Tremaine Boyd

A submittal to the **City of Winter Garden**

In response to the Request for Proposals
109 South Boyd Street RFP#15-103

Submitted by **Tremaine Boyd LLC**

February 15, 2016

Developer Introduction

February 15, 2016
Ms. Kelly Carson
City of Winter Garden
Planning & Zoning Department
300 West Plant Street
Winter Garden, FL 34787

Re: RFP#15-103

Dear Kelly:

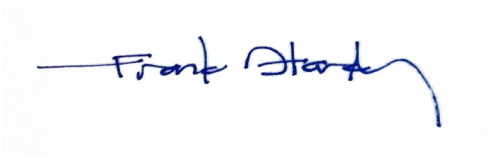
On behalf of Tremaine Boyd, LLC and the exceptional team of professionals we have assembled, we are pleased to present our project proposal for the **Tremaine Boyd** Building in response to the City's Request for Proposals for 109 South Boyd Street, RFP#15-103. We love the City of Winter Garden and are excited about the opportunity to lend our energies and expertise to the continued renaissance of downtown. It is our firm belief that thoughtful redevelopment of this site will add to the ongoing revival of the city's urban core and surrounding neighborhoods.

Our team members bring exceptional skill in the areas of architecture, urban design, construction, marketing, and engineering along with experience in similar projects. All share a commitment to sound urban design and development principles, as well as a pragmatic approach to crafting beautiful places that are cost-efficient and financially achievable in their given settings.

We strongly believe this site is a key development parcel that has the potential to provide the first new housing within Winter Garden's core in decades. Thank you for the opportunity to present our proposal for **Tremaine Boyd**. If you have any questions or need to contact us, please feel free to do so through John Rinehart, P.O. Box 783291, Winter Garden, FL 34778 or (407) 808-9994. Jointly, with the City of Winter Garden we can make this happen!

Sincerely,

John Rinehart
Tremaine Boyd LLC



Frank Starkey
Tremaine Boyd LLC

Jim Costello
Tremaine Boyd LLC

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WELCOME TO
WINTER GARDEN

I. Overall Plan & Design of the Proposed Development

A. Project Plan

1. Narrative

The **Tremaine Boyd** building is a mixed use urban infill project that will be transformative for downtown Winter Garden. Located one block south of Plant Street, **Tremaine Boyd** will introduce new retail/commercial space and apartments into the core of the City. Adding this missing component in Winter Garden's core will directly address the walkability and street life of downtown.

The building has been designed with a main body facing the new plaza next to the garage and a secondary wing extending to the south on Boyd Street. This serves a dual purpose of breaking down the scale of the project and permitting the project to be developed in two phases. The main body constitutes the first phase.

The first floor of **Tremaine Boyd** will ultimately include approximately between 6,800 and 8,600 6,800 square feet of ground floor space available potentially for a restaurant and retail shops. The second and third floors will ultimately include 20 residential apartments ranging from studios to two bedroom units. Design refinement may slightly modify the number of units.

The site is complex and requires a skilled development team that understands urban development as well as local conditions. The three managing partners of the Tremaine Boyd LLC, John Rinehart, Frank Starkey and Jim Costello each have spent their careers in the development/construction industry and are well equipped to bring this project to fruition. In addition to their development expertise John and Jim have been active in Winter Garden for well over 25 years.

A significant ground breaking component of **Tremaine Boyd** is the introduction of the first new residential development into Downtown Winter Garden in decades. In order to fully complete the renaissance of downtown more residential units must be provided in close walking proximity to the wildly successful retail core. The residential units that will occupy **Tremaine Boyd** can be the catalyst for more residential in the future. Starting is always the challenge!

Based upon our economic model we believe the value of the site to our project is $152,000, which includes the optional property behind the SOBO building.

Tremaine Boyd incorporates a number of special design considerations.

- Downtown Residential – As described above the inclusion of new residential in downtown Winter Garden is an especially exciting component because of the current void of new residential within walking distance of the core area.
- Unique Site Location – The site creates several design challenges that have been carefully thought through in order to seamlessly integrate the project within its context. An example is the existing water tower which impacts the usability of the site and which the site plan must accommodate. The area between the tower and Tremaine has been incorporated into the plan. Access to the water tower will be maintained via an easement across the driveway access to **Tremaine Boyd** parking.
- Addresses the Street – An important aspect of good urban design is proper relationship to the adjacent public right of way. **Tremaine**

Boyd will form an engaging street frontage along both Tremaine Street and Boyd Street which will be vibrant and pedestrian friendly.

- Relationship to the SOBO Art Gallery – The art gallery is a valuable neighbor. In addressing the street frontage **Tremaine Boyd** engages Boyd Street and creates a linkage to SOBO. This improves the pedestrian quality of Boyd Street better linking the walkability from Plant to the south. Secondly, **Tremaine Boyd** shares a common outdoor space with SOBO that has the potential to become a lively urban plaza serving both buildings. This is elaborated on in detail in a later section of the submittal. In addition to these considerations the **Tremaine Boyd** ground floor retail will draw additional foot traffic along Boyd Street benefiting SOBO. The store front windows will wrap the corner at SOBO providing added life to their future public plaza.

- Downtown Design Guidelines – The City has adopted design guidelines which reflect their interest in maintaining the traditional character of downtown. **Tremaine Boyd** was designed with special attention to compliance with the guidelines.

- Complements the City's investment in the parking garage/new plaza – The City's design for the new parking structure incorporates a plaza that will link the Farmer's Market area to Boyd Street. The view to the west terminates in City Hall. **Tremaine Boyd** is designed with a main body and a secondary wing that gives the appearance of two structures. This breaks down the scale of the building. The architectural significance of the main body will serve as the east terminus of the plaza. With City Hall as the visual terminus on the west and **Tremaine Boyd** the visual terminus on the east the plaza will become a great urban space. The storefront use at Tremaine Boyd is a great location for a restaurant with outdoor seating.

- Bicycle Friendly - A secondary viewshed from **Tremaine Boyd** is north along Boyd Street to the central fountain on Plant Street and subsequently the West Orange Trail. We believe the West Orange Trail is a significant asset. We want to encourage the residents of **Tremaine Boyd** to use the trail. Each apartment will have a space within the unit specifically designed for bicycle storage. We recognize the investment made in bicycles these days and want to make sure we accommodate the resident's desire to have a safe protected storage option.

- Certified by FGBC – Sustainable development is something that we are committed to. All three partners of the Tremaine Boyd LLC have certified previous projects and buildings using the standards of the Florida Green Building Coalition and will do so with **Tremaine Boyd**.

