



City of Panama City

2215 E 3rd St Development

RFP # PC26-044

Proposer/Lead Developer: Marco Design LLC

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<https://marcodesignscnc.com/>

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SECTION 1

Marco Design LLC

Developer | Builder

Company Overview

ESTABLISHED 2009**HEADQUARTERS** Union City, New Jersey**CO-PRINCIPALS** Enrique and Alex (Alejandro) Garcia**PROJECT ROLES** Developer | Builder**CORE CAPABILITIES** Residential Development | Construction | 3D Concrete Printing | CNC Fabrication**SERVICE EXPERIENCE** New Jersey & Florida**WEBSITE** marcodesignscnc.com

Marco Design LLC is a family-owned construction and development firm established in 2009. The company integrates traditional development and general contracting capabilities with advanced digital fabrication, including CNC automated fabrication and 3D concrete printing. Marco Design has delivered residential, commercial, institutional and specialty fabrication projects across Florida and New Jersey and brings a single-source approach that connects design, constructability, fabrication, construction and delivery. Marco Design also maintains an existing Bay County presence through ownership and operation of two residential properties in Panama City Beach, providing direct familiarity with the local market and property operations.

For the 2215 East 3rd Street development, Marco Design LLC will serve as the lead development entity, coordinating the overall development strategy and working with the project team through design, financing, permitting, construction, and delivery. Marco Design's integrated construction and digital-fabrication capabilities support efficient use of materials, reduced construction waste, and flexible delivery strategies that can complement the project's sustainability and energy-performance goals. First Star Construction LLC will serve as the project's Florida general contractor and construction lead.

SECTION 2

Statement of Work & Executive Summary



A CONTEMPORARY COTTAGE COMMUNITY ROOTED IN MILLVILLE

The proposed 2215 East 3rd Street development transforms a vacant parcel into a thoughtfully planned cottage community that expands access to quality housing while reinforcing the scale, character, and sense of community that have long defined Millville.

The development is organized around a landscaped shared green, pedestrian connections, front-facing homes, and inviting outdoor spaces that encourage interaction among residents. The current concept accommodates up to 13 units, including nine traditional 2br/2b residential cottages and four 1br/1.5b live/work homes along East 3rd Street. Final unit count and footprints may be refined through negotiation with the City to balance housing yield, livability, affordability, site performance, and neighborhood compatibility.

This approach is particularly appropriate for Millville. The neighborhood grew as a working waterfront community shaped by lumber, rail, shipbuilding, maritime trades, schools, churches, and generations of working families. Rather than attempting to recreate historic architecture, the development responds to that legacy through human-scaled design, attainable housing, productive live/work space, durable materials, and a strong relationship between homes and shared community space.



Affordable Living

Quality cottage-scale housing designed for working households.



Live + Work

Four front units support small business, creative work, or home-based enterprise.



Community by Design

Homes orient to shared green space, porches, and pedestrian connections.



Rooted in Place

A contemporary response to Millville's working waterfront history.

SECTION 2

Development Vision in Practice

CONCEPT AT A GLANCE

- **Up to 9** Two-Bedroom / Two-Bath Cottages
- **Up to 4** One-Bedroom / 1.5-Bath Live/Work Units
- **15,200 SF** Approximate Living Space
- Shared Green + Central Rain Garden
- Live/Work Frontage Along East 3rd Street
- **Lead Developer** Marco Design LLC
- **Florida General Contractor** First Star Construction LLC
- Final Unit Count + Footprints Subject to City Negotiation

A WORKING NEIGHBORHOOD REIMAGINED FOR TODAY

The Millville Cottage Court is envisioned as a compact, community-oriented residential development that combines nine two-bedroom/two-bath cottages with four one-bedroom/1.5-bath live/work units along East 3rd Street, totaling approximately 15,200 square feet of living space.

The site plan organizes homes around a landscaped community spine combines gathering space, pedestrian connection, shade, and stormwater management. The four live/work units establish an active edge along East 3rd Street and introduce flexible spaces for small-scale business, professional, creative, or home-based work while maintaining the residential character of the overall development.

This approach carries Millville's long tradition as a working community into a contemporary housing model: a place where living, working, neighborhood identity, and community life remain closely connected.

OUR MISSION

1

Neighborhood Compatibility

Cottage-scale buildings, front-facing entries, landscaped walkways, shared open space, and restrained parking help the development fit the existing neighborhood rather than read as a conventional subdivision.

2

Housing + Live/Work Choice

The program provides a mix of traditional residential cottages and four live/work units, supporting a broader range of household needs and flexible ways of living and working.

3

Sustainable + Durable Design

The development will incorporate energy-conscious design strategies, durable materials, efficient building systems, and landscape approaches that support shade, water efficiency, resilience, and reduced long-term maintenance.

4

Integrated Delivery

Marco Design will lead the development effort, with First Star Construction serving as the Florida General Contractor. First Star brings more than 30 years of combined residential and mixed-use construction experience and will provide dedicated project management and field supervision.

"Rooted in Millville's working heritage, designed for the way people live and work today."

SECTION 3

Development Concept Overview

The Millville Cottage Court is planned as a compact, community-oriented residential development that places people, landscape, and shared space at the center of the site. The concept combines nine two-bedroom/two-bath cottages with four one-bedroom/1.5-bath live/work units along East 3rd Street, totaling approximately 15,200 square feet of living space.

