

# Dave Schmitt Engineering Inc.

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## Inside This Issue

A Word from the  
President

Amendment 4

Our Clients

Our Services

DSE Staff Highlight

Our Projects

## A Word from the President

Here at DSE we'd like to wish everyone a Happy New Year. We are thankful for what we have and that the end of 2009 was a good finish to a tough year. We were fortunate enough to be selected for a few nice projects the last couple of months, one being the Eagle Creek Development with Emerson Development on Narcoossee Road. We are currently completing plans for the Spine Road and the PSP and final plans for Village "L" their next phase of 292 single family homes and townhomes. We also were selected by Lake Betty Development, LLC to complete a Development Plan and Final Plans for the 410 unit apartment complex off of US 441 just north of the Maitland Blvd Extension. We hope to have a very busy 2010 and look forward to working with our existing clients and some new clients as well. We will continue to provide top level service with our responsive and timely work ethic, while providing quality and cost efficient design. If you are currently not a client, we look forward to the opportunity to work with you in the near future.

## Amendment 4 – The Wrong Choice

As most of you know, Amendment 4 will be on the ballot this year. It is a "Vote on Everything" initiative and can kill business development and any growth at all in Florida and the entire economy. With Amendment 4, the average citizen will vote on everything, instead of the representatives we all elect. The cost to the State would be extensive, not to mention several voting opportunities during the year. This amendment would require people to vote on hundreds of technical land-use planning issues at the ballot box. This does not make sense.

Land use changes already go through an extensive and detailed process through local municipalities and the State. The efficiency and effectiveness of this process and the purpose of mainstreaming would be lost if then placed on a general ballot. It is estimated there would be 200-300 comprehensive plan changes every year that would need to be decided. This will delay the entire process and the cost will be astronomical. Every City and County in Florida will be burdened with the time and cost of holding additional elections to vote on the proposed changes to these comprehensive land use plans. Each of these elections will be costly and local taxpayers will have to pay the bills.

The result will be a system that is far worse, not better. That's why respected environmental leaders refuse to support the amendment. They know this proposal will transform every planning decision into a political campaign, thereby encouraging sprawl and making smarter growth impossible. Please vote NO to Amendment 4.



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Dave Schmitt, P.E.  
President

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

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## Our Clients

Dave Schmitt Engineering Inc. is currently working on projects all over Florida and the Caribbean. 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	Hunters Creek Community Association
AHG Group	JAG Group
Airport Parking, LLC	Johnson Bros
Andrew Bolnick	K & M Properties
Archinetics, Inc.	Lake Betty Development, LLC
Avalon Park Group	Mercedes Homes
Bent Tree Holdings, LLC	Morgran Holdings, LLC
BKI Crown Pointe Road Associates, LLC	Orlando Diocese
Commercial Realty	Royal Palm Homes
Congressional Homes & Developers of Florida	Schenkel-Schultz
Demetree Builders	Sonata Health Care, LLC
Emerson Development	Total Site Development
EuroCaptial Properties	Turner Construction
Falcon Land & Development	U.S. Post Office
Family of Friends, Inc.	Universal Orlando
Feltrim Development	University of Doglando
Ginn Golf, LLC	Ustler Properties
Group 142 Orlando	Vascular Real Estate Investments
Harkins Development	Waterman Center, LLC
Harvest Holdings, 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 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, residential work, mixed-use, retail, hotels and resorts, medical and health care facilities.

**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.

## The DSE Staff

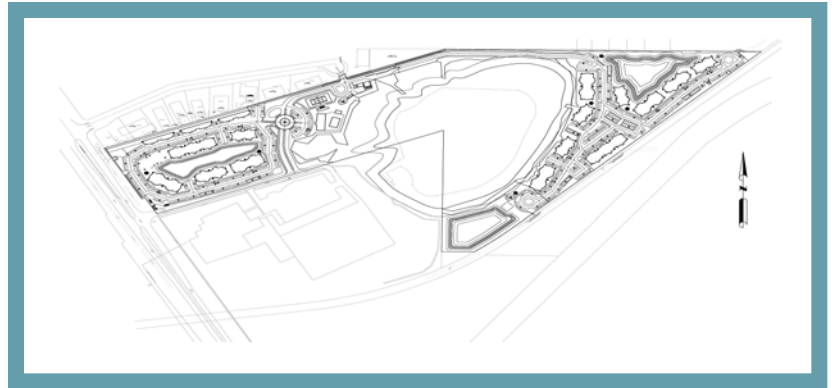
### Teri Foster – Sr. Administrative Assistant

Teri joined Dave Schmitt Engineering, Inc. in November, 2009. She most recently worked for Chrysler Financial where she had been employed for over 20 years with experience as an Administrative Assistant as well as a background in Customer Service, Dealer Credit, Retail Credit and Accounts Payable.

Teri is originally from Syracuse, NY and has transferred twice with Chrysler to both Atlanta, GA and then to Orlando, FL where she currently resides in Avalon Park with her husband Johnny and her two children, Stephen and Christina.