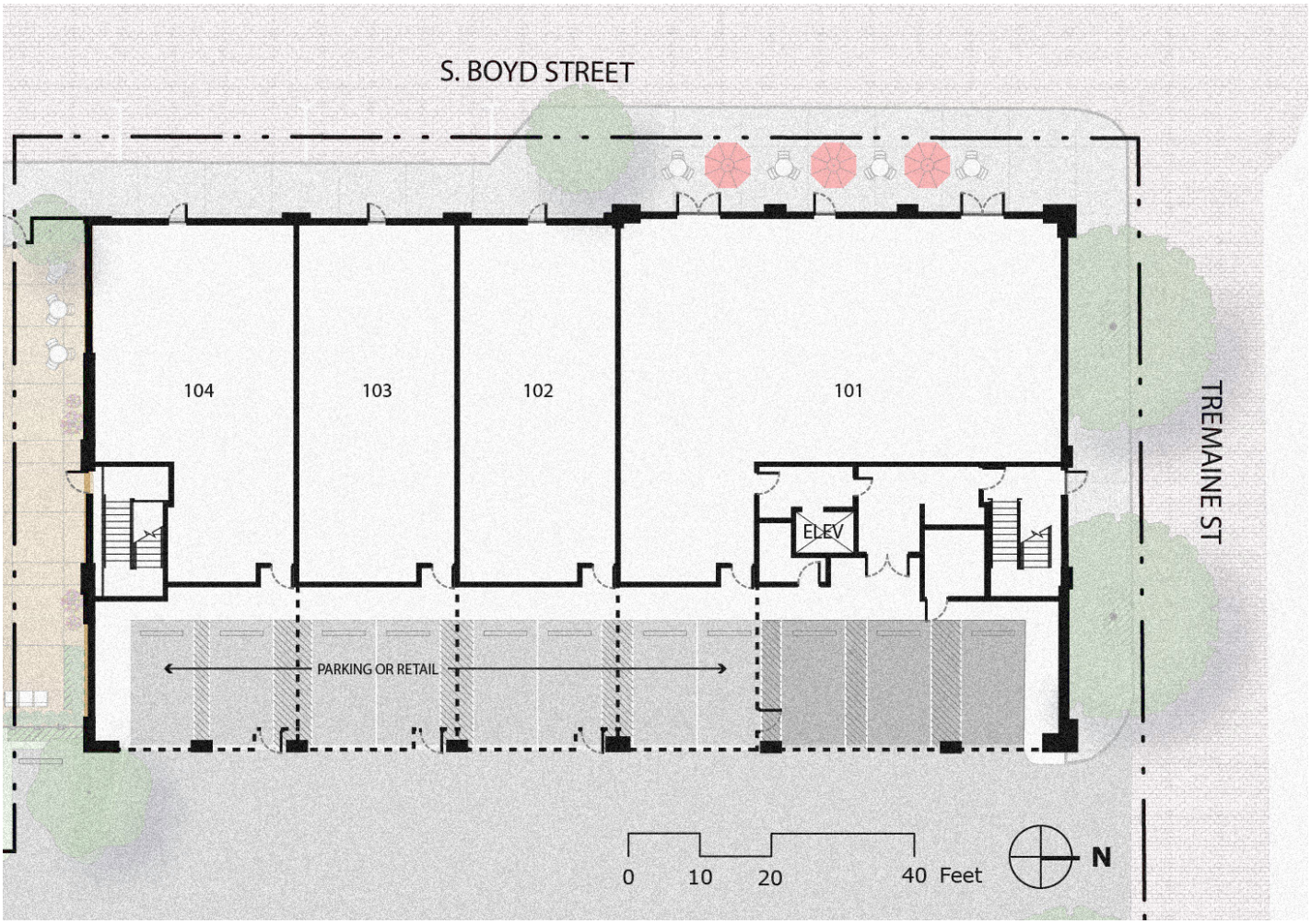
- Phased for Success – Depending upon more complete market studies after selection as the preferred developer, **Tremaine Boyd** has the ability to be phased. Because of the risk associated with a new product type for downtown, phasing can be more responsive to adjustments in the market.

2. Site Program Analysis

Tremaine Boyd as proposed includes between 6,800 and 8,600 net leasable square feet of commercial and 20 residential apartment units totaling 18,280 square feet of residential.

The ground floor has flexibility to be divided as needed by individual office and/or retail tenants. We believe the corner space at the intersection of Tremaine and Boyd could potentially be leased to a restaurant. The sizes are listed below along with the proposed ground floor plan.

Ground Floor					
Tenant Space	**101**	**102**	**103**	**104**	**Total**
Desired Tenant	Restaurant/Retail/ Office	Retail/Office	Retail/Office	Retail/Office	
Square Feet	3,200 to 3,600	1,150 to 1,600	1,150 to 1,600	1,300 to 1,850	6,800 to 8,600



