



# Dave Schmitt Engineering Inc.

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## Quarterly Newsletter April 2009

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## A word from the President

We would like to welcome three of our newest clients, Vascular Real Estate Investments, Bent Tree Holdings, LLC and Sonata Health Care, LLC. Vascular Real Estate has contracted our services to build a medical office which will be located at 80 W Michigan Street in Orlando, FL. Sonata Health Care, LLC has recently contracted our office to provide engineering, planning, permitting and construction management services for their assisted/independent living center in East Orange County. Bent Tree Holdings, LLC has contracted DSE to provide consulting services on their mixed use property in East Orange County.

We are very active in many organizations such as Metro Orlando Homebuilders Association and NAIOP a trade association for developers, owners and investors in industrial, office and related commercial real estate. Through this participation we are better able to assist in combining forces between developers and real estate companies to partner and complete very successful projects. We are also actively working on the 17-92 Community Redevelopment Area (CRA). We are currently creating concept plans for this area so that our clients and future clients can envision the potential each site could have.

We would like to thank all of our clients for their continued loyalty and their trust in our ability to provide them with the best engineering services in town. Although the economy is somewhat trying, we at DSE believe it is on the rebound as many of our clients are now in search of land deals. We believe the future will be bright and the economy will pull through strong again. Yes, we understand that it will take some time, but believe it is headed in the right direction and we intend to remain dedicated to doing our part to see this happen. We intend to continue to grow and provide great service to all of our fantastic clients. We look forward to the beginning of this expansion phase of our company as we move into our new building in early April. Please note our new address **3680 Avalon Park East Blvd Suite 310, Orlando, FL 32828.**



Dave Schmitt, P.E.  
President

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*DSE is committed to  
Quality, Promptness,  
and Service.*

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## Developer's Corner

Making the Most out of your Investment: Due-Diligence

Are you curious as to the potential development of your property? DSE is equipped with the staff and the knowledge to help you research and determine what is the best usage of your real estate property. During the due-diligence process DSE will gather information such as the existing & future zoning and land use, current rezoning, set-back requirements, open space requirements, aerial photos, topographic information, local impact fees, utility providers, permits and approvals required. After this information is collected and analyzed by our talented staff we will be able to determine the most efficient and effective use of your property.

To inquiry about a due-diligence for your property, please contact our office at (407) 207-9088.

## Our Clients

Dave Schmitt Engineering Inc. is currently working on projects all over Central Florida. We take pride in tailoring our services to each of our clients' individual needs. The following is a list of just a few of our clients:

A B Design Group	Harvest Holdings, LLC
AHG Group	House of Plastics
Airport Parking, LLC	Hunters Creek Community Association
Archinetics, Inc.	JAG Group
Avalon Park Group	Johnson Bros
Bent Tree Holdings, LLC	K & M Properties
BKI Crown Pointe Road Associates, LLC	Mercedes Homes
Commercial Realty	Morgran Holdings, LLC
Congressional Homes & Developers of Florida	Orlando Diocese
Demetree Builders	Royal Palm Homes
EuroCaptial Properties	Sonata Health Care, LLC
Falcon Land & Development	Total Site Development
Family of Friends, Inc.	U.S. Post Office
Feltrim Development	Universal Orlando
GENSLER	University of Doglando
Ginn Golf, LLC	Ustler Properties
Group 142 Orlando	Vascular Real Estate Investments
Harkins Development	Waterman Center, LLC

## Our Services

**Due-Diligence Analysis & Reports** – This is a valuable service to the majority of clients as we review those items necessary to a client pursuing the purchase and future development of a property. These reports will include everything from local zoning requirements to environmental and cost constraints.

**Planning Services** – These services include both the comprehensive and current planning regulations for the numerous regulatory agencies and governmental jurisdictions within Central Florida. This would include comprehensive plan amendments, rezoning, DRI's and annexations as well as developments dealing with impact fees, concurrency and those issues under the umbrella of planning principles and practices.

**Preliminary Engineering** – This is an integral part of any project as some preliminary design will be done and a preliminary engineering plan will be prepared to produce a preliminary cost estimate for the project, so that the client can use suitable cost numbers in its proforma.