The development is organized around a landscaped central bioswale and rain garden that functions as both the social heart of the cottage court and an integrated stormwater-management feature. Homes are oriented toward shared open space and walkways, while vehicular circulation and parking are positioned to support the site without becoming its dominant visual feature.

Along East 3rd Street, the live/work units create a more active frontage and provide flexible space for home-based enterprise, creative work, professional services, or other compatible small-scale uses. Together, the residential cottages and live/work units create a balanced development pattern that supports housing choice, walkability, and neighborhood-scale activity.

CENTRAL RAIN GARDEN + COMMUNITY SPINE

A landscaped bioswale and rain garden form the visual and social heart of the development while also supporting integrated stormwater management.

PEDESTRIAN-FIRST CIRCULATION

Walkways connect homes, shared spaces, parking, and the live/work frontage, encouraging residents to move through the site on foot.

RESIDENTIAL SCALE + VARIETY

The mix of cottage homes and live/work units introduces variety while maintaining a cohesive, neighborhood-scaled character.

ACTIVE EAST 3RD STREET EDGE

The four live/work units establish a more visible and flexible frontage along the street while preserving the development's predominantly residential identity.

PARKING IN A SUPPORTING ROLE

Vehicular access and parking are integrated into the site plan so they remain functional but visually secondary to homes, landscape, and shared space.



SECTION 3

Site Planning + Neighborhood Fit

The proposed site plan responds to Millville as an established residential neighborhood rather than treating the property as an isolated development site. The arrangement uses cottage-scale buildings, a landscaped central green, pedestrian connections, and restrained vehicular areas to create a development that feels more like an extension of the surrounding neighborhood than a conventional subdivision.

Buildings are organized to create clear relationships between homes, shared open space, and East 3rd Street. The four live/work units provide an active edge along the street, while the residential cottages are oriented inward toward landscaped walkways and common areas. This arrangement creates both a public-facing frontage and a more intimate residential interior.

Parking and vehicular circulation are integrated into the plan but intentionally kept secondary to the pedestrian environment incorporating accessible parking. The result is a site that prioritizes human scale, neighborhood interaction, landscape, and visual continuity while still providing the access and functionality required for everyday living. Parking will be finalized in accordance with applicable Neighborhood General and cottage-court standards, including the parking clarification provided in Addendum No. 3.

SITE PLANNING PRINCIPLES

- 1 Neighborhood-Scaled Buildings**
 Smaller building footprints and cottage forms help maintain a residential scale that is more compatible with the surrounding neighborhood.
- 2 Active Street Frontage**
 The live/work units establish a stronger relationship with East 3rd Street and provide a transition between the public street and the residential interior.
- 3 Shared Green Space + Water Management**
 The landscaped courtyard doubles as a bioswale/rain garden, allowing open space to contribute simultaneously to neighborhood character, resident gathering, stormwater treatment, shade, and habitat.
- 4 Pedestrian Connectivity**
 Interconnected walkways create clear routes between homes, shared spaces, parking, and the street, helping the development function as a cohesive community rather than a collection of isolated units.
- 5 Parking Without Dominating the Site**
 Parking is placed and organized to serve residents while remaining visually subordinate to homes, landscape, and pedestrian spaces—consistent with the RFP's emphasis on avoiding vehicle-dominated streetscapes.



SECTION 3

Architectural + Landscape Design

CONTEMPORARY COTTAGE ARCHITECTURE SHAPED BY CLIMATE, COMMUNITY, AND LANDSCAPE

The Millville Cottage Court is conceived as a unified architectural and landscape environment rather than as separate buildings placed within ornamental planting. Under the design leadership of Antonio Adessi, AIA, RA, LEED AP, NCARB, the project combines compact cottage forms, covered outdoor spaces, pedestrian-oriented building placement, and a central landscaped courtyard to create a residential setting that is intimate, durable, and responsive to Millville.

The architecture draws from familiar Gulf Coast and neighborhood-scale principles—pitched roofs, compact massing, porches, deep overhangs, and strong indoor-outdoor relationships—without reproducing a particular historic style. The intent is contextual rather than imitative, supporting the RFP’s direction to complement the surrounding neighborhood while avoiding false historic design.

Current design studies include one-bedroom/1.5-bath live/work configurations, two-bedroom cottage layouts, accessible unit options, and multiple one- and two-story forms. These drawings remain conceptual and are appropriately marked “Not for Construction.”

FIVE DESIGN PRINCIPLES

- 1. Cottage Scale + Architectural Rhythm** Compact footprints, varied rooflines, front-facing entries, and repeated—but not identical—building forms establish a cohesive neighborhood rhythm without creating the monotony of a conventional subdivision.
- 2. Porches + Transitional Space** Covered entries, porches, balconies, and pergolas extend daily life outdoors and create comfortable transitions between private homes and shared community space.
- 3. Landscape as the Organizing Element** The central courtyard and rain garden serve as the visual, social, and environmental spine of the development, linking cottages, live/work units, pedestrian paths, shade, seating, and gathering areas, and stormwater management.
- 4. Climate-Responsive + Durable Materials** Materials will be selected for durability in Panama City’s heat, humidity, rainfall, wind, and coastal conditions, with an emphasis on long service life, maintainability, shading, and weather protection.
- 5. Contemporary Interpretation of Place** Millville’s identity is expressed through scale, craft, practicality, and community-oriented design rather than through superficial historic ornament.



Conceptual Site Section / Cottage Elevation — Adessi Architecture | Design Development, Not for Construction

SECTION 3

Architectural + Landscape

Design...continued



Contemporary cottage architecture and a living landscape create a place that feels shaded, walkable, and neighborly.