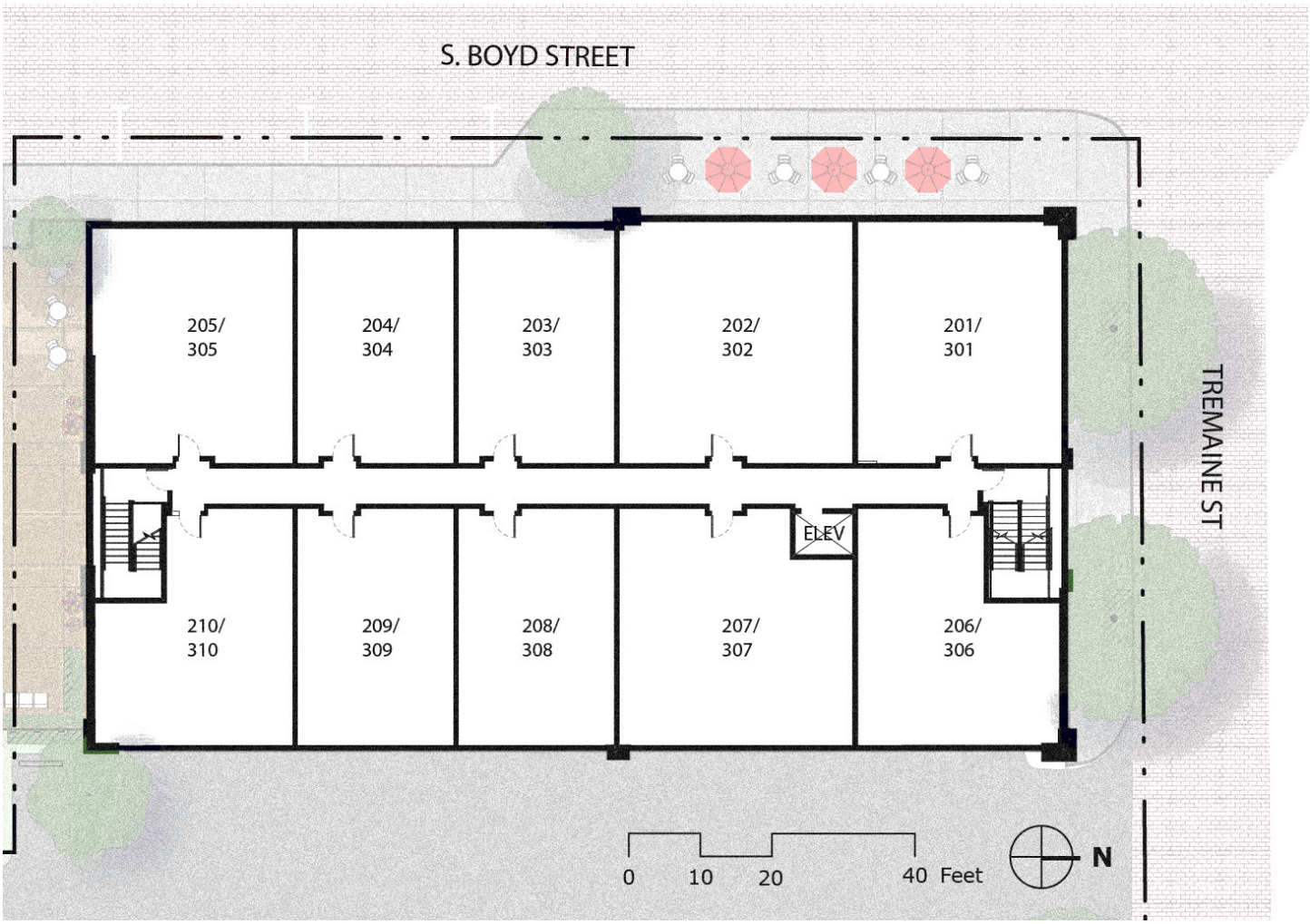
First Floor Plan

Ultimately there will be 20 residential units, 10 on the second floor and 10 repeated on the third floor. The size and bedroom count is listed below along with the general plan of the second and third floor. The exact number, bedroom count and size of each unit may change as plans are refined.

Residential Second Floor											Total per floor
Unit	**201**	**202**	**203**	**204**	**205**	**206**	**207**	**208**	**209**	**210**	10
Square Feet	1,050	1,180	770	770	1,010	880	1,080	770	770	860	9,140
Bedroom Count	2	2	1	1	2	1	2	1	1	1	14

Residential Third Floor											
Unit	**301**	**302**	**303**	**304**	**305**	**306**	**307**	**308**	**309**	**310**	10
Square Feet	1,050	1,180	770	770	1,010	880	1,080	770	770	860	9,140
Bedroom Count	2	2	1	1	2	1	2	1	1	1	14

Total Units	**20**
Total Square Feet	**18,278**
Total Bedroom Count	**28**



Second/Third Floor Plan

The site, including the additional property behind SOBO, we believe will allow 20 to 28 on site spaces plus one handicap space. The balance of parking to serve **Tremaine Boyd** will be either on street or in the new parking garage.

In addition to vehicular parking spaces **Tremaine Boyd** will also provide space within each residential unit specifically designed for bicycle storage. In today's market it is not uncommon to invest a significant amount in a well-crafted bicycle.

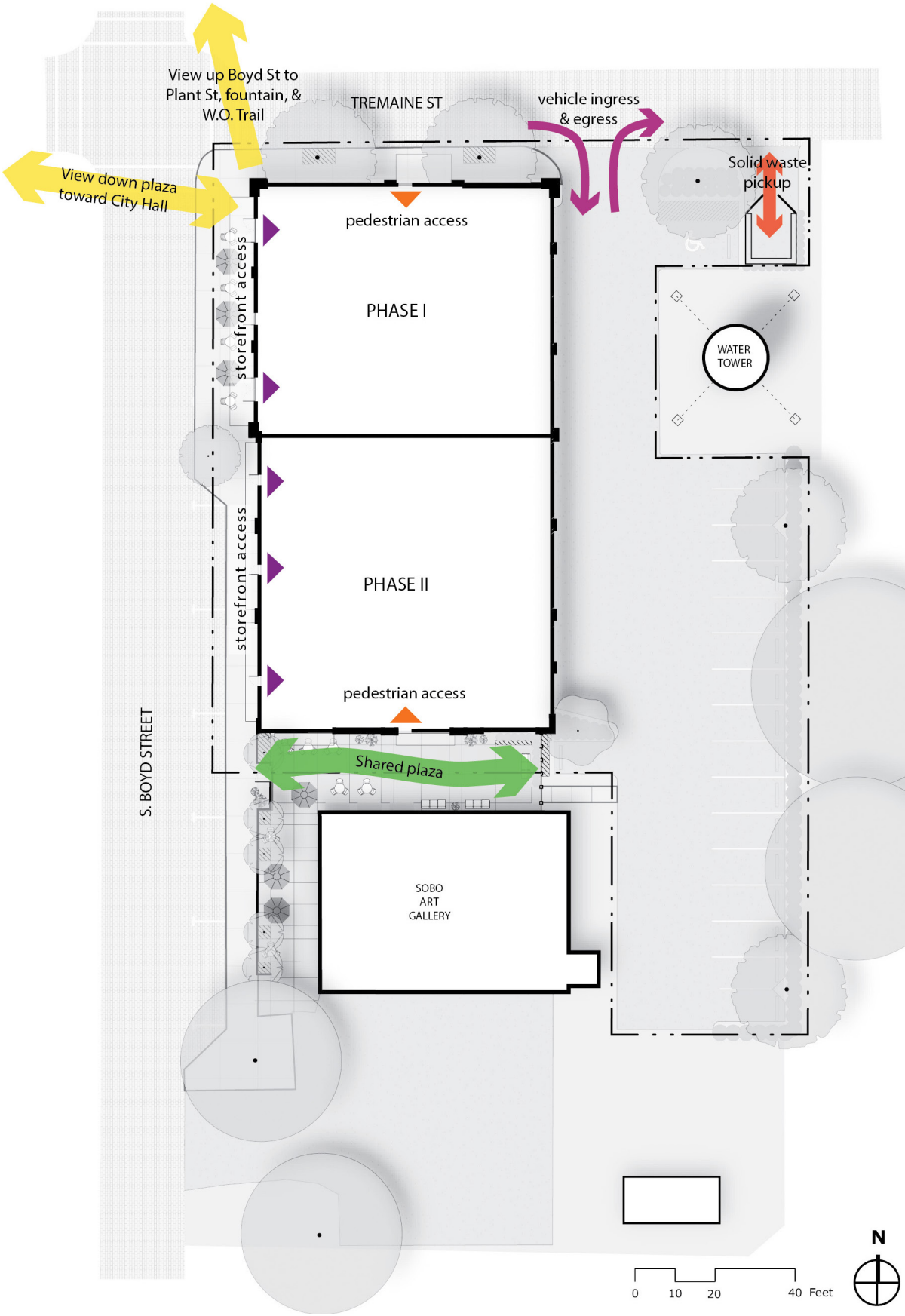
The proposed height of **Tremaine Boyd** to the top of parapet of the main body is approximately 44 feet above the sidewalk. This might change slightly as final design/construction plans are prepared.

