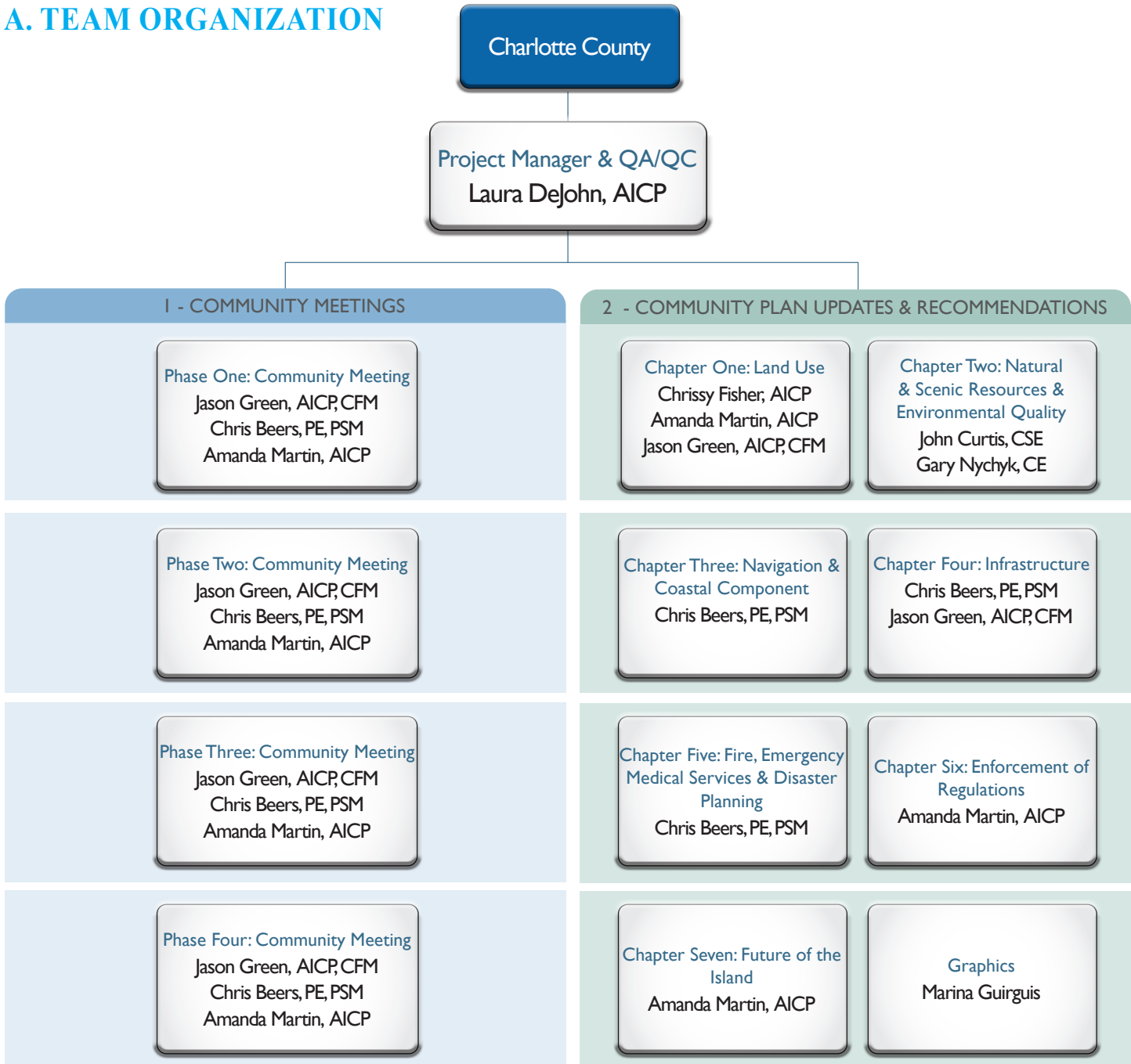


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II. Proposed Management Plan

A. TEAM ORGANIZATION



II. Proposed Management Plan

LAURA DEJOHN, AICP **Director of Planning & Landscape Architecture**



ldejohn@johnsoneng.com
239.280.4331

Years Experience 27 years

Education/Training Master of Planning (1998), University of Virginia

Master of City Planning (1997),
University of Virginia

Professional Affiliations American Institute of Certified Planners & American Planning Association Member

Florida Planning & Zoning
Association Member

Urban Land Institute Member

Laura is the director of the firm's planning and landscape architecture group. She joined Johnson Engineering in 2004 to lead the planning services in the firm's Collier County office and is now the Department Director for all planning efforts for Johnson Engineering. Laura manages projects that involve development feasibility studies, governmental coordination, preparation and presentation of land use and zoning applications, site planning, master planning, and design. She has 27 years of professional experience in the planning field, in both the public and private sector. Prior to joining Johnson Engineering, Laura served five years as a planner for the City of Naples.

Relevant Experience

- **Collier County Growth Management Department** – Laura performed multiple planning tasks to support Collier County staff including:
 - Rural Lands Stewardship Area Restudy – As lead planning consultant, Laura facilitated reviews to update the comprehensive plan policies and Code related to Rural Lands.
 - Golden Gate Parkway Overlay – Laura managed preparation of graphics, Land Development Code Amendments, and public involvement efforts to draft a new Golden Gate Parkway Overlay district and corresponding Regulating Plan that lays out a primary and secondary street network featuring a mixed-use Activity Center and walkable pedestrian corridor.
- **Collier County U.S. 41 East Corridor Study & Zoning Overlay** - Laura managed the County's public planning process to determine the commercial land uses most desired by the community and develop incentives to promote those desired land uses. This includes baseline data collection and analysis, public engagement, and identifying recommendations and incentive options for managing development along the corridor consistent with the community vision. She was then project manager for the writing of the U.S. 41 East Zoning Overlay (EZO).
- **Fort Myers Community Redevelopment Agency** - Provide professional planning services including Cleveland Avenue Land Development Code Amendments and public involvement coordination to establish new Overlay Code to encourage lot assembly, promote mix of uses, and incentivize pedestrian realm improvements along the Cleveland Avenue Corridor within the City's Redevelopment Area boundary.
- **Southwest Florida International Airport Planning** - Laura manages the continuing planning services for the 6,400-acre airport property and 7,000+ acre Airport Mitigation Park. Projects include Lee County Land Development Code Amendments for consistency with Florida Statutes Chapter 333 related to Airport compatibility.
- **Village of Estero Comprehensive Plan & Land Development Code** – Working with the LaRue Planning team, Laura assisted with the data collection, analysis public involvement, and drafting of the Village's first Comprehensive Plan. Laura focused on preparing the Future Land Use Element and Map, Community Design Sub-Element, formatting of the final comprehensive plan, and presentations to the Planning and Zoning Board and Village Council. Working with Clarion & Associates, Laura assisted with the writing of the Village's inaugural Land Development Code.
- **Babcock Ranch Community LDC & Pattern Book** - Laura has assisted with processing of changes to the Development of Regional Impact (DRI), and prepared Land Development Code amendments to make property development regulations more flexible, streamline the categories of uses, and establish provisions for development approval. This included preparing a Pattern Book to provide guiding principles and standards for future development, within a framework for mixed use residential and commercial development in a Town Center, Villages and Hamlets.
- **Charlotte County Land Development Code Updates** - Laura assisted Charlotte County Economic Development Office to update the vision for the 4,380-acre Enterprise Charlotte Airport Park (ECAP) and to re-write the ECAP zoning district. Services include management of the public input process, recommending Code changes, preparing the new zoning district language, and coordination through the approval process.

II. Proposed Management Plan

CHRISTOPHER BEERS, PE, PSM

**Port Charlotte
Branch Manager**



cbeers@johnsoneng.com
941.766.6262

Years Experience
31 years

Education/Training
MBA (2003), Indiana University

B.S. Civil Engineering (1994),
Brigham Young University

Licensing & Registration
Florida Professional Engineer,
License No. 64594

Florida Professional Surveyor &
Mapper, License No. 6664

Indiana Professional Engineer,
License No. 1000003 59

Utah Professional Engineer,
License No. 276397-2202

Kentucky Professional Engineer,
License No. 24118

Kentucky Professional Surveyor,
License No. 3744

Professional Affiliations
Peace River Engineering Society

Charlotte County Economic
Development Partners

FES Myakka Chapter Member

Chris joined Johnson Engineering in 2006 and is the branch manager of our Charlotte County office. His relevant experience includes years of managing civil engineering projects of all scopes and scales, including stormwater, utilities, transportation, aviation, and land development for both public and private clientele. During his time in Port Charlotte, Chris has provided leadership for several Charlotte County capital projects including stormwater, parks and transportation projects. He can take a project from conception to as-built performing or managing the multiple disciplines needed to bring a project together. He has a diverse background in permitting and agency (Federal, State and local) compliance. He has represented projects and clients in a variety of public processes and led community involvement in meetings. He is a Charlotte County resident living in Deep Creek.

Relevant Experience

- **Fire District #10, Charlotte County** - Johnson Engineering performed the survey, site design, permitting, Charlotte County site plan review, utility design/permitting, environmental, and landscape design for this new fire station on Palm Island. This project was unique as it was on a barrier island and had to abide by the Bridgeless Barrier Island Land Development Zoning code and regulations. Also, the property selection due diligence portion was extensive with the County requiring public meetings and presentation to the Fire Marshal and Board of County Commissioners. The property had gopher tortoises which required extensive environmental studies and gopher tortoise permitting and relocation. The project was completed on time and within budget.
- **Eastport Master Planning, Charlotte County** - Johnson Engineering provided professional planning and design services for approximately 691 acres located in the northwest quadrant of Interstate 75 and Harborview Road in Port Charlotte. The goal of this project was to create a long-term plan for future County facilities. We conducted interviews with personnel of five Departments/Divisions to determine anticipated needs and trends over a 20-year horizon to accommodate future growth of: Facilities Construction and Maintenance, Utilities (Loveland Complex, Administration, Warehouse), Community Services Maintenance and Natural Resources, Public Works Administration, Operations and Engineering. The Master Plan provides a framework and vision for the County to ensure adequate access, parking, water management, building space, yard areas, and open space are allocated within the County's government facility campus so they can meet future demands.
- **O'Donnell Regional Park - Baseball Field Addition, Port Charlotte** - Project manager new NCAA Division I Baseball Field addition. Included SWFWMD, Charlotte County, CCU permitting. Currently in construction, to be completed for Big Ten NCAA Baseball Tourney to begin Feb 2012.
- **O'Donnell Regional Park Phase 2, Port Charlotte** - Project manager for 83± acre regional park for the Charlotte County Parks Department; facilities include softball, baseball, soccer, frisbee golf, lake system, etc.
- **Oyster Creek Regional Park, Englewood** - This marquee park for the Charlotte County Regional Park system is located in Englewood on San Casa Road. It is a 175-acre park that includes 65+ acres of improvements consisting of three football fields, Cricket field, basketball, tennis, pool facilities, and 18,000 square foot 'state of the art' skate park, along with other amenities. The park has 3,700+ linear feet of nature trails and 3,000+ linear feet of pedestrian trails. Chris served as project manager, field engineer and the engineer of record during the construction phase, completion and agency close-out.
- **Elkcam Waterway Bridge on US 41 Access Roads, Charlotte County** - Project engineer for survey, design and permitting for both access road bridges for the civil portions of projects. Was member of design/build team, started project in March 2011 and began construction in July 2011 with all permits acquired. Now in construction.
- **Year 1 Sidewalks, Charlotte County** - Project manager for survey, design and permitting for six sidewalk locations within Charlotte County comprising of 5.5 miles of 6'-8' sidewalk. Construction has commenced on 5/6 sidewalks.