MATERIAL PALETTE



Standing-Seam Metal Roofing
Durable
Recyclable Solar-ready



Plaster/Stucco
Simple Weather-resistant Low-maintenance



Natural + Reclaimed Lumber
Warmth
Human scale
Selective accents



3D-Printed Concrete
Material-efficient
Reduced formwork

LANDSCAPE + MATERIAL CHARACTER

Central Rain Garden + Bioswale

The central green is designed to function as more than an amenity. It is envisioned as a bioswale and rain garden that can receive runoff from roofs, walks, drives, and other impervious areas; slow and filter stormwater; support infiltration where feasible; and simultaneously provide shade, habitat, and a shared gathering space.

Shade + Outdoor Comfort

Tree canopy, covered porches, pergolas, and layered planting help create comfortable pedestrian circulation and usable outdoor gathering spaces.

Florida-Responsive Planting

Native and adapted species will be prioritized where practical to support lower irrigation demand, habitat, seasonal interest, and long-term durability. Antonio's design narrative identifies potential species such as live oak, southern magnolia, yaupon holly, wax myrtle, coontie, muhly grass, native sedges, and Florida wildflowers.

Defined Pedestrian Spaces

Paved walkways create a clear circulation network between homes, parking, live/work units, common areas, and East 3rd Street.

Softened Parking + Site Edges

Planting is used to reduce the visual dominance of parking and paving, frame building edges, and reinforce the residential character of the court.

DESIGN LEADERSHIP

Antonio Adessi, AIA, RA, LEED AP, NCARB

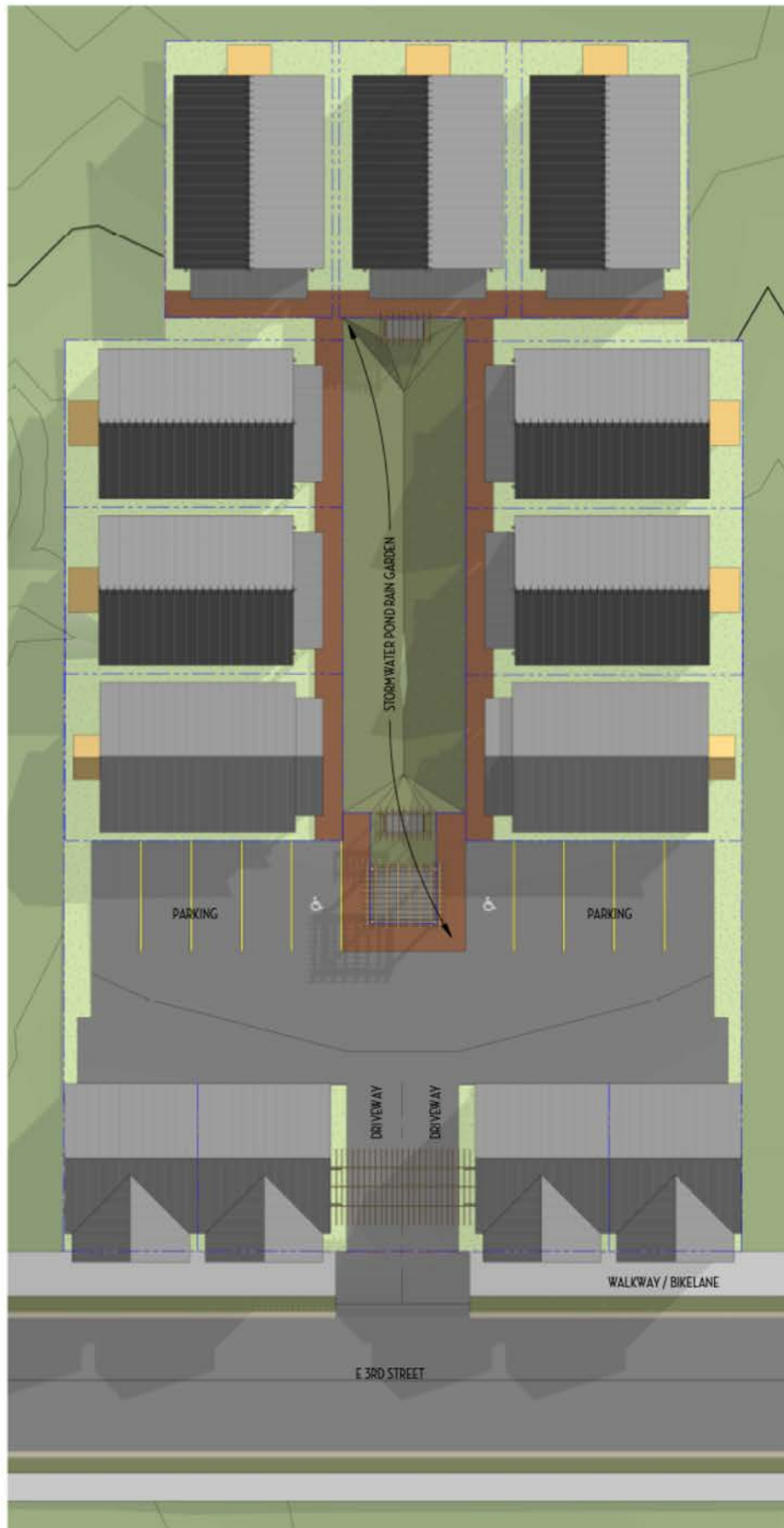
Florida Architect AR99272

27 years total professional experience

19 years with current firm

Experience in residential architecture, sustainable design, landscape design, urban planning, revitalization, and visualization.