3. Site Context Plan

Site Context Plan

The Context Plan shows the location of **Tremaine Boyd** in relationship to the surrounding area. **Tremaine Boyd** will be the first new development in historic Downtown that does not physically connect to Plant Street. However, with the attention focused on Tremaine, including **Tremaine Boyd**, the Downtown block structure is beginning to expand in terms of walkability and active street life. Providing residential units directly on this corridor is significant.

4. Site Plan Diagram



Site Plan Diagran

5. Site Plan Rendering

Site Plan Rendering

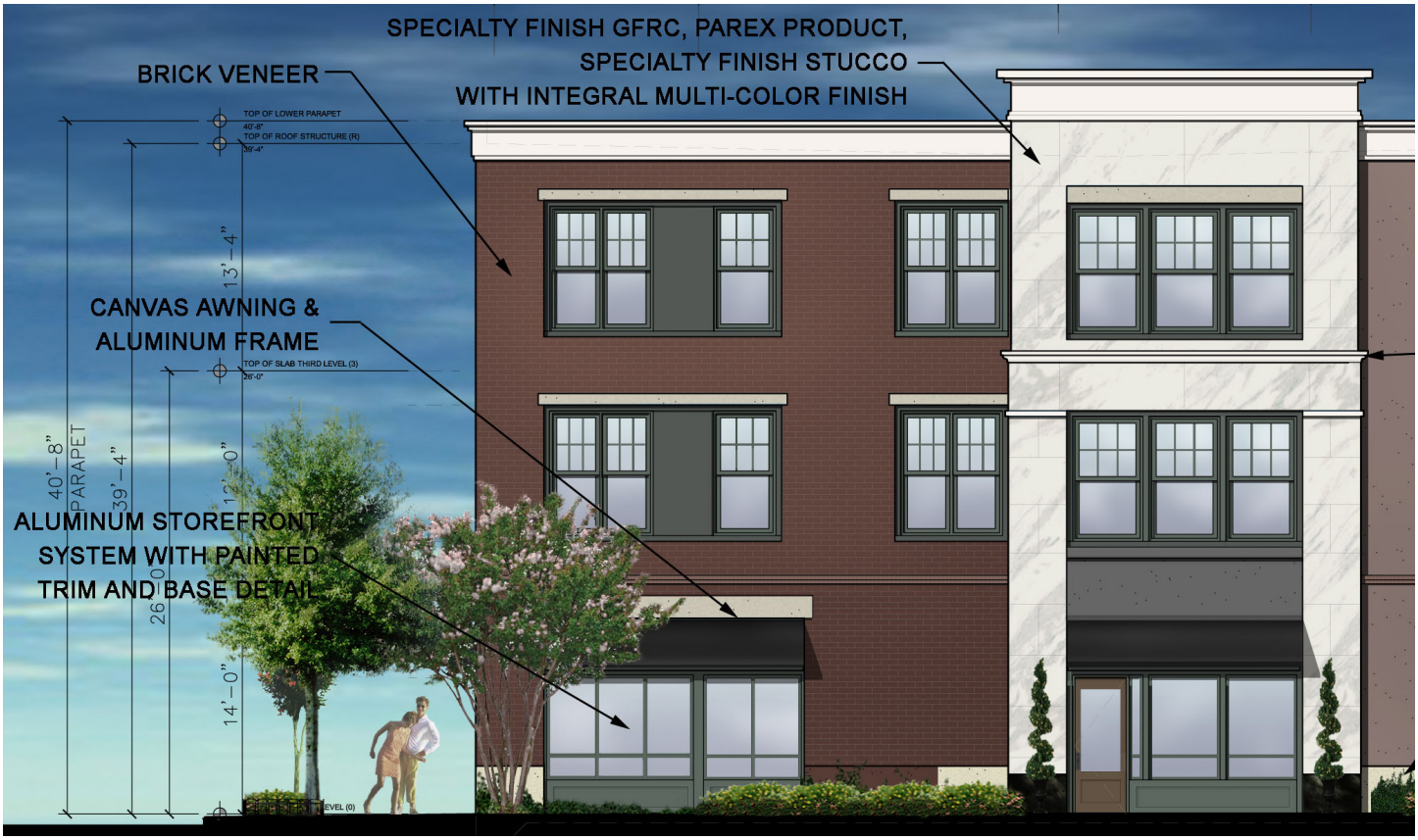
6. Building Elevations/Concept Materials

West elevation.

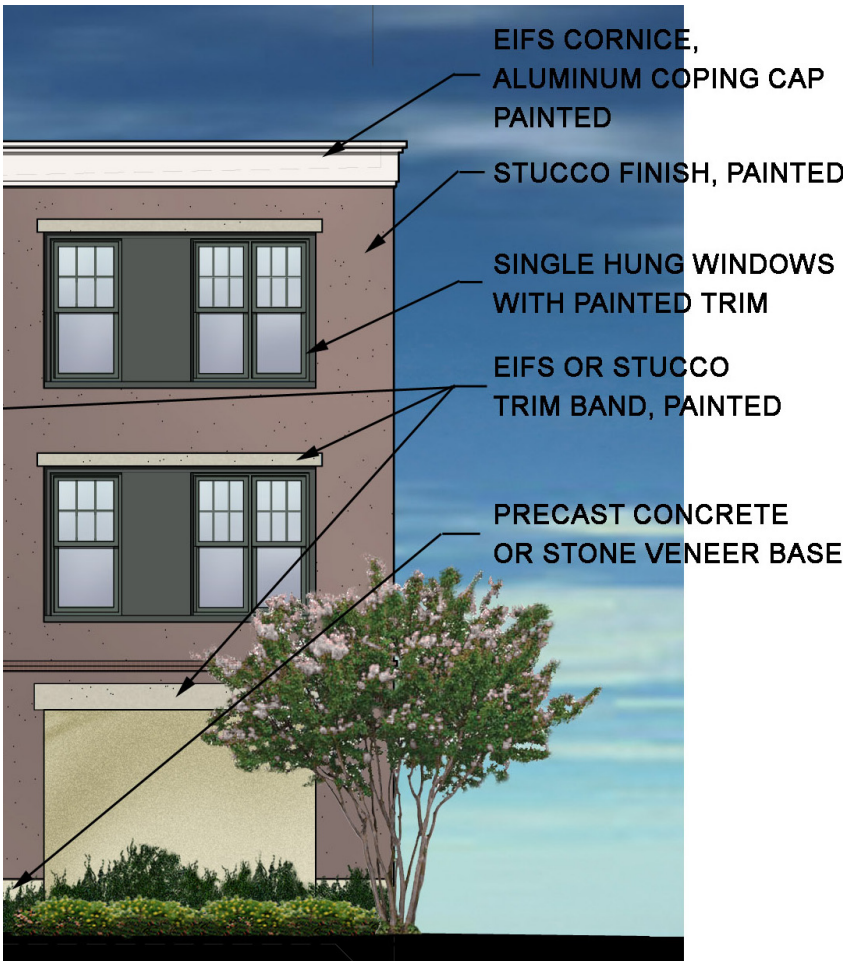
East elevation.

