

## RESUME

**LELAND E. MOREE, III, P.E., P.L.S.**

**REGISTRATION: Professional Engineer, State of Florida  
Professional Land Surveyor, State of Florida**

### **EXPERIENCE SUMMARY:**

Thirty-eight years experience in the land development engineering field with emphasis on project management, design, drainage, transportation, condemnation, site permitting, and environmental permitting.

Experience in planning, designing, surveying, permitting and construction management of roadways, major drainage, residential, industrial, and commercial land development projects.

### **EMPLOYMENT HISTORY:**

1988 - Present	Landon, Moree & Associates, Inc. Principal Engineer
1984 - 1988	Lee County Engineering, Inc. Project Manager / Office Manager
1977 - 1984	Moree Associates, Inc. Project Engineer

### **CREDENTIALS:**

The Ohio State University, Columbus, Ohio  
Bachelor of Science in Civil Engineering  
Certified Environmental Inspector, Environmental Assessment Association (EAA)  
Florida Engineering Society (FES)  
National Society of Professional Engineers (NSPE)  
The American Society of Civil Engineers (ASCE)  
Florida Institute of Consulting Engineers (FICE)  
Association of Eminent Domain Professionals (AEDP)

### **KEY PROJECT EXPERIENCE AS PROJECT MANAGER:**

OAK TRAIL SUBDIVISION - Design, permitting, and construction management services of 108 lot single family subdivision. Permitting included Army Corps of Engineers and FDER dredge and fill permits, and SWFWMD permit for stormwater storage within a relic sinkhole area. Special attention was given to design of project to save oak tree canopy which covers site and to provide corridor for future Belcher Road extension

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EMINENT DOMIAN SERVICES- Has provided site and property analysis related to condemnation for over 1,000 cases throughout the State of Florida. Has testified in Court and provided professional services for Property Owners throughout Florida, the Florida Department of Transportation, Pinellas County, Pasco County, Hillsborough County, Polk County, Sumter County, Clay County, City of Cape Coral, City of Tampa, Manatee County, Duke Energy, Florida Power and Light, Sabal Trail, Gulf Power, TECO and Florida Gas Transmission.

CURLEW LAKES COMMERCIAL CENTER - Site design, permitting, construction observation and final certifications for commercial buildings revised from the original master plan. Permitting included FDER dredge and fill permit, SWFWMD flood plain mitigation analysis for site within a 100-year closed basin and FDOT driveway permit.

THE WOODS AT FOREST LAKES - Design and permitting of single-family subdivision in Oldsmar, Florida. Design constraints include cypress conservation areas, along with FDEP and ACOE dredge and fill permitting.

THE CROSSINGS - Permitting, and construction observation of commercial condominium project located in Pinellas County. Permitting included SWFWMD permitting of wet detention system, FDOT permitting, and condominium platting.

CULBREATH CAY SUBDIVISION - Design, permitting and construction observation of 20 Lot subdivision located on Tampa Bay. Water management system includes treating for water quality prior to direct discharge into outstanding Florida Waters. Site design included lift station design and force main connection, offsite waterline extension, and dock permitting through FDER.

DEEP SPRING SUBDIVISION - Master planning, design, permitting, platting, and construction observation of 119 unit -single family subdivision. Water management system includes design of wet detention system within an extinct sinkhole area. Project was located within a 100-year closed basin. Project included lift station design, intersection improvements with decel/accel lanes, a community park, and design and construction observation of 11' high keystone lock retaining wall.

STONEGATE APARTMENTS - Design, permitting, and construction observation of 220 unit apartment complex. Design includes interconnected wet detention system which holds water quality for a 100-year storm (due to the project being located within a 100-year closed basin). Design includes the extension of a gravity sanitary sewer where existing sewage treatment plant will be taken off-line.

BARDMOOR VILLAGE - Design, permitting, and construction observation of commercial shopping center which includes a prototype 65,000 square foot Publix Super Store. Design includes water quality permitting through FDER, driveway connection permits on adjacent roadway systems, and future outparcel permitting.

WENDY'S INTERNATIONAL, INC. - Principal Engineer and/or Project Manager in charge of design and permitting of over 300 corporate Wendy's Old Fashioned Hamburger

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Restaurants in the State of Florida.

BAYOU CLUB ESTATES TRACTS "F", "G", AND "H" - Design, permitting, platting, and construction of single family tracts located within the Bardmoor Country Club. Design includes wet detention system which outfalls into the Cross Bayou Canal, coordination with adjacent Golf Course construction, and water and sewer permitting with the City of Pinellas Park.