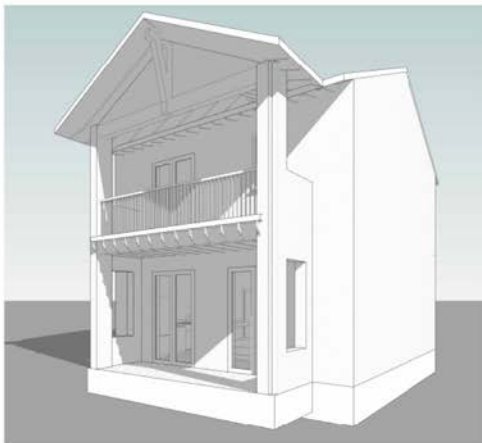
Site Plan



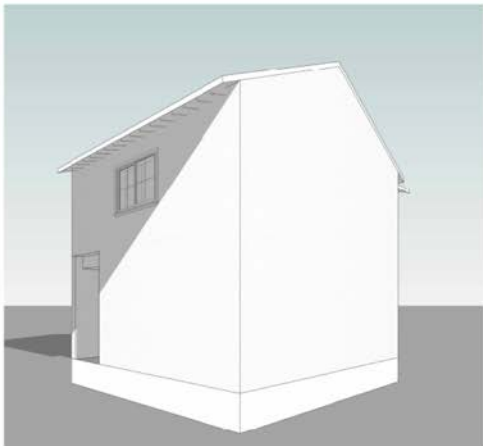
Site Section & Site Elevation



Cottage | 2 Story 1br/1.5b – Live/Work Unit



1 FRONT COVER VIEW



2 REAR COVER VIEW



3 SECTION



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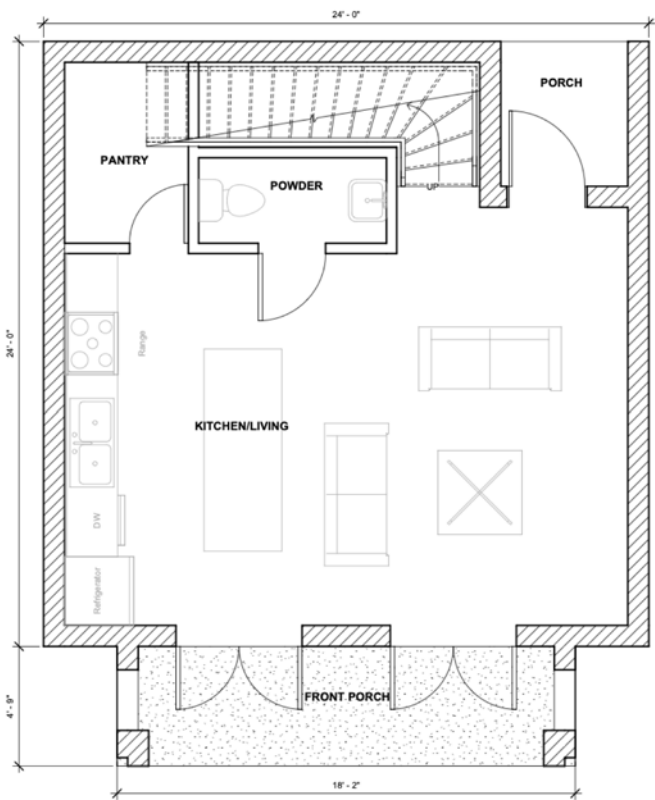
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COVER SHEET

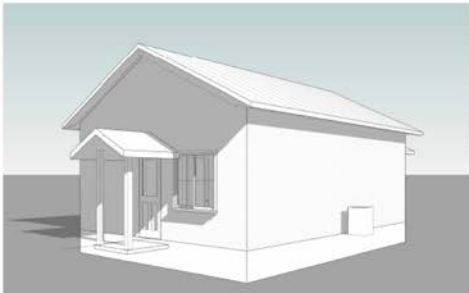
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Cottage | 1br/1b



1 FRONT COVER VIEW



2 REAR COVER VIEW



3 FRONT ELEVATION

Architect FL - AB00222
Architect (Firm) - 1775
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project name
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DATE
PROJECT NO.
DRAWN BY
CHECKED BY
SCALE: 1/4" = 1'-0"