North elevation.

South elevation.



Building materials.



Building materials.

WINTER
GARDEN
300

7. Graphic/Illustrative Renderings

Tremaine Boyd in the urban context.

WINTER GARDEN
Central Florida Railroad Museum
Open Daily 1:00 PM to 5:00 PM (Closed Select Holidays)
407-656-0559
www.cfrhs.org
www.wghf.org

B. Sustainable Development/Certification

The design of **Tremaine Boyd** is intended to be timeless, fitting seamlessly with the historic architecture of Winter Garden. The construction will represent the best in technique and materials within the available budget. Hand in hand with quality construction is the opportunity to exceed industry standards in sustainable construction. J&J Building has been a leader in the Central Florida community and in particular within the City of Winter Garden in the construction of third party certified green buildings. Using the criteria of the Florida Green Building Coalition J&J Building has constructed 22 homes in Oakland Park that have been certified. Twenty have achieved a designation of Gold Level. The other two have been designated Platinum Level, which is the highest designation possible. It is the intent that **Tremaine Boyd** will be designed and constructed to meet the standards of the Florida Green Building Coalition for certification as a Green Commercial Building.

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SOBO

C. Relationship to the SOBO Art Gallery

Constructed in 1938, the historic Winter Garden Fire Station now serves as the home for the Winter Garden Art Association and the SOBO Art Gallery. The adaptive reuse of the historic building into a community art center has enriched the fabric and character of the community. Current plans for restoring the original front of the building and constructing an engaging outdoor plaza were included in the Request for Proposals. The shared space between the SOBO building and **Tremaine Boyd** has the potential to expand the gallery's future plaza fronting Boyd Street. Depending on the phasing schedules for both **Tremaine Boyd** and SOBO, we will work jointly to integrate our proposal with their proposal contained in the RFP and participate in the expansion of the shared plaza area. The following sketches provide a possible scenario as to how that space might ultimately be extended between the two buildings. Since the probable property line separating the two buildings will be down the center of the plaza appropriate shared use and maintenance agreements will need to be worked out for the benefit of both entities.

Tremaine Boyd and SOBO.

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SOBO

II. Anticipated Benefits of Tremaine Boyd

A. Financial Return

Tremaine Boyd will contribute to the economy in Winter Garden in several ways. In addition to the purchase of the land and tax revenues there are secondary financial benefits. The additional residents living in **Tremaine Boyd** will increase spending in Winter Garden. The retail will also draw sales to Winter Garden which creates a synergy of activity that benefits the economic vitality of the Downtown area.

Because the property is currently owned by the City of Winter Garden no ad valorem property taxes are currently paid. With the transfer of ownership to the Tremaine Boyd LLC property taxes will be generated based on the assessed value of the land and improvements. The estimated ultimate cost of the **Tremaine Boyd** project is $4,322,470 based on the cost estimate detailed in Section III.A.2., **Tremaine Boyd** Cost Estimate. If the assessed value is 90% of the cost estimate taxes would be paid on a value of $3,890,223. This site is within the City of Winter Garden Community Redevelopment District therefore per Florida Statutes and action taken by the City of Winter Garden, taxes from the City of Winter Garden and 95% of the taxes from Orange County are deposited in the City's Redevelopment Trust Fund. The fund was formed in 1992 and will last for a period of 30 years. We have assumed for purposes of this analysis that Phase I will constitute 50% of the estimated construction cost with the balance attributed to Phase II. We expect Phase II to be complete 3-5 years from the completion of Phase I. The chart below shows the taxes generated beginning with the land purchase and the subsequent full assessment of the project in 2021. Additionally the project will use City water and waste water services. By 2022 the cumulative financial return to the City is estimated to be in excess of $275,000.

Over the course of that same time period the resident's wages are estimated to be over five million dollars, a significant portion of which will be spent locally.

Based on a conservative sales/square foot the retail space will ultimately generate an average of over 1.4 million dollars in sales per year at buildout which equates to approximately $93,000 in sales tax per year. These secondary financial factors benefit the overall financial well-being of the Downtown business community.

			Phase I			Phase II		
	2016	2017	2018	2019	2020	2021	2022	Through 2022
Land Cost	$ 152,000							
Property Taxes contributed to the Redevelopment Trust Fund[1]								
City of Winter Garden - 4.25 mils		$ 646	$ 8,267	$ 8,473	$ 8,685	$ 17,805	$ 18,250	$ 62,126
Orange County - 95% of 4.4347 mils		$ 640	$ 8,195	$ 8,400	$ 8,610	$ 17,650	$ 18,091	$ 61,585
Tax Total			$ 16,461	$ 16,873	$ 17,295	$ 35,454	$ 36,341	$ 123,711
Estimated Water Sewer Charges[2]			$ 455	$ 455	$ 455	$ 910	$ 910	$ 3,186
Total to City of Winter Garden	**$ 152,000**	**$ 1,286**	**$ 16,917**	**$ 17,328**	**$ 17,750**	**$ 36,365**	**$ 37,251**	**$ 278,896**
Wages generated by residents[1,3]			**$ 702,480**	**$ 720,042**	**$ 738,043**	**$ 1,512,988**	**$ 1,550,813**	**$ 5,224,366**
Retail sales @$200/sf[1,4]			**$ 682,900**	**$ 699,973**	**$ 717,472**	**$ 1,470,817**	**$ 1,507,588**	**$ 5,078,749**
Sales Tax @6.5%			$ 44,389	$ 45,498	$ 46,636	$ 95,603	$ 97,993	$ 330,119

[1]Increased annually by 2.5%

[2]Assumes 5,000 gal/month for residential; 13,000 gal/month for commercial

[3]Assumes rent projections are 25% of total wages

[4]All 6,800 sf assumed to be retail

AIR-
FLOW

B. Job and Population Creation Potential

The retail space in **Tremaine Boyd** will create new job opportunities. If we assume each 300 square feet of retail space creates one new job the total job creation at full buildout will be 23 new jobs. The operation of **Tremaine Boyd** will additionally use services which add secondarily to the job market. This would include management services, landscaping, cleaning, etc.