II. Proposed Management Plan

CHRISSE FISHER, AICP

Principal Planner



cfisher@johnsoneng.com
239.461.2456

Years Experience

28 years

Education/Training

Master of Urban and Regional
Planning (MURP) – Florida Atlantic
University (1998)
Environmental Growth
Management Fellowship

Bachelor of Design in Architectural
Studies – Florida International
University (1996)
Florida Academic Scholar;
Golden Key Honor Society

Certifications

American Institute of Certified
Planners (AICP) - #017119

Professional Affiliations

American Planning Association
(APA)

Florida Chapter of the American
Planning Association (FAPA)

Chrissy has 28 years of experience in urban planning and design. She has worked for both public and private agencies in Florida and South Carolina. Prior to joining Johnson Engineering, Chrissy served as a Planning Manager for the City of Clearwater. Her expertise includes code revisions; annexations; comprehensive plan and FLUM amendments; small area, corridor, and master plans; and special overlay districts. Additionally, she has performed compliance and compatibility review, preparation of site plans, urban design, and technical review.

Relevant Experience

- **Collier County General Planning Services** - Provide continuing professional planning services, reviewing various development and rezoning application petitions and evaluating for consistency with the Land Development Code.
- **Collier County US 41 EZO** - Coordinate planning process for the US 41 East Zoning Overlay (US41 EZO), including research, public engagement, and preparation of Land Development Code amendments.
- **Collier County RLSAO** - Review and revise proposed Land Development Code amendments to the Rural Lands Stewardship Area Zoning Overlay District for compliance with the Growth Management Plan and assist County staff with approval process.
- **Collier County Bayshore Gateway Triangle CRA** - Provide continuing professional planning services, including zoning feasibility studies to determine development potential in coordination with CRA staff and property owners.
- **Lee County Parks and Recreation Department** - Provide professional services for processing a Special Exception permit to allow for a Community Park, including planning and coordination, sufficiency review responses, and presentation to the Hearing Examiner.
- **Lee Health** - Prepare annexation, rezoning, and Future Land Use Map amendment applications, assist with processing through City of Cape Coral review, and present to relevant governing bodies for approval.

Prior Experience

- **City of Clearwater, FL; Planning Manager** - Served as Project Manager of the Clearwater 2045 Comprehensive Plan Update. Prepared and implemented Development Code and Downtown Redevelopment Plan revisions for City Council consideration. Conducted workshops and presentations for City Council and the general public. Implemented Placemaking Programs in coordination with neighborhood groups.
- **Calvin Giordano & Associates, Inc/SafeBuilt Inc, Senior Planner** - Prepared and processed Comprehensive Plan amendments, Evaluation and Appraisal Review documents and Future Land Use Map amendments for various municipalities. Analyzed and updated Unified Development Codes, Land Development Regulations, and Administrative Codes for cities and counties while ensuring compliance with Comprehensive Plans. Utilized ArcGIS to analyze land use issues and generate maps and geospatial databases.
- **City of Rock Hill, SC, Senior Long-Range Planner** - Prepared, administered, and implemented the City's Vision 2020 Comprehensive Plan. Project manager on complex long-range planning projects and land use initiatives including small area plans, land use studies, corridor master plans, zoning overlay districts, and a variety of other specialized reports.
- **Iler Planning Group (now Iler Planning), Principal Planner** - Project Manager of the City of Lake Worth Citywide Strategic Master Plan. Prepared and processed Evaluation and Appraisal Reports (EAR), comprehensive plans and future land use map amendments. Completed CRA Phase II and Finding of Necessity Studies. Prepared and processed annexation reports in coordination with regional and state authorities. Drafted a Main Street Mixed Use zoning ordinance. Coordinated and facilitated public visioning workshops and design charrettes.
- **City of Fort Lauderdale, FL, Planner 2/Planner 1/Planning Assistant** - Project Coordinator for the Consolidated Downtown Master Plan. Lead Planner of the Downtown Street Design Implementation Task Group in the development and implementation of street cross sections for the Downtown Regional Activity Center. Area Studies Team Leader reviewing various consultant-prepared Neighborhood, Corridor, Precinct and Master Plans.

II. Proposed Management Plan

AMANDA MARTIN, AICP

Senior Planner



amartin@johnsoneng.com
239.461.2487

Years Experience

23 years

Education/Training

B.S. Business,
University of Phoenix (2020)

Certifications

American Institute of Certified
Planners (AICP) - #34430

Project Management Certification,
University of Phoenix (2020)

Professional Affiliations

Florida Planning and Zoning
Association Calusa Chapter
(Director)

American Institute of Certified
Planners & American Planning
Association Member

A member of the Johnson Engineering team since 2002, Amanda is a Senior Planner with responsibilities that include community involvement, zoning research, site assessments, and preparation and presentation of land use and zoning applications. Amanda has performed planning services to support zoning and land use application preparation and review in Charlotte County, Lee, Collier, Hendry, and Glades Counties. She also has experience in review and preparation of comprehensive plan policies and Land Development Code standards in southwest Florida jurisdictions.

Her community engagement experience includes preparing a Public Outreach Plan and facilitating fifteen outreach meetings for the 2021 Collier County Commission Redistricting process; assisting and documenting the year-long series of community consensus building workshops for the Rural Lands Stewardship Area; analysis and facilitation for the Immokalee Community Redevelopment Plan Update public input meetings; and presenting and summarizing public input for various Neighborhood/Community Information Meetings in Lee, Collier and Hendry County. Amanda has zoning experience related to affordable and workforce housing projects and was instrumental in facilitating the Public and Private Solutions to Affordable Housing presentation with FPZA in 2020.

Amanda has a BS in Business and Project Management Certification from the University of Phoenix. She is a member of the Florida Chapter of the American Planning Association, and appointed to the Florida Planning and Zoning Association (FPZA) Calusa Chapter.

Relevant Experience

→**Collier County Redistricting Public Outreach** - Prepared a Public Outreach Plan for the 2021 Collier County Commission Redistricting process outlining statutory required mailing and advertising notification, identify stakeholders, and logistics. She facilitated a total of fifteen public outreach meetings including: ten outreach meetings with municipal and civic groups; and five public meetings, one in each district, to present population information and gather comments on the proposed boundary changes. Engagement was conducted in English, Spanish, and Creole languages.

→**Charlotte County BOCC – Eastport O&M Complex** - Provided professional planning services to create a long-term plan for future County facilities for approximately 691 acres in Port Charlotte. Conducted interviews with personnel to determine anticipated needs and trends over a 20-year horizon to accommodate future growth of Facilities Construction & Maintenance, Utilities, Community Services Maintenance & Natural Resources, Public Works Administration, and Operations & Engineering.

→**Charlotte County - Gulf Cove Community/Streetscape Plan** - Project team developed Community/Streetscape Plan to include community vision, wayfinding, signage, connectivity, sidewalks, and crosswalks. Amanda facilitated two Public Involvement meetings with a focus on placemaking and multi-modal means of travel to identify strategies to promote mobility for the residents of Gulf Cove. Created surveys and presentation materials to collect input on the Existing Conditions, Opportunities, and Streetscape Amenity Options Package. Coordination with major stakeholders including the Gulf Cove Street and Drainage MSBU Advisory Committee and Property Owners of Gulf Cove, Inc. Homeowners Association.

→**Immokalee CRA Redevelopment Plan and Community Engagement** - Amanda provided planning support services for the 2022 Immokalee Redevelopment Plan Update to replace the Plan that was adopted in 2000. The 2022 Update introduces a new neighborhood-oriented framework to promote redevelopment. Services included framework mapping, capital improvement planning, and compliance with local comprehensive plan and Florida Statutes. Community engagement included hybrid (in-person and virtual) community presentations to the Advisory Board and other community organizations, online surveys, small group sessions, on-site engagement with churches and other local groups. Engagement was conducted in English, Spanish, and Creole languages.

→**Collier County Growth Management Department** - Performed multiple planning tasks to support Collier County staff as part of the public outreach team for the Rural Lands Stewardship Area Restudy. Provided research, analysis and public meeting facilitation to update the comprehensive plan policies related to Rural Lands.

II. Proposed Management Plan

JOHN CURTIS, CSE Certified Senior Ecologist



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JEI Years Experience 28 years

Education/Certifications

B.A. Biology (1994),
Rollins College

Certified Senior Ecologist,
Ecological Society of America

FAA Qualified Airport Wildlife
Biologist (FAA A/C 150-5200-
36A)

Crested Caracara Qualified
Observer, USFWS

Florida Bonneted Bat Qualified
Acoustic/Roost Surveyor, USFWS

Authorized Gopher Tortoise
Agent, FWC (GTA-09-00137)

Burrowing Owl Registered Agent,
FWC (RAG-18-00073)

Florida Forest Service
S-130 & S-190 Training

Professional Affiliations

Florida Association of
Environmental Professionals
(Past Treasurer)

Ecological Society of America

Estero Bay Agency on Bay
Management

John joined Johnson Engineering in 1997 as an ecologist. His duties include all aspects of state, federal and local environmental resource permitting, wetland determinations, environmental impact surveys and assessments, mitigation plan design and construction oversight, wildlife surveys, endangered species relocation, expert witness testimony, avian flight pattern monitoring, habitat mapping, FDOT biological assessments, and protected species and mitigation monitoring reports. John is an Authorized Gopher Tortoise Agent by the Florida Fish and Wildlife Conservation Commission.

In June 2013, John met the qualifications established by the Board of Professional Certification of the Ecological Society of America to become a Certified Senior Ecologist. In May 2016, John also met the education, training and experience requirements as stipulated under Federal Aviation Administration (FAA) Advisory Circular 150/5200-36A to be classified as a Qualified Airport Wildlife Biologist.