Issued for: _____ Date: _____

Revision Schedule

COVER SHEET

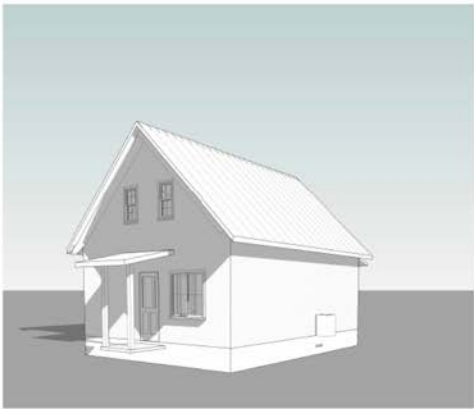
NOT FOR CONSTRUCTION

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Cottage | 2br/2b



1 FRONT COVER VIEW



2 REAR COVER VIEW



3 FRONT ELEVATION

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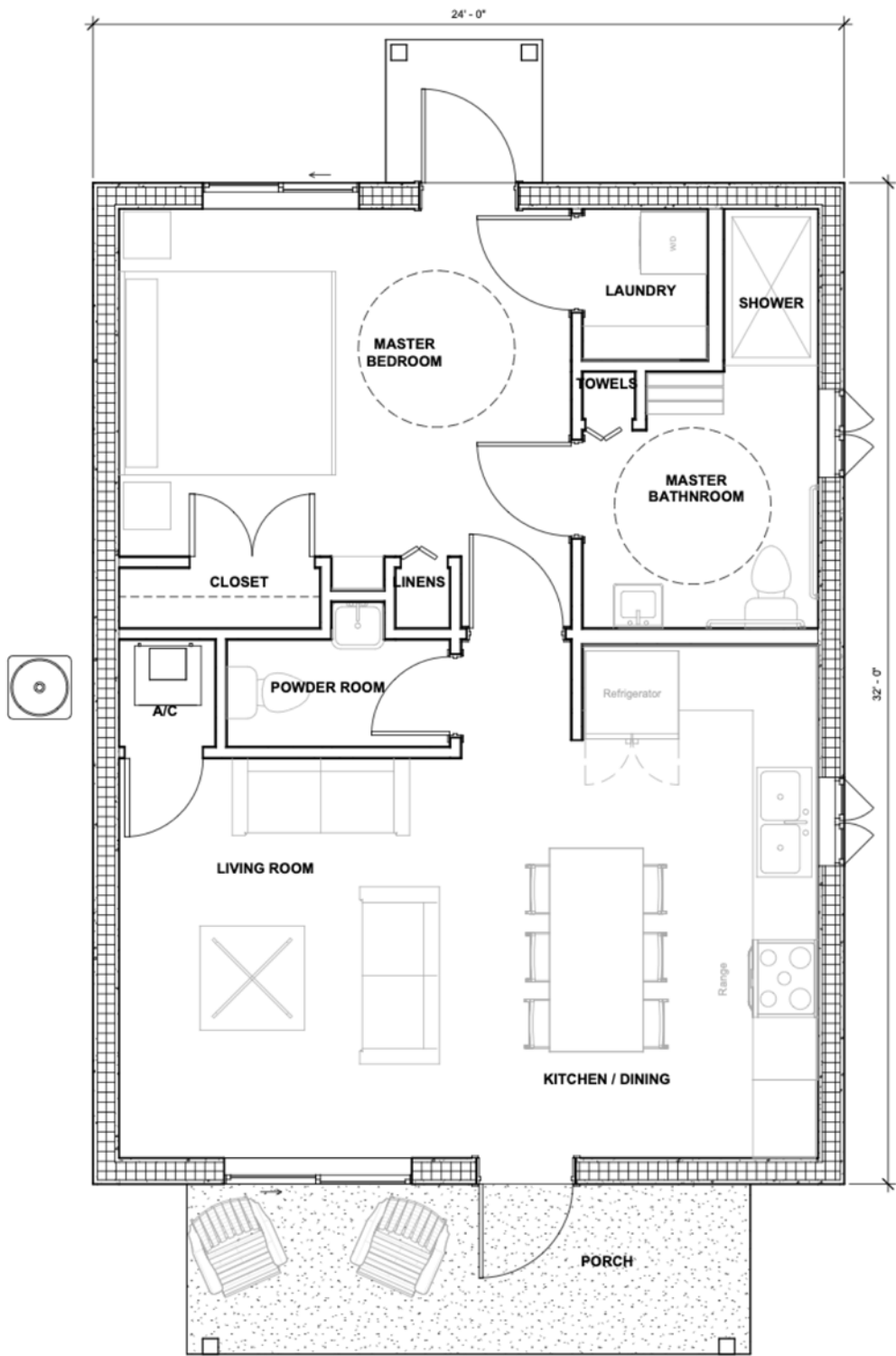
Revision Schedule