EDGEWATER PUBLIX - Design and permitting of Publix Commercial Center in Edgewater, Florida. Permitting included St. John's River Water Management Permit and development order through Volusia County.

EASTLAKE CLUB APARTMENTS - Design and permitting of 200 unit apartment complex in Oldsmar. Permitting includes, City of Oldsmar, SWFWMD, ACOE, and FDOT.

HOMELIFE - A FURNITURE STORE BY SEARS - Design, permitting, and construction services for Sears furniture store and adjacent retail space. Permits include SWFWMD permit for wet detention system, City of Tampa permits, presentation to Tampa's Tree Board, and Hillsborough EPC.

HILLSBOROUGH GALLERIA - Permitting, and construction observation of commercial center for Service Merchandise and Bally Fitness Club. Design includes a dry retention system which incorporates an impermeable liner to artificially lower the water table to increase usable storage. Project included out-parcels, concrete parking lot, and final certifications with the City of Tampa.

ANCLOTE ISLES (TARPON SPRINGS MARINA) - Planning and permitting of 110 slip marina located in Tarpon Springs. Permits included FDER dredge and fill permit for 30,000 cubic yards of spoil, DNR submerged land lease, Army Corps of Engineers dredge and fill permit. Project design includes a 20 Lot single-family subdivision to complement the marina and a Pinellas County water navigation permit.

APPLEBEE'S AT BARDMOOR VILLAGE - Design and permitting through Pinellas County site development for family restaurant.

DUNEDIN SHOPPING PLAZA - Permitting and construction observation of commercial shopping center. Stormwater management design includes a dry retention system where the groundwater table was artificially lowered with an underdrain system. Permitting coordination through the City of Dunedin, SWFWMD, FDER, and Health Department.

AIRPORT BUSINESS CENTER – Design, Permitting, and construction observation of ABC Lots B, C, E, G, H, I, and J near St. Pete/Clearwater Airport. Services include stormwater management designs, traffic analysis, and planning. Permitting coordination through the Pinellas County, Airport Authority, SWFWMD, FDER, and Health Department.

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HI-RIDGE ESTATES DRAINAGE IMPROVEMENTS - Design, permitting, and construction observation of 4,000 lineal feet of 60" RCP for Pinellas County. Design includes modeling of system using extran and securing permits through SWFWMD, FDER, Army Corps of Engineers, Florida Department of Transportation, and the Pinellas County Department of Environmental Services. Design includes creating a five acre wet detention pond which will be used by Pinellas County as a regional park.

THE TRAILS - Design, permitting, and construction services for 350 unit single family subdivision in Manatee County. Permitting includes Manatee County, SWFWMD, FDEP, and Health Department.

46<sup>th</sup> AVENUE DRAINAGE IMPROVEMENT PROJECT – Design and permitting of 5,000 lineal feet of open ditch and box culvert replacement for Pinellas County. Design includes basin modeling of large system using ADICPR and securing permits through SWFWMD, FDEP, Army Corps of Engineers, and the Pinellas County Department of Environmental Services. Design includes replacing and modifying existing drainage pipes through condominium complexes and under existing buildings.

LEISURE LAKES SUBDIVISION - Design and permitting of a 20 lot single family subdivision with fresh water lake on one side and outstanding Florida Waters on the other side. Design includes wet detention pond and environmental mitigation within isolated wetland area.

HOLIDAY INN EXPRESS HOTEL - Design and permitting of Holiday Express Hotel and pool to convert Ramada Inn on Dale Mabry Highway. Design includes a SWFWMD permits and City of Tampa permits.

BOWEN MOTEL - Design and permitting of commercial 150 room Hotel site located in Pinellas County. Design includes a SWFWMD permit with dry retention system, and off-site sanitary sewer extension within FDOT right-of-way.

ISLAND HARBOR MARINA - Prepared a traffic impact statement for a 200 plus slip Marina. Traffic impact statement was used to prove that Pinellas County trip generation rates used to calculate the proposed impact fee were inaccurate.

BARDMOOR WEST - Design and permitting of a multi-story commercial building. Design included parking circulation for bank, and creation of dry retention system with vertical walls.

BUSCH/ARMENIA WALGREEN'S - Design, permitting, and construction observation of free standing Walgreen's Store. Permitting included SWFWMD Water Management Permit, City of Tampa Permits, presentation to Tampa's Tree Board, FDOT Driveway and Drainage Permits, and Hillsborough County Right-Of-Way Utilization Permit.

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WALGREEN'S DRUGSTORES - Design, permitting, and construction observation of free standing Walgreen's Drugstores in Pinellas County, St. Petersburg, and City of Venice. Permitting included SWFWMD Water Management Permit, City and County Permits, FDOT Driveway and Drainage Permits, and County Right-Of-Way Utilization Permit.