Relevant Experience

- **Helms Road Extension, Hendry County** - Served as lead ecologist, overseeing gopher tortoise surveys, permitting and relocation for over 50 burrows. Conducted surveys, prepared management plan, and obtained Incidental Take Permit from FWC for Big Cypress fox squirrel.
- **Airport Sears MSBU Drainage Improvements, Hendry County** - Served as lead ecologist for the project, which required SFWMD and USACE permitting, Section 7 consultation with USFWS and coordination with FWC staff on multiple state and federal listed species. Wildlife surveys entailed gopher tortoise surveys per FWC Guidelines and four (4) seasons of crested caracara nesting season surveys to date in accordance with USFWS protocols.
- **County Road 78, Hendry County** - Conducted caracara surveys and environmental permitting with state and federal permitting agencies. Close coordination was required with USFWS and subsequent monitoring to allow construction activities to occur within the primary zone of an active crested caracara nest during nesting season.
- **Tippen Bay Water Storage Facility, Charlotte and Desoto Counties** - Conducted habitat mapping, wetland and protected species assessment and wetland impact and mitigation analysis using UMAM for a potential ±20,000 acre, 15MGD water storage facility. The site was also evaluated for its potential to provide regional wetland mitigation credits and listed species conservation banking opportunities.
- **Babcock Ranch, Lee & Charlotte Counties** - Protected species surveys, wetland jurisdictional determinations, multiple gopher tortoise relocations, caracara surveys.
- **Gasparilla Island Water Authority, Charlotte County** - Performed wetland delineation, habitat mapping, protected species surveys, environmental permitting, wood stork prey base assessment, mitigation assessment for the installation of a new 12-inch water main in Gasparilla Sound via subaqueous directional drill to avoid impacts to mangroves and sea grasses. The project also affected a federal navigation channel, requiring Section 408 permitting by the Army Corps of Engineers Jacksonville office.
- **Lee County Port Authority Airport Mitigation Park, Lee County** - Conducted listed species surveys, hydrologic monitoring, wildlife monitoring, habitat mapping, wetland delineations, and state and federal regulatory agency coordination during permitting.
- **City of Cape Coral Southwest 6&7 Utilities Expansion Project, Cape Coral** - Performed all environmental and threatened/endangered species permitting required for the Southwest 6&7 Utilities Extension Project. This project involved preparation of management plans to allow work within five different bald eagle nest management zones, relocating gopher tortoises, securing a Migratory Bird Nest Removal Permit for burrowing owls, bald eagle monitoring, and state/federal wetland permitting to allow for multiple aerial utility crossings.
- **Florida Gulf Coast University, South Entrance Road and Recreation Facility, Lee County** - State and Federal environmental resource permitting, pre-construction surveys, listed species surveys, gopher tortoise FWC permitting and relocations, Florida bonneted bat surveys, mitigation monitoring, water level monitoring, eastern indigo snake surveys, permit compliance services.

II. Proposed Management Plan

GARY NYCHYK, CE

Ecologist



agn@johnsoneng.com
(239) 461-2454

Years Experience

23 years

Education/Training

B.S. Marine Biology, (1998)
University of West Florida

Authorized Gopher Tortoise
Agent, FWC (GTA-18-00060)

Florida Bonneted Bat Qualified
Acoustic/Roost Surveyor, USFWS

Qualified Crested Caracara
Observer, USFWS

FWC Registered Agent for
Burrowing Owls (RAG 19-00023)

Certified Safe Miner, MSHA

Certified UST
Class A/B Operator, USEPA

Professional Affiliations

Florida Association of
Environmental Professionals
(Past Chapter President)

Florida Bonneted Bat Working
Group

Estero Bay Agency on Bay
Management

Gary worked with Johnson Engineering from 2004 through 2006 as an ecologist. He rejoined the Johnson Engineering team in 2015. His duties include vegetation mapping, benthic surveys, wildlife surveys, track surveys, protected species management plans, wetland jurisdictional delineations, and wetland preserve mitigation monitoring. Gary works closely with the Florida Department of Environmental Protection (FDEP), the South Florida Water Management District (SFWMD), Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), Lee County Port Authority, as well as local city and county government agencies. Prior to recent employment with Johnson Engineering, Gary was the Interim Director for the Wasco County Planning Department in The Dalles, Oregon. He managed staff, prepared and presented annual budget proposals while assigning and reviewing Land Use applications in Wasco County. He also developed and presented updates for the Land Use and Development Ordinance before the Wasco County Planning Commission and Board of County Commissioners. Gary was also a Senior Environmental Planner with the Lee County Department of Community Development. Gary coordinated Vegetation Removal Permitting and reviewed local development orders for compliance with the Land Development Code. He presented planned development rezoning cases before the Lee County Board of County Commissioners and the Bonita Springs City Counsel. Gary also reviewed protected species surveys and management plans and performed monitoring surveys for American bald eagle nest locations throughout Lee County.

Relevant Experience

- **Lee County** - Conducted protected species surveys, wetland delineation, Florida bonneted bat acoustic and roost surveys at the Lehigh Acres Park Expansion and Alico Connector projects.
- **Lee County Port Authority** - Perform annual Storm Water Pollution Prevent Plan and Spill Prevention, Control and Countermeasures Plan site compliance evaluation and conduct annual SWPPP and SPCC training for Page Field and Southwest Florida International Airports staff and tenants.
- **Collier County Utilities** - Performed wetland delineation, protected species surveys, and permitting for utility line expansions in Collier County.
- **Habitat for Humanity of Collier County** - Conducted species surveys, wetland delineations Florida bonneted bat acoustic and roost surveys and permitting for Kaicasa and Regal II developments.
- **Helms Road Extension, Hendry County** - Assisted with gopher tortoise surveys, permitting and relocation for over 50 burrows. Conducted surveys and monitoring of 17 Big Cypress fox squirrel nests within the project corridor.
- **Florida Gulf Coast University, Alumni Center and South Entrance Road** - State and Federal environmental resource permitting, pre-construction surveys, listed species surveys, gopher tortoise relocations, and Florida bonneted bat surveys.
- **Babcock Ranch** - Conduct protected species surveys, caracara surveys, and gopher tortoise burrow surveys and relocations.
- **Four Mile Cove Ecological Preserve Land Management Plan, City of Cape Coral** - Updated the Land Management Plan for Four-Mile Cove through FDEP Division of State Lands.
- **City of Cape Coral Southwest 6&7 Utilities Expansion Project, Cape Coral** - Performed threatened/endangered species surveys and gopher tortoise relocation activities for the Southwest 6&7 Utilities Extension Project.
- **FWC Special Use Permit** - Conducted acoustic surveys in collaboration with FWC for Florida bonneted bat at two artificial roost sites on the Babcock – Webb Wildlife Management Area to assist develop a data library for identifying natural roosts.
- **Mediterra** - Analyzed potential fire hazards within preserve areas of the community and prepared a Fire Management Plan for SFWMD.

II. Proposed Management Plan

MARINA GUIRGUIS

Planner/GIS Specialist



mguirguis@johnsoneng.com
239.461.2473

Years Experience

6 years

Office Location

Corporate Office
2122 Johnson Street
Fort Myers, FL 33901

Education/Training

Master of Design in Sustainable
Urban Environments (2017),
Northeastern University

Bachelor of Science in
Architectural Engineering (2016),
American University in Cairo

Professional Affiliations

American Institute of Architects
Associate Member

American Planning Association
Member

Marina joined Johnson Engineering in 2017. Her current projects include work in geographic information system (GIS), development projections, AutoCAD drafting, mapping, corridor analysis, research, site planning and design, public meetings, graphic design, and rendering. Marina holds a Master of Design in Sustainable Urban Environments from Northeastern University.

Relevant Experience

- **Lee County Port Authority Airport Planning** - Marina provided research and analysis, GIS analysis of existing land conditions, GIS mapping for code purposes, and conceptual design of aviation and non-aviation development. Her involvement ranges in different projects for both Page Field and Southwest Florida International Airport including, but not limited to, Project Bronze, Skyplex illustrative conceptual plan, North Quad concept mapping, Comprehensive Plan Amendments and Land Development Code Amendments.
- **Collier County Growth Management Department: Golden Gate City** - Designed and rendered conceptual masterplan vision of Golden Gate Activity Center to then influence the development standards of the Golden Gate Parkway Overlay. Created code graphics, 3D modeling, drafted Regulating Plan, and assisted in public involvement efforts to draft a new Golden Gate Parkway Overlay. Designed corresponding Regulating Plan that lays out a primary and secondary street network featuring a mixed-use Activity Center and walkable pedestrian corridor.
- **The Village of Estero Comprehensive Plan** - Provided graphic services in the Comprehensive Plan's creation through GIS presentation for the Future Land Use map and formatting for the full document. Additionally, Marina drafted overviews for the elements of the Comprehensive Plan, Planning & Zoning Board presentations, and supporting Placemaking policies and imagery.
- **Collier County U.S. 41 Corridor Study** - Researched and collected an image database used for a public survey for understanding of the community's desired land uses and aesthetics. Marina also created section diagrams to visually portray research findings of the landscape characteristics along the corridor.
- **Charlotte County** - Developed different maps for the Enterprise Charlotte Airport Park (ECAP) Ordinances Updates through GIS and applied design aesthetics for presentation.
- **Miccosukee Tribe** - Developed graphic elements of the Miccosukee Tribe TIGER Grant Application including maps and diagrams. Additionally, Marina is currently working on master planning efforts for the Miccosukee Reserved Area.
- **City of Naples** - Designed presentation and exhibit branding on Photoshop for various transportation planning projects.

Previous Experience

- **Northeastern University College of Art, Media & Design** - Created infographic handout using Adobe Illustrator and Photoshop for new students and their families and designed various flyers and presentations for the College.

II. Proposed Management Plan

Jason Green, AICP, CFM

PLANNING DIRECTOR

Jason Green has over 22 years of experience with public projects ranging from concept and planning to design and permitting. Mr. Green has been responsible for project management and public coordination for numerous capital projects throughout Charlotte County and other Southwest Florida.

Many of his projects required extensive coordination with boards, committees, and agencies, including presentations to the CC BOCC, Manasota and Sandpiper Key MSTU, and leading public charettes for the community.



MANASOTA KEY MASTER PLAN, CHARLOTTE COUNTY, FL

While with another firm, Mr. Green served as Project Manager and developed a Bike/ Pedestrian Master Plan for Manasota and Sandpiper Key. The Master Plan identified several infrastructure projects which are intended to improve pedestrian and bike safety while increasing accessibility to the amenities and businesses on Manasota Key. Jason was responsible for public outreach, plan development, assisted with permitability analysis by coordinating with FDEP and SWFWMD, cost estimates, and coordinated with sub-consultants and County staff.

Mr. Green also served in a leading role on the first phase of design and permitting of the south end sidewalk and street lighting project. He worked with County staff, the MSTU board, and private property owners to address accessibility and corridor consistency with sidewalk and street lighting locations.

CHARLOTTE COUNTY PARK AND RECREATION MASTER PLAN, CHARLOTTE COUNTY, FL

Mr. Green served as Project Manager for the countywide Park and Recreation Master Plan, which had not been updated since 1997. As Project Manager, his responsibilities included coordinating efforts with County staff, subconsultants and their tasks, public outreach and steering committee guidance, and preparing existing conditions and policy language for the Master Plan and associated construction estimates, existing and future mobility needs, current and future land use, access management strategies to maximize safety and efficiency, safety, complete streets, stakeholder meetings, and all public outreach efforts. Jason also provided technical support to Weiler/Apex for the most recent updated Master Plan in 2024.

OLDE NORTH PORT NEIGHBORHOOD REVITALIZATION STUDY, NORTH PORT CITY COMMISSION

While with another firm, Mr. Green served as Project Manager for the countywide Park and Recreation Master Plan, which had not been updated since 1997. As Project Manager, his responsibilities included coordinating efforts with County staff, subconsultants and their tasks, public outreach and steering committee guidance, and preparing existing conditions and policy language for the Master Plan and associated construction estimates, existing and future mobility needs, current and future land use, access management strategies to maximize safety and efficiency, safety, complete streets, stakeholder meetings, and all public outreach efforts. Budget \$125,000; Schedule: On-time.