Tremaine Boyd will create space for 20 new households within Downtown Winter Garden. If we conservatively assume one new person per bedroom this would be 28 new residents.

STARLITE
FILM FESTIVAL
FEB 26 TO MAR 1
GARDEN
$250.00
FINE
160

C. Civic Enhancements

Throughout the submittal we have identified numerous civic enhancements created by **Tremaine Boyd**. The three most significant that reinforce the fact that **Tremaine Boyd** is a high quality infill development that promotes a downtown live, work, and play environment include:

- **Tremaine Boyd**'s traditional building design;
- **Tremaine Boyd**'s mixture of uses particularly with second and third floor residential; and
- **Tremaine Boyd**'s shared public plaza opportunity with the SOBO Art Gallery.

SILVER SHEKEL

III. Tremaine Boyd Development Team Experience and Capability

A. Financial Plan and Development Timing

1. Funding Sources

The **Tremaine Boyd** project will be funded through capital contributed by the Tremaine Boyd LLC with the balance provided through a commercial loan package. To provide the City some level of assurance at this point in the process we have included a letter from Seacoast National Bank.

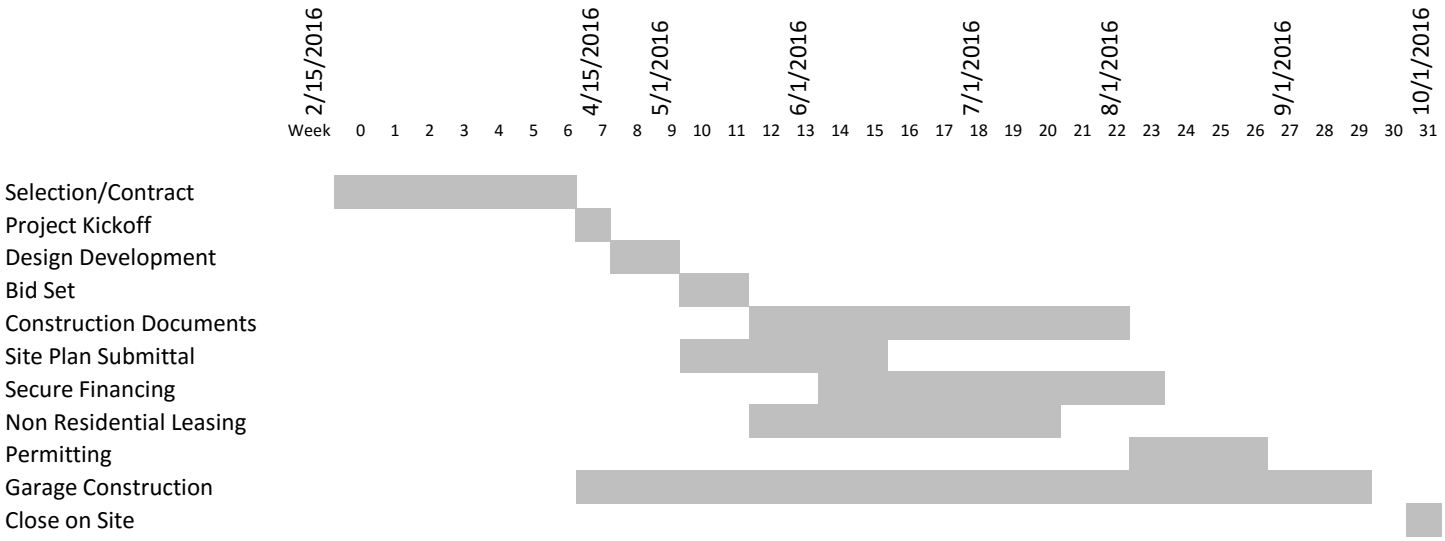
2. Tremaine Boyd Cost Estimate

The following is an order of magnitude of the development costs for **Tremaine Boyd** combining both Phases I and II:

Land	$	152,000
Permits		TBD
Design/Consulting Fees	$	325,000
Hard Construction Costs	$	3,200,000
Soft Costs	$	350,000
Contingency @ 5%	$	193,750
Capitalized Interest (6 months @ 5%	$	101,720
Estimated Construction Cost	$	4,322,470

3. Development Timing

Pre Construction Schedule



Construction Schedule*

10/1/16	start construction
10/31/16	complete survey, foundation, rough trades, pour footers/slab
11/30/16	complete masonry exterior walls, install interior stairway, elevator shaft
12/31/16	complete lintel, floor truss systems
1/31/17	complete roof truss system and dry in roof
3/31/17	complete interior framing, mechanical trades rough, tub set, insulation, install windows, storefront and exterior doors
5/15/17	complete exterior stucco/brick façade work, interior drywall finish
6/31/2017	complete exterior/interior painting, install bath tile, install cabinets/vanities
7/31/17	install interior trim, countertops, final electric/plumbing/HVAC, complete paving, landscape, sod, irrigation, exterior flatwork
8/31/17	install appliances, carpet, touch up finishes, obtain final CO
9/15/17	Grand Opening

Total construction period - 335 days

*If Tremaine Boyd is constructed in two phases, the schedule for Phase II would mirror what is shown above, which would be for Phase I.

B. Letter from Seacoast National Bank

SeacoastBank
ACCELERATE COMMERCIAL

Debra L Mairs

Seacoast Bank
Phone: 407-415-4539

City of Winter Garden

300 West Plant Street
Winter Garden, FL 34787

Re: Tremaine Boyd Project

To whom it may concern

Seacoast is currently reviewing a loan request for the Tremaine Boyd Project in downtown Winter Garden developed by a group that will include John Rinehart of **Civitas***Consulting, Inc.*, Frank Starkey, People Places, LLC and Jim Costello, President of J&J Building, LLC. The loan request will not be fully underwritten until the City has completed the developer selection process.