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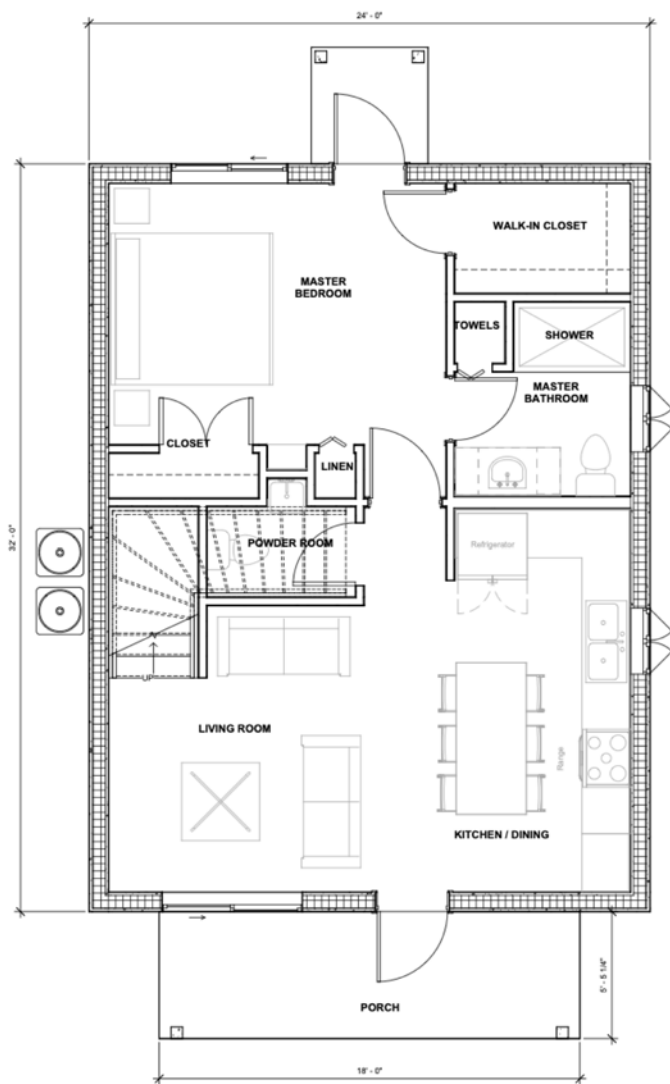
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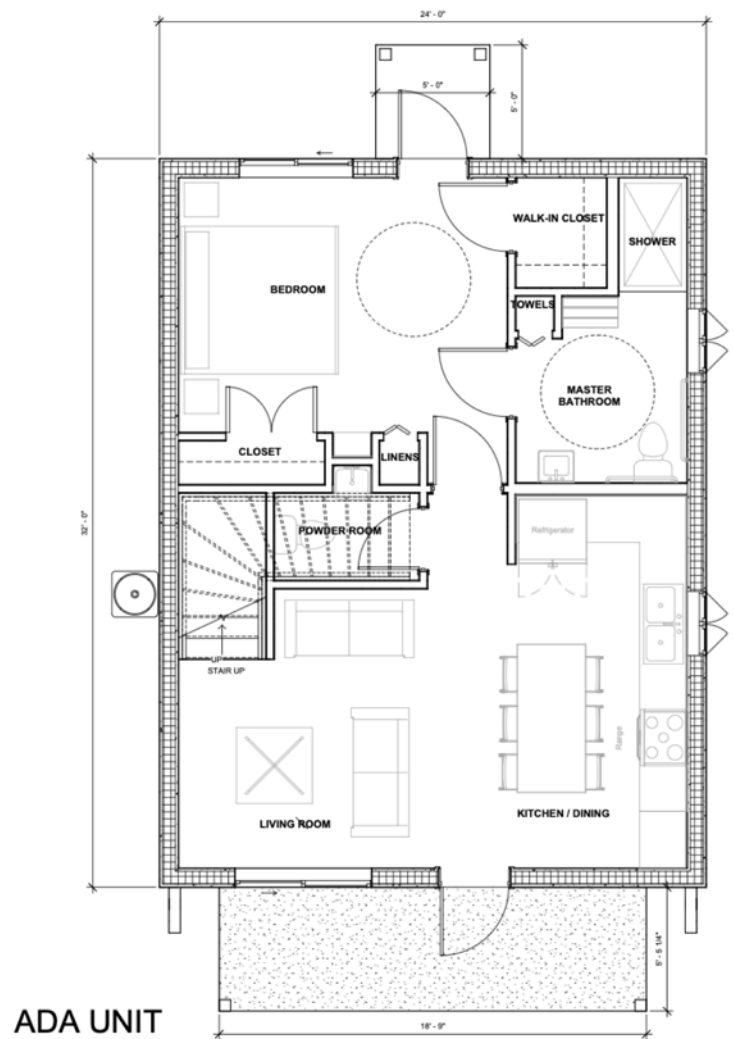
Cottage | 1 Story



Non-ADA Cottage



Cottage | ADA



SECTION 3

Live/Work + Flexible Ownership & Operational Philosophy

The Millville Cottage Court is envisioned as an affordable and attainable residential community combining nine residential cottages with four flexible live/work units along East 3rd Street. The development team intends to preserve flexibility in the final ownership and disposition strategy so the completed homes may be operated as rental housing, sold to individual purchasers, or utilize a combination of rental and for-sale approaches.

The four one-bedroom/1.5 bath live/work units along East 3rd Street are intended to accommodate compatible home-based and small scale work activity while strengthening the relationship between the development and the street.

The final ownership structure will be evaluated based on financing, market conditions, affordability requirements, City priorities, and the terms of the negotiated development agreement. Whether units are retained or sold, the team will emphasize durable construction, efficient systems, quality site design, and long-term neighborhood compatibility.

The team may also explore outreach and incentive strategies supporting local workforce households, including military personnel and veterans, educators, first responders and other members of the Panama City workforce, consistent with applicable housing and fair-housing requirements.

OPERATIONAL PRIORITIES

1

Affordable + Attainable Housing

Provide quality housing opportunities designed to support affordability, attainable home choices, and the needs of local households.

2

Rental or For-Sale Flexibility

Preserve the ability to operate units as rentals, sell individual units, or use a blended approach.

3

Flexible Live/Work Use

Support compatible home-based work while maintaining residential character.

4

Community-Serving Outreach

Explore voluntary outreach and incentive strategies that may serve military personnel and veterans, educators, first responders, and other members of the local workforce.

5

Long-Term Neighborhood Stewardship

Maintain quality, durability, property upkeep, and neighborhood compatibility regardless of final ownership structure.



SECTION 4

Project Delivery Approach

A COORDINATED PATH FROM AWARD TO OCCUPANCY

The development team will use an integrated delivery approach that aligns development coordination, design, engineering, permitting, financing, construction, and operational planning from the outset. Rather than treating each discipline as a separate handoff, the team will coordinate these workstreams in parallel where appropriate to identify risks early, maintain cost and schedule visibility, and move efficiently toward completion.