FORT MYERS BEACH COMPREHENSIVE PLAN UPDATE

Mr. Green serves as owner's representative for both task orders. The policy audit focused on identifying necessary EAR based updates for compliance with state law changes, but to also identify potential amendments tied to the full Comprehensive Plan rewrite effort. The Axis team is currently drafting Goals, Objectives, and Policies for 15 Elements after conducting online and in person open house sessions, online preference surveys, and citizen engagement efforts. Budget N/A, working as extension of staff.

Industry Tenure: 22+

Registrations:

- American Institute of Certified Planners, #026000
- Certified Floodplain Manager (CFM)

Education:

- BA, Geography, UNC-Charlotte
- MPA, FGCU

Employment:

- Axis (2020-Present)
- Weiler Engineering Corp (2011-2020)
- DeSoto County (2006-2011)
- Polk County (2003-2006)



III. Previous Experience of Proposed Team

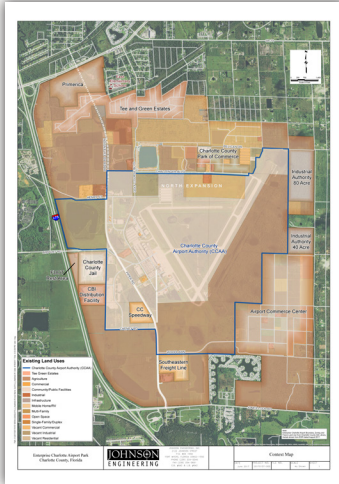


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III. Previous Experience of Team

CHARLOTTE COUNTY Enterprise Charlotte Airport Park Code

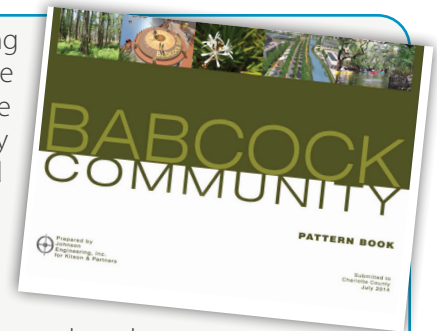


We provided professional planning services to prepare updates and revisions for the Enterprise Charlotte Airport Park (ECAP) zoning district. The district covers 4,380 acres, or 6.8 square miles. The district was originally intended for the development of a high technology business and commercial park environment with strict guidelines covering 35 different aspects of site development, and the County and stakeholders were not satisfied with the results of the original zoning district provisions. Our team reviewed the existing LDC provisions to determine the key issues that could impede development viability. We then facilitated public input on the issues and reviewed alternatives with stakeholders. Based on findings from our review and the staff and stakeholder input, we re-wrote the code to encourage and promote economic development, provide a degree of flexibility for development options, and provide standards that maintain quality appearance and consistency in design. The re-written LDC includes graphics to help convey the intended outcomes of the standards.



KITSON & PARTNERS Babcock Zoning District Amendments & Pattern Book

We assisted Kitson and Partners with preparing amendments to the Babcock Zoning District to update and simplify the development processes for the community. We amended the LDC to make the property development regulations more flexible; streamlined the categories of uses to be more general Mixed Use Residential Commercial (MURC), North Babcock and Greenways; added alternatives to bonding for assurance of completion of improvements; and established special provisions for development approval and mechanisms for waivers and deviations. Approved by the Charlotte County Board of County Commissioners in late 2014, these amendments have proven flexible and have helped accelerate the timeline for the initial phases of development at Babcock.



Our team worked with Charlotte County Planning staff on behalf of Kitson and Partners to prepare the Community Pattern Book to serve as a tool for envisioning and regulating proposed development. The Pattern Book provides guiding principles and standards for future development, within a framework that focuses mixed use residential and commercial development in a Town Center, Villages and Hamlets. These comprehensively planned concepts uphold the quality of critical natural areas and systems and provide that the community is tied together with a network of transportation facility options that include the spectrum from urban scale streets to alleyways, multiuse paths, and autonomous vehicle paths.



III. Previous Experience of Team

CITY OF NAPLES Naples 2020 Vision

Johnson Engineering has been under contract for miscellaneous professional services for the City of Naples as part of their library of consultants since 2015. During this time, our company has provided a variety of services for the City, including intersection improvements, complete street designs, public engagement activities and comprehensive planning. Our recent experience working with the City on comprehensive planning initiatives includes the preparation of a Vision Document, the "Naples 2020, Our Community's Vision for the Future", establishing the City's priorities and initiatives for the community.

For the Vision project, we review community input, including 1,600 responses and more than 1,500 comments, and shaped the public sentiments into priorities and initiatives. We facilitated the crafting of a new Vision with the Planning Advisory Board. The City has now incorporated this work product into a new optional Vision Element of the Comprehensive Plan, which was adopted in August 2024.



COLLIER COUNTY Rural Lands Stewardship Area Restudy Community Engagement

Johnson Engineering assisted with the public engagement facilitation, graphics support and data and analysis for Collier County's Rural Lands Stewardship Area Restudy Code Amendments. This task required a thorough review of Comprehensive Plan policies to identify necessary LDC Amendments for consistency with updates to the Comprehensive Plan. Amendments covered an array of topics for standards governing the development of Eastern Collier County, including Protecting Natural Resources, Infrastructure and Fiscal Impacts, Discouraging Sprawl, and Encouraging Responsible Development. The effort entailed an intense public engagement program spanning 14 months to arrive at consensus on the various topics. Our team prepared the strikethrough/underline amendments and coordinated with County staff and the County Attorney's Office to finalize the language for the hearing process.





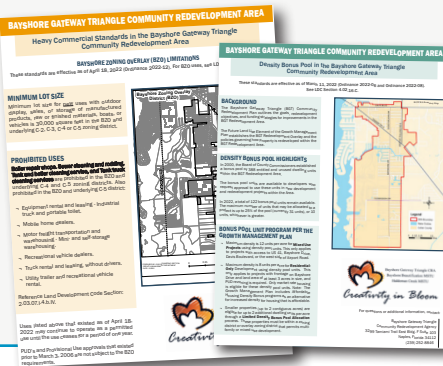
III. Previous Experience of Team

COLLIER COUNTY Golden Gate Parkway Overlay

Golden Gate City is four square miles in the heart of Collier County's populated area. Our team assisted Collier County with graphics to support the community vision for a vibrant, walkable community. To provide for conditions along Golden Gate Parkway consistent with the vision, we drafted a new Golden Gate Parkway Overlay district and corresponding Regulating Plan that lays out a primary and secondary street network, with the design of the streets corresponding to a pedestrian oriented Downtown Subdistrict along the Parkway corridor with alleys to the rear, and an Activity Center Subdistrict with proposed new pedestrian linkages and roadway connections at the heart of the corridor.



COLLIER COUNTY CRA Bayshore Gateway Triangle Zoning District Amendments



Johnson Engineering's planners were tasked with evaluating the existing Code standards for the Bayshore Gateway Triangle Redevelopment Area and updating the Code to implement directives from the Redevelopment Plan Update, which included: 1. Update Density Bonus Pool program to establish eligibility requirements and performance metrics that promote mix of use and urban approaches; 2. Revise code to limit incompatible uses, densities and development standards; 3. Review density and housing type information in three different chapters of the LDC and revise to resolve inconsistencies; 4. Evaluate locations appropriate for adjustment to Accessory Parking Zone and Mixed Use subdistrict boundaries and revise Code provisions for these subdistricts. This effort included public outreach meetings, strikethrough/underline revisions processed through advisory board hearings through final approval by the Board of County Commissioners, and preparation of informational flyers explaining the Code changes.

COLLIER COUNTY US 41 East Zoning Overlay

Johnson Engineering's planning team prepared an incentive-based zoning overlay for a 23.6-mile stretch of the US 41 corridor targeting opportunities for walkable forms of redevelopment and infill at community centers and regional centers. Our team was responsible for engaging the community through interactive stakeholder and community engagement sessions which resulted in a series of new incentivizes for green infrastructure innovations, shade trees, public amenity enhancements, and transit and bicycle-pedestrian connectivity.





III. Previous Experience of Team

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT (CFTOD) Comprehensive Plan Update



Johnson Engineering is currently working with the Central Florida Tourism Oversight District (formerly, Reedy Creek Improvement District) on evaluating their 2020 Comprehensive Plan (adopted in 2010) and adopting Comprehensive Plan Amendments pursuant to Rule Chapter 73C-49, Florida Administrative Code and Section 163.3191(1), F.S.

The update process includes evaluating the District's goals, objectives, and policies that need to be updated based on legislative changes since 2011; working with key stakeholders, the community and decisionmakers to identify any key issues and concerns that need to be addressed; confirming priorities; and preparing an EAR-Based Amendment Package for transmittal to the State for review and adoption by the District's governing Board of Supervisors. The anticipated completion of this project is September 2025.



VILLAGE OF ESTERO Comprehensive Plan



Once the Village of Estero incorporated in late 2015, we assisted the Village with the important task of preparing its first comprehensive plan. In 2018, the Comprehensive Plan was found consistent with Florida Statutes by the State Land Planning Agency.

To implement the newly adopted Comprehensive Plan, Johnson Engineering partnered with Clarion and Associates to prepare the Village's first Land Development Code (LDC). The preparation of the Village's LDC required thorough review of all standards and zoning districts of the then-applicable Lee County LDC to ensure the Village's inaugural LDC would withstand legal challenge, align with property owner expectations, and honor the vision of Village leaders. The new LDC was adopted in January 2021, and its central focus includes placemaking elements and standardizing quality outcomes for the built and landscaped environments.

Our experience in helping to draft a complete Comprehensive Plan and Land Development Code and Zoning Map for a newly incorporated Village and effectively conducting public engagement activities makes our team uniquely qualified to perform the work of evaluating existing policies and codes and preparing amendments in a timely manner while ensuring consistency with local objectives and state statutes.



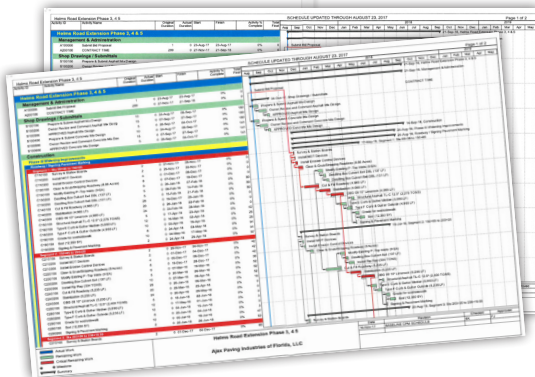
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A. SCHEDULE

The County must retain the services of a team with experience, resources, and a track record of performing. Johnson Engineering possesses all these attributes and has done it for Charlotte County many times. Jason Green of Axis Infrastructure rounds out our team as a known commodity.

You know Johnson Engineering has worked with Purchasing Department over the years and has always been agile and accurate in purchasing procedures. Below is our Control plan to assure schedule and cost are managed for a successful outcome.