However, from our initial review the project appears to represent a loan opportunity that will fit into the Seacoast portfolio. The developers have the experience to carry out a project of this size and scope and have presented a well thought out proposal. It should be noted that due to the inclusion of residential housing this is a transformative project which includes added risk. The product type is not currently found in the general area. For that reason, appraising the project in terms of value and projected income will be somewhat difficult. The project will need to be underwritten based on accessible market data, not projected values for a new product type. This risk will most likely require additional support from the City for the development to underwrite and ultimately be successful.

I look forward to continuing to work on this project once the City of Winter Garden has completed its decision process

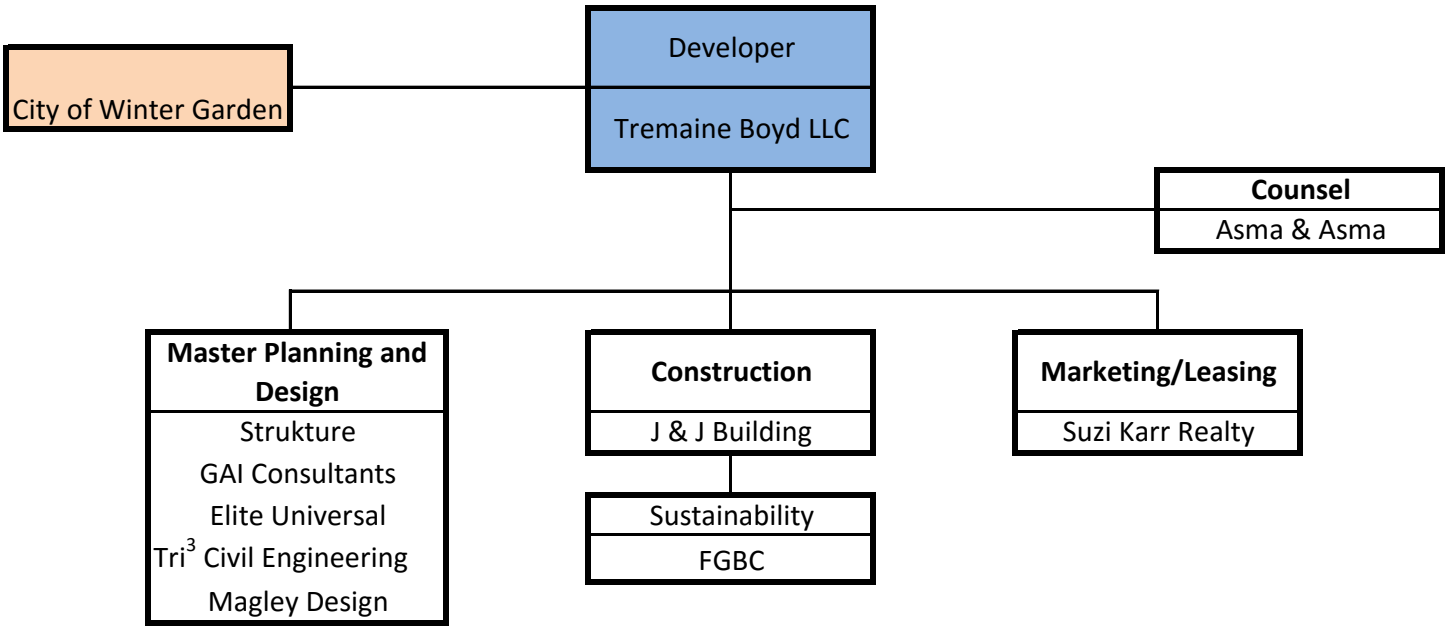
Sincerely

Debra L Mairs
Vice President Commercial Real Estate Lender
Seacoast Bank
1/29/2016

C. Tremaine Boyd Development Team

1. Development Team Table of Organization

The Tremaine Boyd project will be developed and owned by the Tremaine Boyd LLC. The three equal members of the Tremaine Boyd LLC are Civitas Consulting (John Rinehart), People Places (Frank Starkey) and J&J Building (Jim Costello). Each bring different areas of development expertise that we believe will collectively create a great project. Our team of consultants are all local Central Florida firms that are committed to the area. Many are currently working in the City of Winter Garden on other significant projects, both public and private. More details on each firm follow.



2. Key Development Team Members

John Rinehart, president of **Civitas Consulting, Inc.**, has been involved in development throughout West Orange County and particularly Winter Garden for over 20 years. While a principal with Glatting Jackson Kercher Anglin Lopez Rinehart he served as Principal in Charge of the Downtown Winter Garden Streetscape Project that has been a catalyst for much of the Downtown's resurgence. Later as the Vice President for Castle & Cooke's Florida Division he oversaw the development of Keene's Pointe and was the founding developer of Oakland Park. Under his leadership Oakland Park was recognized at the State level as an award winning, traditional neighborhood community embodying a strong focus on sustainability, timeless architecture, civic engagement, and walkability.

Since leaving Castle & Cooke in 2012 Rinehart has been a development consultant through his company, Civitas (which is Latin for community).

In addition to John's professional development activities he has served on a number of nonprofit and community boards including the Central Florida Metro YMCA Board, National Town Builders Association, City of Winter Garden SR 50 Advisory Task Force, Winter Park Health Foundation Community Working Group, Health Central Foundation and Orlando Health Central Board of Directors. He was instrumental in the hospital's initiative to install School Learning Gardens in five of the elementary schools in the City of Winter Garden.

Oakland Park, Florida.

In 2013 Frank Starkey founded **People Places, LLC,** a real estate development, design and consulting company. Drawing on his broad experience, the People Places goal is to craft vibrant, people-oriented residential and/or retail places in walkable settings. The firm is pursuing infill and redevelopment opportunities in various towns throughout Florida.

Mr Starkey has deep experience developing pedestrian oriented neighborhoods. As co-founder (with his brother, Trey) of Longleaf, a 568-acre Traditional Neighborhood Development just Northwest of Tampa he was intimately involved in neighborhood design, entitlement, engineering, permitting, construction, builder program, architectural review (using a form-based design code) marketing, homeowner association, mixed-use development and property management (he even operated a coffee shop in its Downtown!) From 2005 through 2012 the brothers co-managed the planning, engineering, entitlements, marketing and sale of Starkey Ranch, a 2,500-acre multi-use development planned for the family's remaining land. In December, 2012, the Starkey brothers closed a multi-year takedown of the Ranch to Wheelock Street Capital, which is now developing the project.

The Pioneer Building, Longleaf, Florida.