ECKARD DRUGSTORES - Design, permitting, and construction observation of free standing Eckard Drugstores in Pinellas and Hillsborough Counties. Permitting included SWFWMD Water Management Permit, City and County Permits, FDOT Driveway and Drainage Permits, and County Right-Of-Way Utilization Permit.

US 41 AND ROBINHOOD COMMERCIAL CENTER - Design and permitting of retail commercial building in Sarasota, Florida. Local permits include Sarasota County and Health Department, along with SWFWMD, and FDOT.

PERKINS RESTAURANT- Design and permitting of restaurant and retail commercial buildings in City of Tampa, Florida. Local permits include City, County and Health Department, along with SWFWMD, and FDOT.

PINELLAS COUNTY SPECIAL ASSESSMENT PROJECT- Design and permitting of SAP local road projects for Pinellas County Governments. Services includes surveying, design, drainage, and permitting with County, FDOT, and SWFWMD. Roadways include Lake Highland Drive, Casa Vista Drive, Rolando Place, 71<sup>st</sup> Avenue and 76<sup>th</sup> Avenue.

PAYLESS SHOE SOURCE - Design and permitting of commercial project in City of St. Petersburg. Permitting also includes FDOT driveway, drainage, and SFWMD permitting.

STAG THICKET AT TARPON WOODS - Design, permitting, and construction observation of single family subdivision surrounded by environmentally sensitive areas. Project was a test design with Pinellas County where a liner was used under the roadway base and subbase to lower the roadway closer to the water table to minimize site fill requirements. Design included culvert pipe crossing which interconnects two cypress heads.

ALL AMERICAN CAR WASH - Prepared a traffic impact statement to show trip generation rates produced by a car wash. The trip generation rates were accepted by Pasco County where the transportation impact fee was adjusted.

HERITAGE FARMS OF HERNANDO COUNTY - Design and permitting of 6 Lot subdivision on 30 acres. Project consists of Estate size Lots to be used by individual horse farms. Design included perimeter dry retention system in upland area and connection to FDOT roadway.

HERNANDO 50 COMMERCIAL CENTER - Design and permitting of 50 acre commercial site located on FDOT roadway. Site includes a restaurant and hotel outparcel located in front, a truck stop in the center, and light industrial use in the rear. Site includes wet detention system and a sanitary sewer package plant.

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THE TRAILS AT BARDMOOR NORTH - Design, permitting and construction observation of single family subdivision located on wet detention pond. Project included coordination between two phases and connection to off-site utilities.

PINELLAS COUNTY SCHOOL BOARD PROJECTS - Design, permitting and construction observation of drainage systems for 8 Pinellas County School Media Centers. Various sites included both wet detention systems and dry retention systems. Special attention given to designs which incorporate the high concentration of children in the area.

JONES CHEMICAL PLANT - Design and permitting of chemical storage and packaging plant in Glades County, Florida. Permitting includes SWFWMD permit, FDER air emissions permit, FDER septic tank permit, and FDER effluent disposal permit. The project also included location of railroad system and permitting through local government.

PASCO COUNTY RIGHT-OF-WAY CONDEMNATION PROJECTS - Ongoing Consultant Services and Expert Witness testimony, with regard to Pasco County "Eminent Domain Cases".

STONEBROOK GOLF AND COUNTRY CLUB - Project Manager of construction plans, permitting, surveying (including record plat) and construction observation for 430 acre residential planned development in Lee County. Project has two golf courses with interconnected lake system discharging into environmentally sensitive estuary. Design included community sewage treatment plan with holding pond for effluent spray irrigation to Golf Courses. Project management also included coordination with Golf Course Architect.

THE HARBORAGE - Project Manager of permitting, construction plans, FDER dock permitting and construction phase services for 174 acre single family residential subdivision constructed on freshwater lake system having direct access to the Gulf of Mexico. Design included inter-connected lake system and record plat (Lee County).

TAMALICO PLAZA - Construction plans and permitting for 150,000 S.F. commercial PUD effected by power-line easements and abandoned borrow pit area. Design included determining location of future county collector road as specified by Lee County traffic ways plan.

GRANADA LAKES CENTER - Permitting and construction plans of commercial center on intersecting arterial roads in Lee County. Design included creating outparcels and designing drainage in lake which has common ownership with adjacent properties.

METROPOLITAN PARKWAY SOUTH - Design, permitting, and construction services for 1.5 miles of arterial Road for Lee County. Design included frontage roads and adjacent water management treatment facilities prior to discharge into 10 mile canal.