**Drainage & Utility Studies** – We review and/or prepare drainage and utility master systems for developments and evaluate them for design efficiency. This includes getting these analyses through the required approval processes.

**Engineering Design & Plans** – This is the final design of the project and preparation of final permit drawings for the client. This includes all necessary drawings and calculations required for permitting and construction. This includes commercial and residential work.

**Permitting** – This is the stage where all the approvals are obtained from local municipalities, water management districts, the Department of Transportation, the Department of Environmental Protection, etc. This is critical in getting projects started in a timely manner.

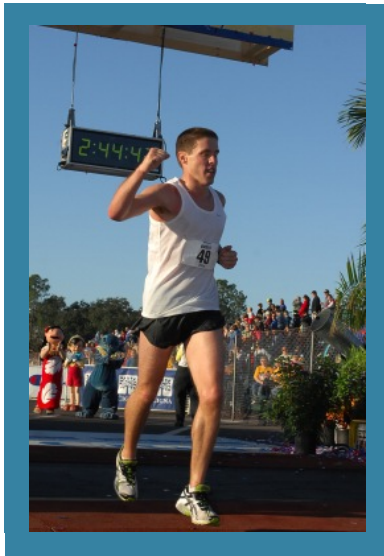
**Construction Management** – This service is to monitor the construction phase of the project and assist in obtaining all necessary clearances from the various agencies.

**Project Management** – This is the service to monitor the project for clients from the planning phase through design, permitting and construction to ensure schedules are met.

We are capable of coordinating Surveying, Environmental, Geotechnical, and Landscape Architecture Services through one of the many sub-consultants we have partnered with.

## DSE on the Run

Brent White, Project Engineer for DSE recently completed the 2009 Disney marathon on January 11<sup>th</sup>. Brent finished with a time of 2 hours 44 minutes and 41 seconds. Brent placed 23<sup>rd</sup> competing against 14,958 runners! Brent plans to compete in the New York Marathon in November. Congratulations Brent!



*Brent at the 2009 Disney Marathon*

## DSE – New Technology

In an effort to remain on the cutting edge of technology to provide our clients with the best products on the market DSE has recently invested in a new piece of time saving technology. The product, SiteOps is known for the saying “Harnessing the power of what if?” This product will allow our firm to quickly produce conceptual plans for our clients so that our firm can better ensure we are giving them the design they desire. This technology will allow our firm to design and manipulate the site to maximize its hidden potential in a shorter turn around time frame.



## HBA Commercial Developers Council

On March 11<sup>th</sup>, Dave presented to the HBA’s Commercial Developers Council on the world of commercial development. Dave partnered with Bill Harkins of Harkins Development and John Mesopoulous with Seminole County 17-92 Community Redevelopment Area (CRA) Program. Dave discussed what it takes to do a due-diligence/feasibility study for a piece of property and the benefits and possible pitfalls. He also discussed how to expedite permitting for sites, which can sometimes be very difficult. Bill spoke about the changes over time in commercial development and John spoke about the 17-92 CRA and its opportunities. The program was well received by the council.



## Engineering Week Nomination

DSE Nominated for National Engineers Week  
Small Business of the Year

DSE is truly a community engineering firm which works hard to have a positive impact on their community through their profession and service. The nomination was based on the impact to the community both through their profession work as well as their community involvement in promoting engineering and service. The firm was very honored by their recent nomination by the Florida Engineering Society (FES) for the National Engineers Week Small Organization of the Year Award (100 employees or less).



*Pictured From Left to Right: Staci, Judy, Ted, Dave & Darla at EWeek*

## Ocoee Post Office

Location: Ocoee-Apopka Road, Ocoee, FL  
Developer: United States Postal Service  
Architect: Archinetics  
Grand Opening Expected: Summer 2009



*Ocoee Post Office Carrier Annex*

## Oviedo Post Office

Location: East Franklin Street, Oviedo, FL  
Developer: United States Postal Service  
Architect: Archinetics  
Grand Opening Expected: Summer 2009



*Oviedo Post Office Carrier Annex*

## London Cove

Location: Cocoa, FL  
Proposed Use: Commercial/Townhomes  
Developer: Demetree Builders  
When construction is expected: Fall 2009