Throughout his career Mr. Starkey has been at the leading edge of New Urbanism, serving as board member and President/chairperson of the National Town Builders Association and The Seaside Institute; as a member of the Rollins College Masters of Planning in Civic Urbanism advisory board, and as the first Developer in Residence at the University of Miami's Masters in Real Estate + Urbanism (MRED+U) program. He is a frequent presenter at the Congress for the New Urbanism and other state and national conferences, and has participated in various steering committees, symposia and summit meetings related to urban development, including an Urban Land Institute Technical Advisory Panel in Bradenton, Florida.

An Associate Member of the American Institute of Architects, he holds undergraduate and professional degrees in architecture and urban design from Rice University, is CNU (Congress for the New Urbanism) Accredited, and a member of Urban Land Institute and Leadership Florida (Class XXVII).

J&J Building is proud to be at the forefront of the next generation of building; highly committed to quality sustainable construction. President Jim Costello and his partner Jerry Miller have been building together for over 25 years. Their common passion is working directly with clients in the design and construction of their individual projects. Their history includes an array of both commercial and residential projects.

Green construction has been a hallmark of J&J Building long before it became a common industry objective. Jim's membership in and advocacy of Florida's Green Building Coalition is one of the many ways J&J shows its value added approach and long term vision. Their "sustainable" building practices provide customers with a reduced carbon footprint and Earth friendly final project that is both healthy to live and work in as well as more economical to sustain. J&J homes have continually achieved Gold and Platinum status from the Florida Green Building Coalition.

J&J Building's home office is in their model home in Oakland Park where they have built numerous homes that have all achieved a Gold or higher designation from the Florida Green Building Coalition.

Oakland Park, Florida.

Michael Morrissey is a principal with **Strukture LLC.** Michael is responsible for Tremaine Boyd's physical design within the downtown fabric of Winter Garden.

Strukture is a specialized architectural design firm with a focus on providing quality environments for living through design. In his over twenty five years of experience, Michael has been able to incorporate building types and neighborhood patterns based on the human scale, emphasizing social connection and diversity. Michael's historic restoration background and community design skills have provided the foundation for a series of exciting and successful collaborations with new communities such as: Celebration Florida; Ion, Mount Pleasant, South Carolina; Biltmore Park, Asheville North Carolina; Baldwin Park, Orlando, Florida; East Beach, Norfolk, Virginia; and Oakland Park, Winter Garden, Florida. Locally in Downtown Winter Garden he has been involved with numerous buildings including 132 West Plant, 146 West Plant (Roper Garden Building), 160 West Plant (Restoration and integration of Garden Theatre with Roper Garden Building), and Oakland Park (Town Planner and author of the architectural design guidelines). Michael serves on the Architectural Review and Historic Preservation Board for the City of Winter Garden.

Pete Sechler and his team from **Community Solutions Group**, part of GAI Consultants, led the initial charrette that focused on the urban context of Tremaine Boyd and how to site plan a sustainable, context sensitive solution that met the developer's as well as the City's objectives.

Pete has worked on many types of infill development plans in historic / downtown urban environments, beginning with the Parkside by Post project in Downtown Orlando with John Rinehart in 1997. Since then, Pete has worked in dozens of urban environments of all sizes for public, private and institutional clients to facilitate quality economic development and placemaking. Currently his team is working for the cities of Winter Garden and Ocoee on the SR 429 Master Vision Plan. He has won numerous awards including the Roy F. Kenzie Award for the Orlando Venues Master Plan.

Suzi Karr Realty, a subsidiary of Castle & Cooke, will handle marketing and leasing for Tremaine Boyd. Bob Hennen and Chris Sapp have been integral to program development and prospective tenant needs for Tremaine Boyd since the onset of the project. Bob is currently Vice President for Sales and Marketing for Castle & Cooke. He was responsible for all marketing and sales in Oakland Park during the project's startup and early growth through 2012. Chris Sapp holds a Real Estate Property Management Certification and will be actively engaged in leasing activities for the project.

Bob has been active in a number of local community organizations including Board of the West Orange Chamber of Commerce, Board of the Oakland Nature Preserve and Chairman of the Board for the Edgewood Children's Ranch. Chris is Chairman of the Windermere Downtown Business Committee.

The architect of record for Tremaine Boyd is Andrew Sechler. Andrew's firm, **Elite Universal LLC**, has extensive experience in designing mixed use buildings that include retail, restaurant and residential uses. He is extremely focused on constructability. Andrew's interest in mixed use retail/residential buildings began with his design work on Thornton Park Central, a four story mixed use project at the corner of Central and Summerlin in downtown Orlando. Subsequently he has worked for developers and construction firms as in house designer/architect for urban projects such as The Sanctuary, The Star Tower and other multi-family condominiums.

Working as a sub consultant to Elite Universal, **Tri3 Civil Engineering Design Studio, Inc.** will provide civil engineering services. Connie Owens, founder and President of Tri 3, is a designated LEED® Accredited Professional with a specialty in Building Design & Construction (BD+C). Her firm focuses on designing projects using Best Management Practices (BMP's) for the benefit of her client's projects as well as the communities in which they are located. She has particular experience in Downtown Winter Garden having worked on both the Farmer's Market Pavilion and City Hall.

Landscape Design services will be provided by **Magley Design**. Katy Magley's firm has been brought onto the team to specifically design the urban outdoor spaces associated with Tremaine Boyd. The potential plaza shared with SOBO will be a specific focus of Katy and her team. Her career began with the prestigious EDSA firm where she worked on internationally acclaimed projects that laid the foundation for her creative approach to every unique project.

Nick Asma is the managing partner for **Asma & Asma, P.A.**, one of West Orange County's oldest and most established law firms. The firm provides a full range of legal real estate services and will assist the Tremaine Boyd LLC in working through the various legal issues required in developing a project such as Tremaine Boyd.

Nick is active in the West Orange community including the West Orange Chamber of Commerce, Winter Garden Rotary and West Orange Committee of One Hundred and One, Inc.

3. Certifications and Registrations

Pete Sechler	State of Florida Landscape Architecture License LA0001465 American Institute of Certified Planners (AICP), No. 023221
Bob Hennen	State of Florida Broker's License BK454274 State of Florida Broker's License BK3311021
Chris Sapp	State of Florida Sales Associate's License SL3206263 Real Estate Property Management Certification
Andrew Sechler	State of Florida Architecture License AR016658
Connie Owens	Professional Engineer, Florida No. 54842 Certified Stormwater Erosion and Sedimentation Control Inspector – Fl Inspector #22725 LEED® Accredited Professional with a Specialty in Building Design & Construction
Katy Magley	State of Florida Landscape Architectural License #LA0001375
J&J Building, LLC	State of Florida General Contractor License CGC1516262
Jerel M. Miller	

IV. Contact Information

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