1. What techniques are planned to ensure schedule will be met?

We assume a project schedule of approximately 12 months based on our past experience including recent plan updates performed within the past year for City of Naples and wrapping up soon for the Central Florida Tourism Oversight District (CFTOD). This schedule can be adjusted once we meet with County staff to discuss the expectations, goals, budgets, constraints, and any other factors or information to make this project successful. Particularly important is the alignment of public meetings during timeframes that suit the community members. We customarily focus the meetings during winter and spring months to accommodate those who are in the area seasonally, but that can be adjusted as needed.

Effective project schedules are created by determining every task required for the project, what resources are necessary to complete the task, and how to execute each task. The task list is then prioritized with the interdependencies between the tasks identified and documented within the proposed project schedule.

The initial schedule is an estimate which is continually updated as each task is completed and as information affecting the task completion dates is received. Johnson Engineering's team approach and corporate culture is to ensure every employee working on a project takes personal responsibility in completing their portion of the task accurately and on time. Our project manager, Laura DeJohn will have the ability to utilize the professional team members within Johnson Engineering to complete each task. Furthermore, with our team being supplemented with Axis Infrastructure, Jason Green has dozens of other experienced professionals and resources to pull from. We will use the following direct control techniques to maintain the project schedule:

- **Progress Meetings with Charlotte County** - Charlotte County staff and our team will have appropriate planning and progress meetings to review the schedule, issues, deliverables, etc. The time, frequency, and place of these meetings will be determined when the initial project schedule is made and adjusted as needed. Minutes are kept and distributed with notes, statements, direction and adjustments as needed.
- **Charlotte County Department Familiarity** - Our team and especially Chris Beers is very experienced in Charlotte County and working with every department in Charlotte County. From CCPW to CCU, to Facilities, to MSBU administration, to lighting/fiber, to GIS Mapping; we have relationships with all these County personnel. These relationships will assure open communications and problem solving collaboration when needed.
- **In-House Project Review and Meetings** - All our project teams have internal controls to keep the resources and goals of each project focused and scheduled. These reviews and meetings allow us to analyze each task and work out critical issues and constraints, and as needed supplement resources.





IV. Project Control

- **Quality Control and Peer Reviews** - Senior professionals in the company conduct independent peer reviews and critiques. This brings in a fresh set of eyes to refine deliverables before you have to.
- **Other Agency or Utilities Coordination** - Our team often works on projects in which coordination must be made with non-Charlotte County agencies and/or private utilities. We will cross-coordinate with these entities if a need arises to address community questions or concerns.
- **Public Meetings** - Johnson Engineering recently successfully conducted public input meetings/discussions for many County projects, including the Bridgeless Barrier Island Accessibility Study, Parkside, CR 771 (Gasparilla Road) out in West County, Burnt Store Phase 2 and others. Our team has the advantage of having local leaders involved in this project.

2. Who will be responsible to ensure that schedule will be met?

Our Project Manager Laura DeJohn will be responsible for schedule control.

B. COST

1. What control techniques are planned?

Cost control techniques employed by the Johnson Engineering team include:

- **Scope** - The scope of services defines the County's objectives and our services. This becomes the binding document upon which budget, schedule, and quality are based. We will be monitoring the scope, which in turn means we will be monitoring costs.
- **Communication with Clients** - Our project manager will interact with the County project manager at appropriate intervals to ensure costs are on track. With monthly invoices and progress review meetings, both the County and Johnson Engineering will always be informed about the schedule and costs.
- **Schedule** - The technique of controlling costs through the schedule is an important skill of the project manager. Time or cost constraints will not be allowed to compromise quality. Realistic schedules will allow Laura to manage resources and team members to address the project appropriately.
- **Resource Management** - Laura and Jason will assign team members and resources to fit the scope, schedule, and costs of the project. We pride ourselves on employees who work efficiently and effectively to deliver high caliber public involvement and community plans on time and within budget. At no time will quality be compromised due to costs; we have proven this technique on our past projects.
- **Team Expertise and Experience** - With 8 decades of combined planning experience, Laura, Chrissy, Amanda, and Jason are a seasoned team of professionals who know how to efficiently and effectively get things done.



2. Demonstrate ability to meet project cost control.

The above cost control techniques will help our team stay within the negotiated project budget. We take pride in our ability to fairly scope out a project, negotiate a fee, and stay within our budget to deliver the project to the expectations of the client. We know it creates an administrative effort to procure a change order for you and us, so we pledge our best not to let it happen unless requested by you.



IV. Project Control

Similar public engagement and plan update projects listed below are examples of our ability to perform on budget:

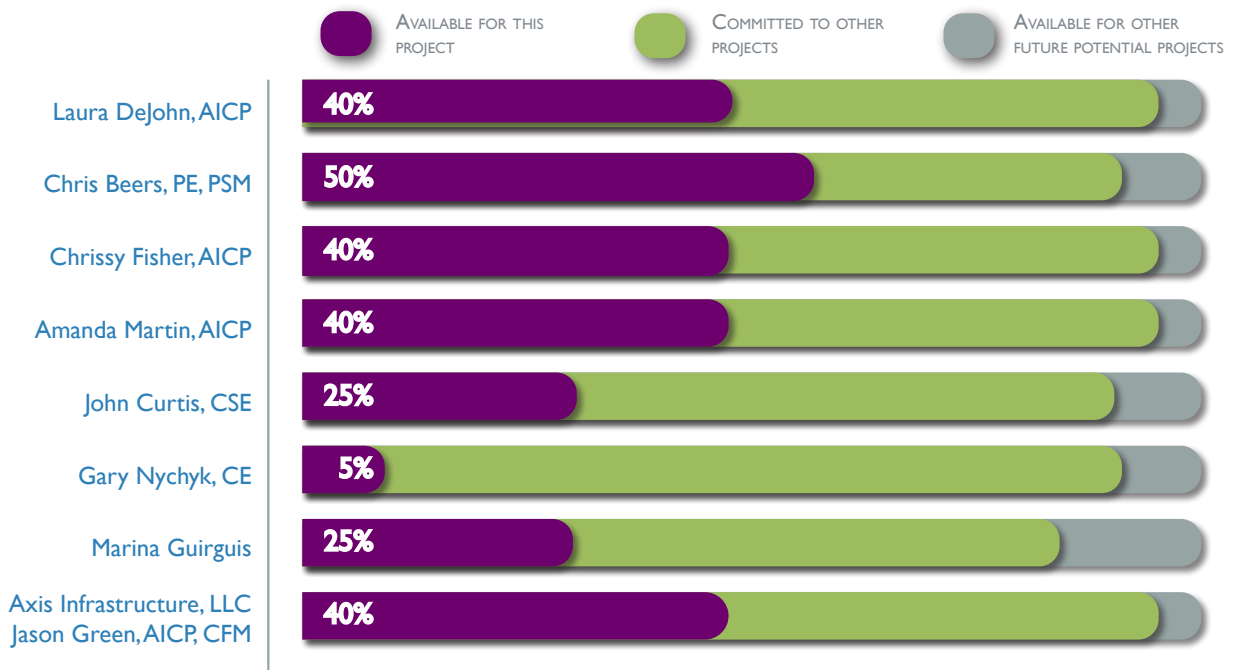
Project	Budget	Year Complete	On Budget
Charlotte County Enterprise Charlotte Airport Park Code Updates	\$45,400.00	2018	Yes
Collier County Golden Gate Parkway Overlay	\$49,952.00	2019	Yes
Village of Estero Land Development Code	\$89,690.00	2021	Yes
Collier County CRA Zoning District Amendments	\$72,940.00	2022	Yes
Collier County US 41 East Zoning Overlay	\$162,700.00	2023	Yes
Collier County Rural Land Stewardship Area Restudy Consensus Building Workshops	\$128,216.00	2024	Yes
Central Florida Tourism Oversight District	\$228,231.24	To be completed 2025	Yes

3. Who will be responsible for cost control?

The Project Manager, Laura DeJohn, will be responsible for cost control.

C. RECENT, CURRENT & PROJECTED WORKLOAD

A summary of our team's projected workload and time and resource availability for this project is provided below.



V. Proposed Design Approach



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V. Design Approach

A. DESCRIBE PROPOSED COMMUNITY MEETING ORGANIZATION/FACILITATION PHILOSOPHY

Our team handles all aspects of public engagement. We identify engagement strategies and schedules to suit each project. Strategies may include interviews, written questionnaires, online surveys, and meetings. Depending on the subject matter, meetings may be in the format of open houses, charrettes, or consensus building workshops, and we employ tools to enliven the experience and capture public input through dot-voting, affinity mapping, or image preference surveys. We handle details including set up, wayfinding signs onsite, and documentation including attendance, photos, recordings, and tabulation and documentation of input received. This ensures the public's voice is heard, because a community plan is only valid if it reflects the plans of the community.

Our Philosophy:
A community plan
is only valid if it reflects the
plans of the community.

A priority of this project from start to finish will be community engagement. It is important that the community participates in the planning process to the fullest extent possible to ensure transparency and a sense among interested parties that this is their plan. We anticipate conducting the community meetings over winter and spring months to ensure maximum exposure for seasonal residents. At the kickoff stage of the project, we will fine-tune a Public Engagement Plan with County staff and will revisit the Plan throughout the project to ensure the goals for engagement are being met.

The public outreach strategy may include the following elements, to be finalized through collaboration with County staff and the interests of the community:

- Printed materials such as announcements, flyers, and signs. These materials can be made available at locations coordinated with County staff and provide QR code links to digital resources.
- Digital resources which could feature a user-friendly website that is continually maintained with project status, online surveys, and opportunity for comment and questions.
- Social media presence established in coordination with County communications staff. Social media is a tool for documenting and reporting on engagement activity, helping the project team stay apprised of impressions throughout the project.
- Newsletters distributed digitally and in print to broadcast project status and opportunities for input.
- Stakeholder group meetings, if desired by the County, can be convened for deeper dives into special topics.
- Community Outreach Workshops will be conducted in locations and at days/times most suitable for Island residents. Hybrid meetings can be held to accommodate virtual and in-person attendance. This has been a common arrangement for the meetings we have conducted since 2020.
- Live interactive polling tools help provide participants in meetings the satisfaction that their input is counted in real time, and it helps to educate all parties to see these outcomes.

We place importance on record keeping and will capture the input as it is received by documenting all comments and survey outcomes, and ensuring the consensus of the community is clearly reflected in the Community Plan.

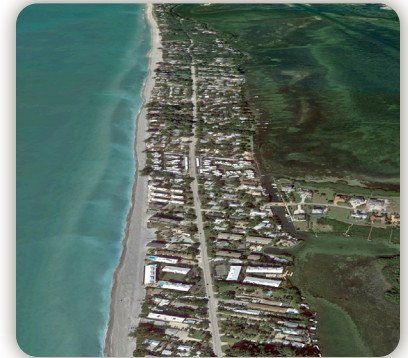


V. Design Approach

B. DESCRIBE PROPOSED DESIGN PHILOSOPHY

Every community is complex, defined by its history, size, climate, location, geography, and the people that live and work there. Sound planning engages communities of varied backgrounds and goals in a common effort to identify and achieve a vision for an area. We have the skills necessary to assess the political context of an area, utilize GIS for data collection, provide strategic analyses, facilitate input through consensus-building, and implement recommendations to benefit those who live, work and own property through a collaborative planning process.