Marco Design LLC will lead overall development coordination. Antonio Adessi will advance architectural and landscape design; Panhandle Engineering will support civil/site engineering; First Star Construction will serve as Florida General Contractor; and the broader team will provide financing, community strategy, placemaking, and technical support. First Star has confirmed it will assign a dedicated Project Manager and Superintendent to oversee day-to-day GC responsibilities and coordinate with Marco Design, Da Vinci Form, and the field team.



Agreement + Predevelopment



Finalize development terms with the City, confirm the property-control structure, validate the development program, refine financing assumptions, confirm team responsibilities, and establish the baseline project schedule.

Design Development + Engineering



Advance the current conceptual architecture, site plan, landscape, stormwater, and live/work design into coordinated construction documents. Architectural, civil, structural, MEP, accessibility, 3DCP, and constructability considerations will be reviewed together to maintain design intent while controlling cost and schedule.

Approvals + Permitting



Prepare and submit required development approvals, building permits, utility coordination, and other applicable regulatory reviews. The team will respond to agency comments, track approval milestones, and resolve issues that could affect schedule or construction readiness.

Construction + Quality Control



First Star Construction will manage field execution, subcontractor coordination, site safety, schedule, inspections, and quality control. Marco Design will coordinate development and 3DCP-related activities, with the design and engineering team providing construction-phase clarification and technical support. First Star's relevant experience includes full-scope residential delivery from site preparation and utilities through vertical construction.

Commissioning + Turnover



Complete final inspections, punch-list work, certificates of occupancy, system commissioning, landscape and stormwater establishment, and transition to the approved occupancy and disposition strategy. Depending on the final development model, turnover may include rental lease-up, individual unit sales, or a combination of both.

SECTION 4

Project Milestones + Accountability

PROPOSED MILESTONE SEQUENCE

1. Agreement Execution + Mobilization | Month 1-2

Finalize development terms, property acquisition, team commitments, financing strategy, and governance.

2. Design Confirmation | Months 1-3

Validate the development program, final unit count and mix, unit footprints, architecture, accessibility, site strategy, and disposition assumptions in coordination with the City.

3. Engineering + Cost Validation | Months 2-5

Advance civil, structural, MEP, stormwater, and 3DCP constructability, and budget validation.

4. Development Approvals + Permitting | Months 3-6

Advance required approvals, permits, utilities, and regulatory coordination.

5. Site + Infrastructure Work | Months 5-8

Begin site preparation, utilities, drainage/stormwater, access, and other enabling work.

6. Vertical Construction | Months 6-15

Execute cottage and live/work construction, including 3DCP-related work, framing/roofing where applicable, MEP rough-ins, interiors, and exterior finishes.

7. Site Completion + Landscape | Months 12-17

Complete courtyard, rain garden/bioswale, walkways, parking, planting, lighting, and common-area improvements.

8. Inspections + Cert of Occupancy | Months 16-18

Complete final inspections, punch list, testing, commissioning, and required closeout documentation.

9. Occupancy + Sales/Operational Transition | Months 17-18

Transition the completed development into the approved rental, for-sale, or blended occupancy and disposition strategy.

RESPONSIBILITY MATRIX

WORKSTREAM	PRIMARY LEAD	KEY SUPPORT
<i>Development Coordination</i>	Marco Design LLC	Full Team
<i>Architecture + Landscape Design</i>	Adessi Architecture	Marco Design
<i>Civil + Site Engineering</i>	Panhandle Engineering	Antonio Adessi / First Star
<i>Florida General Contracting</i>	First Star Construction	Marco Design
<i>3DCP + Digital Fabrication</i>	Marco Design LLC	First Star
<i>Financing + Development Support</i>	Da Vinci Form	Marco Design
<i>Community Strategy + Placemaking</i>	Keystone Civic Strategies	Design Team
<i>Permitting + Agency Coordination</i>	Development Team	Architect / Engineer / GC
<i>Construction QA/QC + Field Delivery</i>	First Star Construction	Design Team
<i>Sales/Rental Operations/ Property Management</i>	Ownership / Development Team	Marco Design

SECTION 4

Proposed Project Schedule

The following planning schedule reflects the team’s current delivery strategy. Activities will overlap where practical to maintain momentum and identify issues early. The team anticipates an approximately 18-month construction period. Final timing will remain subject to financing, permitting, agency review, material availability, and unforeseen site conditions.

Months 1–6

DESIGN + READINESS

Design confirmation, engineering, cost validation, permitting, financing alignment, procurement planning.

Months 5-15

CONSTRUCTION + SITE DELIVERY

Site preparation, utilities, 3DCP/vertical construction, building systems, interiors, exterior finishes, and landscape installation.

Months 12-18

COMPLETION + OCCUPANCY

Final site work, inspections, certificates of occupancy, punch list and closeout, sales/lease-up, and transition to final occupancy and disposition strategy.

PROJECT SCHEDULE

2215 EAST 3RD STREET | MILLVILLE COTTAGE COURT

TARGET CONSTRUCTION DURATION: 18 MONTHS

Estimated construction duration subject to permitting, financing, material availability, and site conditions.