FULL SERVICE STORAGE - Permitting, construction plans and construction services of mini-warehouse complex located within 100 year flood plain.

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AIRPORT COMMERCE CENTER - Permitting and construction services of light industrial subdivision with box culverts installed under roadway at crossing of existing cypress strand. Permits included SFWMD, FDER, ACOE and Lee County Development Order.

ALICO INDUSTRIAL PARK - Design, permitting, and preparation of construction plans for 40 acre light industrial subdivision. Permitting included securing railroad crossing permit from CSX transportation and rezoning of property in front of Lee County Commission.

KARKEY'S TIRE SERVICE - Construction plans and permitting for a commercial site with 100-year water management system prior to discharge in FDOT right-of-way (Lee County).

HYDRAULIC FORCEMAIN - Design, permitting, and construction services for 2 miles of hydraulic forcemain along U.S. 41 south in Lee County. Project included coordination of FDOT permits. Design included installation of four (4) lift stations online with Phase 1.

GULF COAST HOSPITAL - Construction plans and permitting for 200 room hospital in Lee County. Design included sewage treatment plant and phasing for future expansion.

BENTWOOD PINES - Design, permitting, and construction observation of a rural subdivision with one acre lots in pine upland area. Utilities consisted of private well and septic tank systems. Also included design of self contained underground fire protection system in accordance with NFPA 21 (Lee County).

METRO-PLANTATION COMMERCE CENTER - Permitting, construction plans, and construction phase services of Light Industrial subdivision. Design included dry retention drainage system and local road design connecting two collector roads per traffic ways map (Lee County).

LEE MAR 185 - Zoning, design, permitting, and construction services for 185 acre mining operation located in south Lee County. Included IPD zoning, design and preservation of existing wetlands, and analysis of impact on County wellfield system adjacent to site.

SOUTHWEST FLORIDA REGIONAL CONVENTION CENTER - Rezoning and design of hotel/convention center local near jetport. Design included water quality treatment of stormwater prior to discharge into resource protection area (Lee County).

MID-METRO INDUSTRIAL PARK - Permitting, construction plans, construction phase services, and record plat for 50 acre light industrial subdivision. Design included stormwater management system and looped waterline off main transmission system (Lee County).

ALICO 250 - Rezoning and design of 250 acre excavation pit in Lee County. Design includes digging the area wet to 25' with and dragline and letting the material dry in stockpile area. Phase II plan includes design of single-family development around lake.

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COUNTRY OAKS - Rezoning, design, and permitting of a 40 acre single family subdivision utilizing a central lake location for the stormwater management facility and the creation of fill to balance the needs of the site (Lee County).

CENTRAL METROPOLITAN COMMERCIAL CENTER - Rezoning and preliminary design of commercial planned development utilizing maximum allowable building coverage and required parking space calculations (Lee County).

HIDDEN LAKES - Rezoning, design, permitting and construction phase services of excavation operation located directly adjacent to a protected tidal salt marsh under FDER jurisdiction. Design included dewatering the area excavated and surrounding the operation with a wet recharge channel system to hold lateral groundwater flow in equilibrium (Lee County).

CORALICO LIMITED - Rezoning and design of a 200 acre mining operation in Lee County. Design included digging system wet and maintaining required setbacks from surrounding resource protection areas.

ROCKET 44 INDUSTRIAL PARK - Rezoning, construction plans, and permitting of 44 acre industrial subdivision in Lee County. Design includes stormwater management facilities and extension of utilities to site.

AAA INSULATION - Site design, permitting, and construction observation of industrial storage facility within existing industrial park. Permitting included local development order and SFWMD permit exemption (Lee County).

LINDEN PLACE - Design, permitting, and construction services for commercial subdivision. Includes SFWMD permit, development order through Lee County, and platting.

WORLD PLAZA - Site design, permitting, and construction observation of condominium office park. Site utilized a large dry retention area within a heavily treed natural area. Project was permitted and constructed in three separate phases.

HERITAGE VILLAGE - Design and permitting of a multi-story retirement center located in Lee County. Design included interconnected water management system, and extension of utilities to service site.

GOODYEAR TIRE CENTER - Design, permitting, and construction observation of a commercial tire sales and repair center. Design consisted of City of Largo permitting, utility connections, FDOT driveway and drainage permits and water management permit.

ASPIRE (PLANTATION GARDENS) APARTMENTS - Design and permitting of 200 unit apartment complex in Pinellas County. Permitting includes, City of Pinellas Park, SWFWMD, FDEP, Pinellas County Utilities and FDOT.

COBB'S RIDGE SUBDIVISION - Master planning, design, permitting, platting, and construction observation of 82 lot -single family subdivision in north Pinellas County.