Project team members Chris Beers, P.E. and Jason Green are uniquely equipped with understanding of design considerations in/around the bridgeless barrier islands and surrounding Manasota Key area. They are currently collaborating on the Manasota Key sidewalk project from the beach to the Sarasota County line as well as the drainage feasibility study in the same project area. Chris just finished the Charlotte County Bridge Barrier Islands Accessibility Study which is the same project area as this community planning effort. In this study, Chris led two public meetings for the residents of the barrier islands, stakeholders, and County officials. Jason led the most recent Manasota Neighborhood Plan as well as the design of pathways in the Key. We understand this community, and the importance of ensuring this community plan is a reflection of what the community wants.



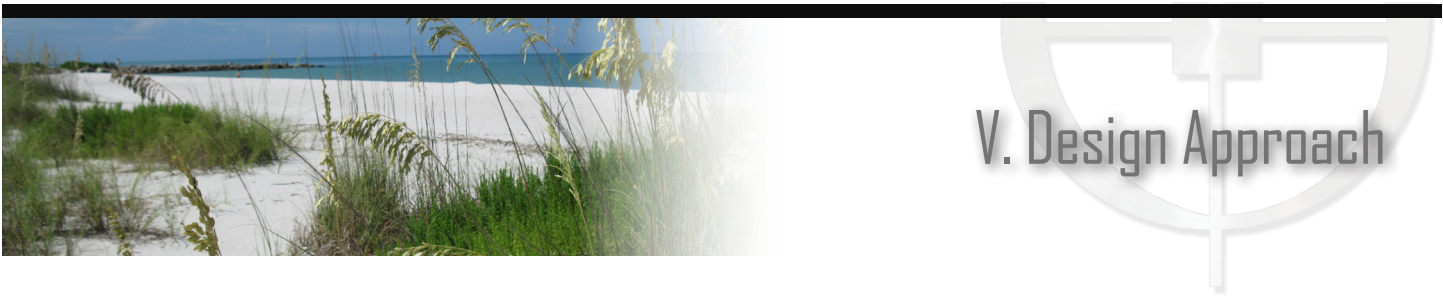
C. WHAT PROBLEMS DO YOU ANTICIPATE AND HOW DO YOU PROPOSE TO SOLVE THEM?

We do not have pre-conceived notions that we know all the community's priorities and know all the answers that will be written into the plan. We expect to engage and listen and capture what it is the community defines as its issues and how the community envisions its future.

One challenge with every community plan is that not all plan participants are approaching an issue from the same perspective or with the same desired outcomes. We have very valuable experience and techniques for consensus building when parties have different stances on an issue that affects the whole community.

The technique of Affinity Mapping is a tool we can use to engage participants with different standpoints by using a board composed of the various viewpoints to physically display the issues. When participants are asked to physically move, adjust, and work through the issues on the board, they become engaged in finding the facets of the issue upon which they can agree, which aspects provide opportunity to work toward agreement, and which aspects are not feasible for agreement at the given time. By viewing the opposing standpoints in the context of Affinity Mapping, it helps the individuals understand each other's views better and helps all participants learn where they can find consensus together. The exercise is valuable to the participants and allows the planners to advance a plan that is built in a collaborative way.





D. DESCRIBE PROPOSED COMMUNITY PLAN UPDATE PROCESS, INCLUDING COMMUNITY MEETING(S) ORGANIZATION & FACILITATION

Below is an outline of our approach to the Plan Update process, showing how we anticipate timeframes, deliverables and the public meetings we will conduct. This preliminary approach to the process is a starting point to discuss and refine at time of project kick-off.

	Task	Deliverable
Months 1 - 3 (July - Sept '25)	Kick-off & Data Collection	
	• Kick-off Meeting with County Staff to discuss scope, timeline, deliverables, identify stakeholders	Public Engagement Plan
	• Public Engagement Plan	
	• Data Collection & Review of 2006 Community Plan	Preliminary Opportunities & Constraints List
	• Preliminary List of Key Opportunities & Constraints	
	• Collaborate with County Staff Team on project priorities	
Months 4 - 5 (Oct - Nov '25)	Phase 1 – Land Use & Natural; Scenic Resources & Environmental Quality (Ch. 1, 2)	
	• Community meeting to validate Ch. 1 & 2 Vision/Summary Statements, Goals, Objectives & Recommendations	Meeting Materials
	• Summarize public input	Public Input Summary Report
	• Draft Revisions: Chapters 1 & 2	Draft Revisions (Ch. 1 & 2)
Months 6 - 7 (Dec '25 - Jan '26)	Phase 2 – Navigation & Coastal Component; Infrastructure; Fire, Emergency Medical Services & Disaster Planning (Ch. 3, 4, 5)	
	• Community meeting to present Draft Revisions (Ch. 1 & 2) and validate Ch. 3 & 4 Vision/Summary Statements, Goals, Objectives & Recommendations	Meeting Materials
	• Summarize public input	Public Input Summary Report
	• Draft Revisions: Chapters 3, 4, 5	Draft Revisions (Ch. 3, 4, 5)
	• Ch. 1 & 2 Final Revisions per public input (if needed)	Final Revisions (Ch. 1 & 2)
Months 8 - 9 (Feb - March '26)	Phase 3 – Enforcement of Regulations; The Future of the Island (Ch. 6, 7)	
	• Community meeting to present Draft Revisions (Ch. 3, 4, 5) and validate Ch. 6 & 7 Vision/Summary Statements, Goals, Objectives & Recommendations	Meeting Materials
	• Summarize public input	Public Input Summary Report
	• Draft Revisions: Chapters 6 & 7	Draft Revisions (Ch. 6 & 7)
	• Ch. 3, 4, 5 Final Revisions per public input (if needed)	Final Revisions (Ch. 3, 4, 5)
Months 10 - 11 (April - May '26)	Phase 4 - Final Community Review	
	• Compile 2026 Community Plan with all revisions	Compiled 2026 Community Plan
	• Community meeting to present Draft Revisions (Ch. 6 & 7) and Compiled Plan Review	Meeting Materials
	• Summarize public input	Public Input Summary Report
	• Ch. 6 & 7 Final Revisions and Compiled Plan Final Revisions per public input (if needed)	Final Revisions (Ch. 6 & 7 and Compiled Plan)
Month 12 (June '26)	Deliver Final Plan	
	• Deliver final documentation to County Staff in PDF format and native file format	Final Public Input Summary Report & 2026 Community Plan

Support for presentation at Planning and BOCC Public Hearings can also be provided on a time and material basis.

VI. Examples of Recently Accomplished Similar Projects



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VI. Similar Projects

Three recently accomplished similar projects are highlighted below relative to: schedule control, cost control, and how difficult people and diverse opinions were reconciled. No additional costs were incurred on these projects due to design deficiencies.

NAPLES VISION 2020

1. Schedule Control

Timing was critical because the Vision needed to be crafted through Planning Advisory Board workshops, with final action at a public hearing in time to advance recommendations to a sitting City Council before an election was anticipated to alter the Council makeup. To address this:

- We established an aggressive schedule with City staff at the kick-off of the project. We accomplished the aggressive schedule with a purchase order issued on Dec. 20, two Planning Board meetings in January, three in February, and Council adoption on March 4.
- Bi-weekly check-in meetings with City staff were crucial to ensure that progress was on track, issues were anticipated, and pivots were made in a timely fashion.
- When City purchasing policies translated to a long lead time to produce high quality printed deliverables, we stepped in and had the printing performed quickly and within budget.



2. Cost Control

Time is money, so adhering to a brisk schedule is powerful cost control. To address this:

- Laura managed the project to meet critical deadlines, and the cost for the project was on target.
- We also tapped resources of the City staff and members of the Planning Advisory Board who contributed their high quality photos for the Vision document, saving consultant time in obtaining photos without compromise to quality.

3. Difficult people, diverse opinions & means to solve them

This project entailed working through diverging opinions of members of the Planning Advisory Board to focus and convey their long-term vision for the City. To address this:

- We set the ground rules early at the kick-off meeting that all voices will be valued and accounted for.
- We kept records of written comments, documented verbal comments, and through all draft review sessions we made sure to attribute language to sources when applicable.
- For sticking points that required additional problem-solving, we held one-on-one meetings to talk through issues or concerns.
- By transparently documenting the inputs and how they influenced the outputs, participants felt heard and that they made a contribution that was valued.



4. Additional Cost

None



VI. Similar Projects

COLLIER COUNTY RURAL LAND STEWARDSHIP AREA RESTUDY

1. Schedule Control

- We worked with County staff to establish a program spanning 14 months to engage interested parties and solicit input on rural land policies.
- Monthly status meetings with County staff ensured that we were prepared with venues secured, advertising deadlines met, and refined meeting materials prepared on time for smooth conduct of meetings within the project schedule.

2. Cost Control

- Laura managed the project to meet critical deadlines. The cost for the project was on target.
- We had a core public engagement team of four staff members committed to the project for the 14-month duration. This team continuity meant we performed efficiently and saved costly labor hours in preparing, conducting, and delivering documentation of the meetings.

3. Difficult people, diverse opinions & means to solve them

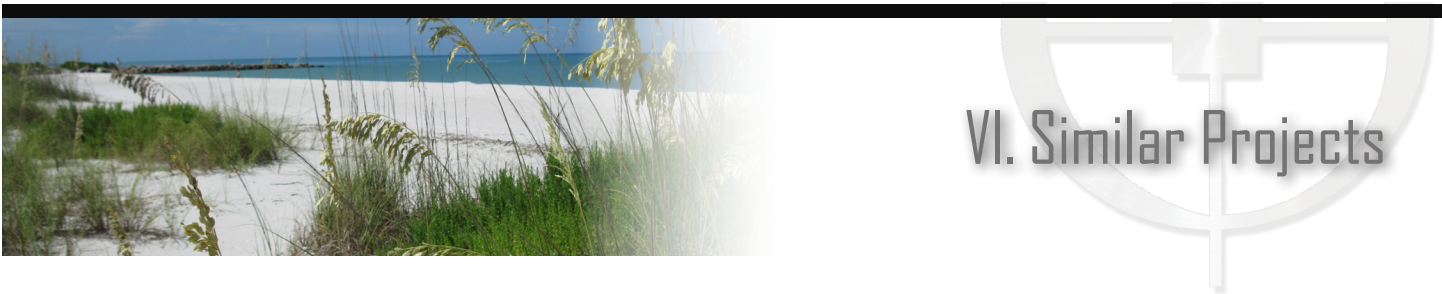
This project entailed working through diverging opinions of members of the development community and community-focused and environmental-focused NGOs to convey their long-term vision for the County's rural lands. To address this:

- We used a color-coding system to randomly assign meeting attendees to different tables in the room, so attendees did not sit with their "group." They ended up meeting, engaging with, and learning from attendees that might have differing views or backgrounds.
- We prepared worksheets that allowed participants to document consensus items, non-consensus items, and unresolved questions.
- Each table designated a speaker for the table to share their collective viewpoints, which helped neutralize the expression of views and ideas.
- We maintained a tracking system for public comment record-keeping. All input was organized to correspond with and inform proposed policies.
- Consensus and non-consensus items were collected and then resolved through final Affinity Mapping exercises.