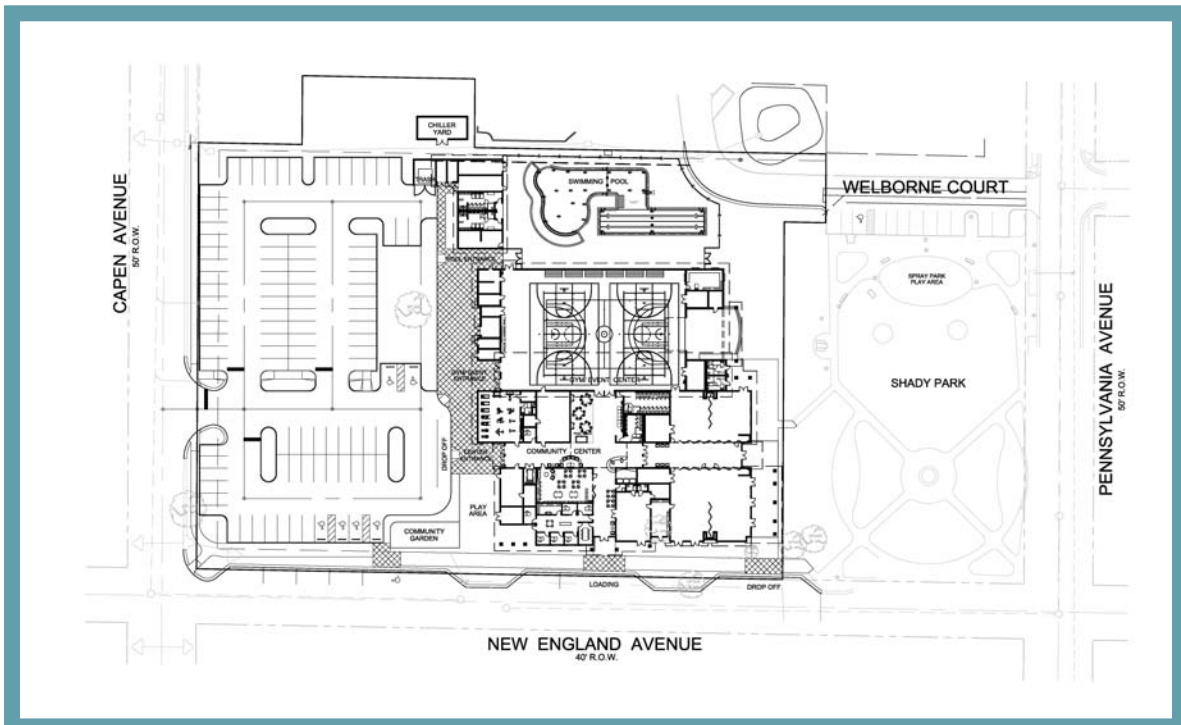
## Polo Glen at Lake Betty

Location: Orange Country, FL  
 Developer: Lake Betty Development, LLLP  
 Architect: Cedarwood Architectural, Inc.



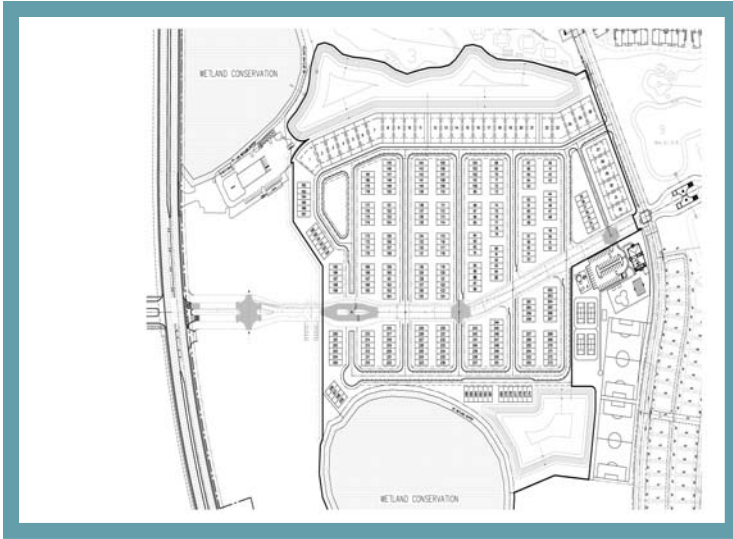
## Winter Park Community Center

Location: New England Avenue, Winter Park, FL  
 Developer: City of Winter Park  
 Architect: Schenkel-Shultz Architecture



## Eagle Creek Community Village "L"

Location: Orange County, South of Tyson Road and East of Narcoossee



## House of Plastics

Location: 2580 South Orange Blossom Trail in Orlando, FL  
Developer: House of Plastics Unlimited, Inc.



## Tuscawilla Greens

Location: Tuscawilla Country Club in the City of Winter Springs  
Developer: Tuscawilla Greens, LLC and Tuscawilla Country Club