4. Additional Cost

None





VI. Similar Projects

COLLIER COUNTY CRA ZONING DISTRICT AMENDMENTS

1. Schedule Control

- We worked with CRA staff to establish and maintain a list of key items being addressed for this project.
- By maintaining a running list of the key issues and status, we had agility to easily identify new or unexpected issues, compare it to the work-in-progress, and work collaboratively determine next steps to ensure we kept on schedule.

2. Cost Control

- Laura managed the project to meet critical deadlines. The cost for the project was on target.

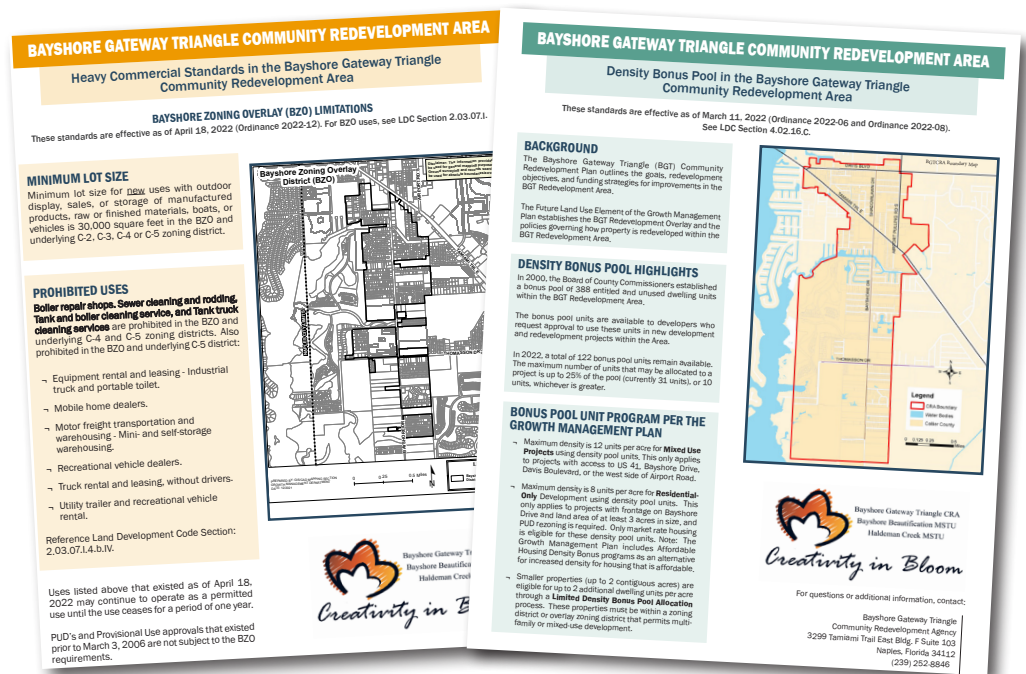
3. Difficult people, diverse opinions & means to solve them

The world of redevelopment is inherently fraught with friction between old and new. This project entailed the facilitation of changes in regulations while working with owners of heavy commercial property who staunchly opposed change. To address this:

- We invited the opposing property owners to public focus group meetings to hear them out.
- We listened, focused on their specific points of objection, and generated options for addressing their specific concerns.
- We hosted a second public focus group meeting to discuss options.
- Through listening and adapting our approach, we essentially “carved out” these landowners from the new use prohibitions to address their concerns without compromising regulatory updates that were desired by owners in the balance of the redevelopment area.

4. Additional Cost

None



VII. Experience & Capabilities



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VII. Experience & Capabilities

A. COMMUNITY MEETING ORGANIZATION & FACILITATION

Our community meeting organization techniques and facilitation philosophy are spelled out in Tab V of this submittal. We handle details including set up, wayfinding signs onsite, and documentation including attendance, photos, recordings, and tabulation of input received. In our examples of past projects, you'll see a range of plans we've completed by employing effective community engagement strategies such as consensus building workshops, interactive meetings, and charrettes.

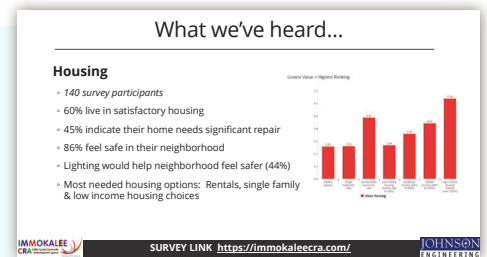
From our experience it takes careful thought to convene meetings that allow community members to engage and communicate their desires. It also takes listening on our part, and effective communication to the community to ensure their intentions are captured in draft and final policies. The process we outlined in Tab V of this submittal ensures that community members are participating in the up-front validation of goals and objectives and the finalizing of the draft policies and recommendations. This approach provides the "bookends" needed to ensure the plan is a reflection of the community's interests.



B. IN-PERSON & ONLINE OPINION SURVEYS

We are familiar with and capable of employing in-person and online opinion gathering tools. We know that the most important aspect of a poll or opinion survey is the wording of the question. We work to carefully craft questions, use visual aids when possible, and vet questions with staff and stakeholders before publishing them. Examples of our experience and capabilities include:

- **Online surveys.** Survey monkey is an example of a tool we recently used for the Bridgeless Barrier Islands Accessibility Study outreach. Online surveys are efficient and accessible, and we can receive responses to key questions as well as allow room for the participant to add open-ended comments. We work to provide the outcomes of online surveys in a transparent fashion. If any concerns arise that multiple responses are submitted to "tip the scale," the technology allows us to test for multiple entries from one IP address.
- **Interactive polling during meetings.** We use the Mentimeter program to interact with meeting attendees by asking questions, receive their feedback live via their cell phones, and post the results for them in real time. This is valuable for participants to learn the pulse of their fellow attendees and helps all feel their time attending the meeting is well spent because they see that their opinions are helping inform and drive the planning process. We always have the poll in paper form for any attendees who are uncomfortable or unable to participate using their cell phone.
- **In-person surveys.** Interviews and written surveys are always an option to engage meeting attendees with a few questions. Surveys on paper should be engaging (not a long list of questions) and include visual aids. With in-person surveys as well as online surveys, we can receive responses to key questions as well as allow room for the participant to add open-ended comments.
- **Visual preference surveys.** When community issues are related to character and the built environment, it can be a challenge to gather input and inform policy that captures the "look" and "feel" the community desires. Visual preference surveys are a great tool because they are educational (for example, showing how a FEMA elevated structure looks next to an at-grade structure; or showing Florida Friendly landscape next to an alternative landscape). Visual preference surveys allow participants to see their ideas in the context of their community and weigh in on their likes and dislikes, which translates to better informed policies for their future. We have a substantial library of visuals to help conduct such surveys, which we have successfully performed for projects including the US 41 East Trail Corridor in Collier County. These can be performed interactively in a meeting as well as on paper.



VII. Experience & Capabilities

C. COMMUNITY PLAN WRITING & UPDATES/REVISIONS

Our examples of past projects included in this submittal display the types of community planning writing and update/revision projects that we've successfully performed for Southwest Florida jurisdictions. We take a methodical approach as outlined in Tab V of this submittal. We place utmost importance on understanding the background of the current plan, so we begin by learning and listening. We evaluate the current plan and identify current policies according to three categories: (1) policies that align with the direction going forward; (2) policies that do not align or no longer apply; and (3) policies that have opportunity for updating or expanding. By taking this methodical approach, community engagement efforts can be productive and focused on the salient issues that matter to participants, and we can translate those ideas into opportunities for updating or expanding policies that help move the community toward its goals. From experience, we know that our work must be transparent and accessible from start to finish. We commit to providing all work products in printed and electronic formats as required by the County, and we will ensure that our electronic files are compatible with the hardware and software used by the County.



D. LAND USE & INFRASTRUCTURE PLANNING

When we engage in the planning and design of infrastructure, we start with assembling a team to optimize the expertise within our multidisciplinary firm. We have worked closely with public school districts, fire districts, airport authorities, parks and recreation agencies, and local governments from Naples to Pasco County to provide services from feasibility studies, master plans, site comparisons, site and circulation design, collocation and interlocal agreement assistance. For the Charlotte County Eastport O&M Complex, we helped create a long-term plan for future County facilities on 691+/- acres in Port Charlotte. This included conducting interviews with personnel to determine anticipated needs and trends over a 20-year horizon to accommodate future growth of Facilities Construction & Maintenance, Utilities, Community Services Maintenance & Natural Resources, Public Works Administration, and Operations & Engineering. Our seasoned team members' collaborative approach across disciplines uniquely positions us to help local governments achieve desired outcomes from initial planning stages to design and permitting to construction.

E. LAND DEVELOPMENT CODE WRITING

Our Code writing experience spans the gamut of Zoning Code Audits, Euclidean Codes, Special Districts and Overlays, Mixed Use Districts, Vision and Scenario Planning, and Land Use and Transportation Integration. The examples of past projects included in this submittal display the types of code writing that we've successfully performed for Southwest Florida jurisdictions, including the ECAP code writing project. The ECAP project highlights how our approach to engagement with property owners, County zoning and economic development staff, and elected officials leads to a functional Code that achieves the defined objectives and contributes to positive outcomes for the community.





VII. Experience & Capabilities

F. PRESENTATION OF RECOMMENDATIONS TO ELECTED OFFICIALS

Chris Beers and Jason Green are local leaders who know the pulse of Charlotte County's leadership, and whose interest is to maintain their reputations as highly skilled and trustworthy professionals. Laura DeJohn and Chrissy Fisher contribute to the team as certified planners whose experience spans decades of public and private sector work, which means we've developed a keen understanding of how to navigate in the public policy arena. We have authored and presented Visions, Comprehensive Plans, Community Plans and land development codes in nearly every local jurisdiction in Southwest Florida. Our track record of completing similar work consistently for the past decade is evidence that we know how to prepare and present Community Plans that reflect community interests and pass muster with elected officials.

G. SPECIALIZED EXPERIENCE

We have a strong track record of providing community planning services to support local governments in Southwest Florida, and particularly in coastal communities as illustrated in our past project experience included in this submittal. Our specialized experience within our region includes neighborhood planning, master planning, community visioning, facility planning, and public involvement.

We have valuable tools for engaging communities from the wide range of experience in various jurisdictions, and we will bring this together with the local knowledge and familiarity of our team members to help navigate costly and time-consuming issues, providing you with flexible strategies and delivering results regardless of the size or complexity of an issue.

In addition to our professional planning capacity, our firm provides for a diversity of professional disciplines. Our specialized teams of engineers, planners, landscape architects, surveyors, ecologists, water resource experts, transportation experts, GIS and utility designers provide the knowledge and expertise needed to complete the diversified needs of this Community Plan. With specialists in graphics, GIS, and CAD, we infuse graphics and images when collecting existing conditions, soliciting public input, and producing a final plan to help the public and decision makers envision the outcomes of plans and policies.





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VIII. Volume of Work



Within the last 24 months, Johnson Engineering has previously been awarded more than **\$500,000** by Charlotte County.





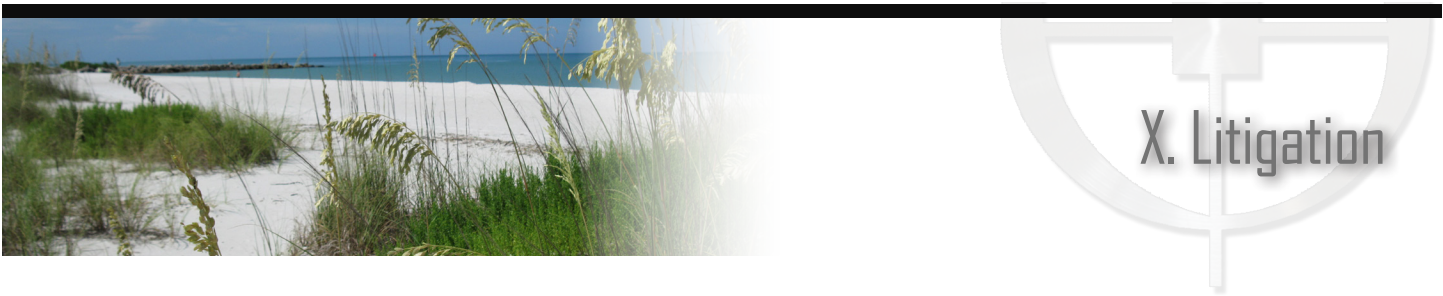
OFFICE LOCATIONS

Johnson Engineering has six offices throughout Florida. Our Charlotte County office has been established for 33 years.





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LITIGATION

We would like to state, as a result of the litigation listed below, Johnson Engineering has not had any judgments rendered against us.

Active - Pending Successful Settlement

→ Mary Ann Eisenreich v. Town of Fort Myers Beach et al (2023)

Case No. 2023-CA-002323

In February 2021, Mary Eisenreich crashed her bicycle in a construction zone of Estero Boulevard. She neglected to use common sense as she intentionally drove her bicycle across uneven terrain. Johnson Engineering did not design the portion of Estero Boulevard where Eisenreich crashed, nor did they have any responsibility over the construction thereof. Johnson Engineering will actively defend itself against this frivolous claim.

→ Carmel Koenig v. Lee County Department of Transportation et al (2023)

Case No. 2023-CA-005032

In October 2022, Carmel Koenig was rearended in a construction zone of Corkscrew Road. Johnson Engineering did not design the maintenance of traffic for Corkscrew Road, nor did they have any responsibility for the construction thereof. Johnson Engineering will actively defend itself against this frivolous claim.

Concluded - Successful Settlement

→ Celestina (2020) South Gulf Cove Phase 3 Sidewalks

Case Number: 20-CA-004366 - Circuit Court of 20th Judicial Circuit in and for Lee County.

An individual fell off her bicycle on a Charlotte County sidewalk and alleges that the sidewalk was not properly designed. The sidewalk was not designed by Johnson Engineering. This case was settled.



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XI. Minority Business



Johnson Engineering is not a certified minority business. However, we take great pride in being an equal opportunity employer. Our goal is to establish a team in the best interest of our clients, while maintaining the standard of quality our firm and clients demand.

Once selected, we will work closely with Charlotte County in identifying other potential minority teaming opportunities.

Equal Opportunity/Affirmative Action Employer

Johnson Engineering is an Equal Employment Opportunity and Affirmative Action Employer and seeks to recruit qualified women, qualified minorities, qualified individuals with disabilities and qualified protected veterans. It is the policy of Johnson Engineering not to discriminate against any employee or applicant for employment based on race, gender, age, disability or national origin or because he or she is a qualified individual with a disability, a disabled veteran, a newly separated veteran, a campaign veteran or an armed forces service medal veteran.



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XII. Forms

PROFESSIONAL LICENSES

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
 Verify a License
 View Food & Lodging Inspectors
 File a Complaint
 Continuing Education Course Search
 View Application Status
 Find Exam Information
 Unlicensed Activity Search
 AB&T Delinquent Invoice & Activity List Search

Licensee

Name: HOWARD, LONNIE V. License Number: 53167
 Rank: Professional Engineer License Expiration Date: 02/28/2027
 Primary Status: Current Original License Date: 08/17/1998
 Secondary Status: Active

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Exp. Date
38268	Current	JOHNSON ENGINEERING, LLC DBA/JOHNSON ENGINEERING, LLC	Regulatory	05/23/2012	Regulatory	
642	Current	JOHNSON ENGINEERING, LLC	Regulatory			

Printer Friendly [Return to License Details](#)

Related License Search

License Type: View all related licenses
 First Name: Last Name:
 License Number:
 Expiration Date:
 From: To: Search

AICP

THE AMERICAN INSTITUTE OF
CERTIFIED PLANNERS

LAURA KATHARINE SPURGEON

Has qualified as a

Member

with all benefits of a Certified Planner and responsibility to the
AICP Code of Ethics and Professional Conduct.

Membership Certificate Number 016747

July 1, 2001

Paul Farn President
Paul Farn Executive Director

Florida Department of Agriculture and Consumer Services
 Division of Consumer Services
 Board of Professional Surveyors and Mappers
 2006 Apalachee Parkway Tallahassee, Florida 32309-6500

License No: **1S66664**
 Expiration Date: February 28, 2027

Professional Surveyor and Mapper License
 Under the provisions of Chapter 472, Florida Statutes

CHRISTOPHER D BEERS
 17833 MURDOCK CIR
 FORT CHARLOTTE, FL 33948-4000

Wilton Simpson
 WILTON SIMPSON
 COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

This certificate hereby qualifies

Amanda Martin

as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.

Certified Planner Number: 34430

Joel Albano
 Joel Albano, FASAC, CFP
 Chief Executive Director

Mitchell J. Silver
 Mitchell J. Silver, FASAC
 President

AICP
 American Institute of
 Certified Planners
 Creating Great Communities for All

Verify: <https://www.aicp.org/verify>

AICP

THE AMERICAN INSTITUTE OF
CERTIFIED PLANNERS

CHRISTINE M. FISHER

Has qualified as a

Member

with all benefits of a Certified Planner and responsibility to the
AICP Code of Ethics and Professional Conduct.

Membership Certificate Number 017119

July 1, 2001

Paul Farn President
Paul Farn Executive Director

Run DeSantis, Governor
 Melanee S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

BEERS, CHRISTOPHER DAVID
 524 W. VIRGINIA AVE
 PUNTA GORDA FL 33950-4848

LICENSE NUMBER: PE64594
EXPIRATION DATE: FEBRUARY 28, 2027
 Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.

esa
 The Ecological Society of America
 Founded 1915

The Ecological Society of America,
 upon recommendation of the
 Board of Professional Certification, hereby certifies that
A. Gary Nyckyk
 meets the requirements as a certified
Ecologist
 and is governed by the Society's Code of Ethics.
 Certified by the Ecological Society of America from
 June 1, 2020 through June 30, 2025

Carman R. Bell
 Chair, Board of Professional Certification

O. Lina
 President, Ecological Society of America

esa
 The Ecological Society of America
 Founded 1915

The Ecological Society of America,
 upon recommendation of the
 Board of Professional Certification, hereby certifies that
John Curtis
 meets the requirements as a certified
Senior Ecologist
 and is governed by the Society's Code of Ethics.
 Certified by the Ecological Society of America from
 August 1, 2023 through August 31, 2028

John Curtis
 Chair, Board of Professional Certification

Baronell Allen
 President, Ecological Society of America

PART IV - SUBMITTAL FORMS
PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence						
	Laura DeJohn, AICP, Project Manager	27	Fort Myers	Fort Myers	Naples						
	Christopher Beers, PE, PSM, Local Liaison	31	Port Charlotte	Port Charlotte	Punta Gorda						
	Chrissy Fisher, AICP, Principal Planner	28	Fort Myers	Fort Myers	Cape Coral						
	Amanda Martin, AICP, Senior Planner	23	Fort Myers	Fort Myers	Cape Coral						
	John Curtis, CSE, Senior Ecologist	28	Fort Myers	Fort Myers	Fort Myers						
	Gary Nyckyk, CE, Ecologist	23	Fort Myers	Fort Myers	Fort Myers						
	Marina Guirguis, Graphics	8	Fort Myers	Fort Myers	Fort Myers						
2.	Magnitude of Company Operations										
	A) Total professional services fees received within last 24 months:			\$	57 million						
	B) Number of similar projects started within last 24 months:				3						
	C) Largest single project to date:			\$	15 million						
3.	Magnitude of Charlotte County Projects										
	A) Number of current or scheduled County Projects				14						
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$	3 million						
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided							
	Axis Infrastructure, LLC	70 Mansell Ct Roswell, GA 30076	25%	Planning & Public Engagement							
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.										
	Firm	Address									
	Phone #	Contact Name									
	Start Date	Ending Date									
	Project Name/Description										
	To the best of our knowledge we have no active or pending contracts. If a contract were to occur within the area we are servicing, we would notify Charlotte County immediately of the change in status.										

NAME OF FIRM _____ Johnson Engineering, LLC
 (This form must be completed and returned)

6. Minority Business:Yes _____ No ☒

The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.

Comments or Additional Information:

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the Contract by the County. The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

By signing this form, the proposer hereby declares that this proposal is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

In accordance with section 287.135, Florida Statutes, the undersigned certifies that the company is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and does not have business operations in Cuba or Syria (if applicable) or the Scrutinized Companies that Boycott Israel List, or is not participating in a boycott of Israel.

As Addenda are considered binding as if contained in the original specifications, it is critical that the Consultant acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. 1 Dated 5/14/2025 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Addendum No. 2 Dated 5/19/2025 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Type of Organization (please check one):

INDIVIDUAL
CORPORATION☐

PARTNERSHIP

☐☒

JOINT VENTURE

☐Johnson Engineering, LLC

Firm Name

(239) 334-0046

Telephone

59-1173834

Federal Employer Identification Number (FEIN)

Fictitious or d/b/a Name

2122 Johnson Street

Home Office Address

Fort Myers, FL 33901

City, State, Zip

79

Number of Years in Business

17833 Murdock Circle, Port Charlotte, FL 33948

Address: Office Servicing Charlotte County, other than above

Christopher Beers, PE, PSM, Branch Manager

Name/Title of your Charlotte County Rep.

(941) 766-6262

Telephone

Lonnie V. Howard, President

Name/Title of Individual Binding Firm (Please Print)

June 6, 2025

Date

Signature of Individual Binding Firm

lhoward@johnsoneng.com

Email Address

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Johnson Engineering, LLC
does: (name of business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Proposer's Signature Lonnie V. Howard

June 6, 2025

Date

(This form must be completed & returned)

**HUMAN TRAFFICKING AFFIDAVIT
for Nongovernmental Entities Pursuant To FS. §787.06**

Charlotte County Contract #20250360

The undersigned on behalf of the entity listed below, (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.
2. I am an officer or representative of the Nongovernmental Entity and authorized to provide this affidavit on the Company's behalf.
3. Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Section 92.525, Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.



Signature

Lonnie V. Howard

Printed Name

President

Title

Johnson Engineering, LLC

Nongovernmental Entity

June 6, 2025

Date

END OF PART IV

NAME OF FIRM Johnson Engineering, LLC
(This form must be completed & returned)