1

Months 1–6

DESIGN + READINESS

- Agreement execution + mobilization
- Design confirmation
- Engineering + cost validation
- Approvals + permitting
- Financing alignment
- Procurement + preconstruction

2

Months 5–15

SITE + VERTICAL CONSTRUCTION

- Site preparation + utilities
- 3DCP and vertical construction
- Building systems (MEP)
- Interior + exterior finishes
- Ongoing coordination, inspections, and quality control

3

Months 12–18

COMPLETION + OCCUPANCY

- Site completion + landscaping
- Final inspections
- Certificates of occupancy
- Punch list + closeout
- Sales/lease-up and operational transition

KEY MILESTONES

- Month 1 – Agreement execution + mobilization
- Month 1–3 – Design confirmation
- Month 2–5 – Engineering + cost validation
- Month 3–6 – Approvals + permitting
- Month 5–8 – Site + infrastructure work
- Month 6–15 – Vertical construction
- Month 8–16 – MEP + interior / exterior finishes
- Month 12–17 – Site completion + landscaping
- Month 16–18 – Inspections + certificates of occupancy
- Month 17–18 – Occupancy + sales/operational transition



DEVELOPMENT COMMITMENT: Coordinated delivery from agreement execution through occupancy.

Estimated construction duration: approximately 18 months, subject to permitting, financing, material availability, and site conditions.

MILLVILLE COTTAGE COURT

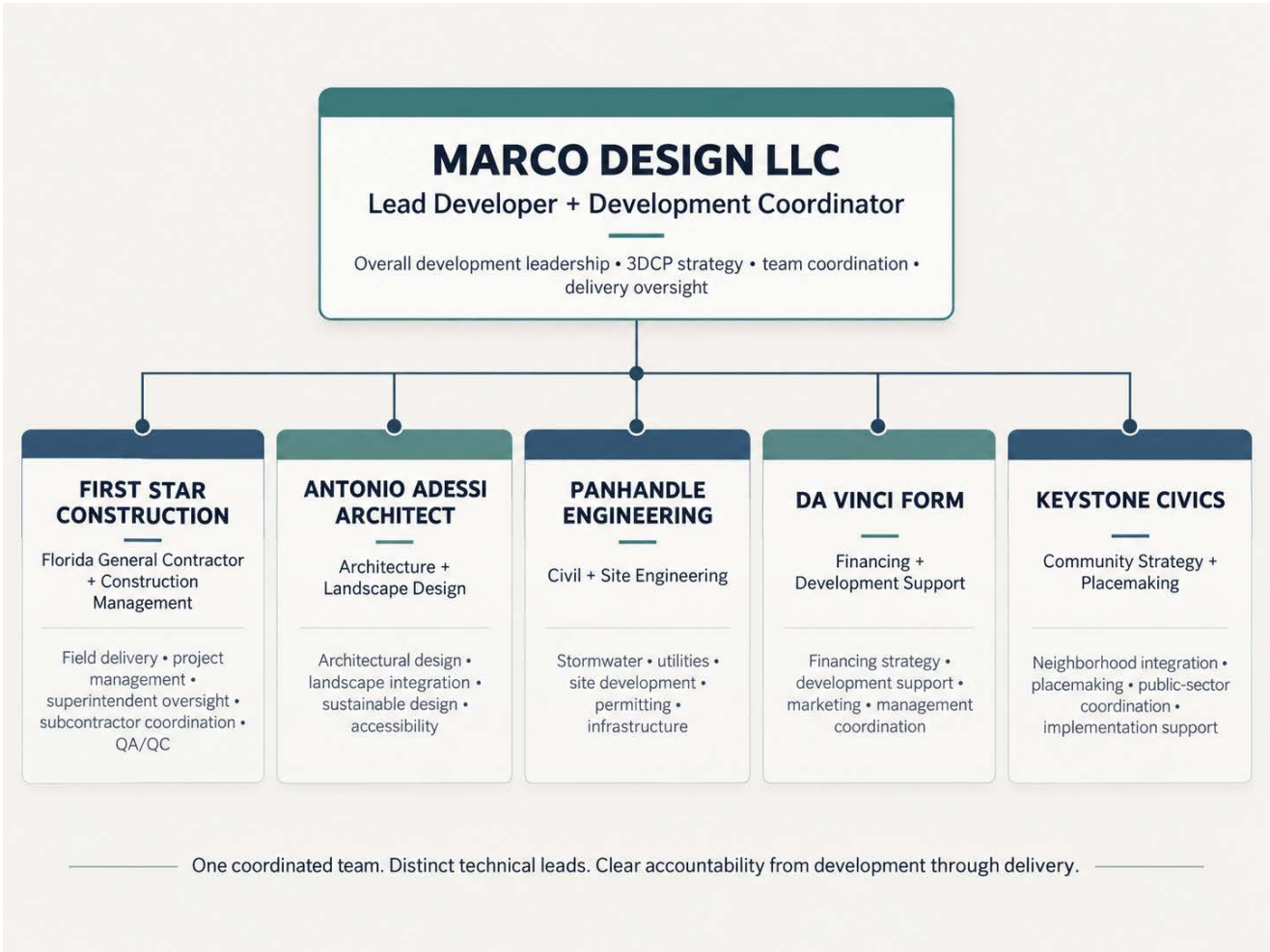
SECTION 5

Team Organization

Integrated leadership across development, design, engineering, construction, financing, and community strategy.

Marco Design LLC will serve as the lead developer and central coordination point for the Millville Cottage Court, supported by a multidisciplinary team assembled to carry the project from design development through permitting, construction, occupancy, and implementation of the final ownership/disposition strategy.

The team combines specialized 3D concrete printing and development experience with Florida-licensed architecture, local civil engineering, general contracting, financing and development support, and community-centered placemaking. This structure is intended to provide clear leadership while keeping technical decisions closely coordinated across disciplines.



SECTION 5

Organizational Capacity

A multidisciplinary team with the technical depth, local knowledge, and delivery experience to move the project from concept through completion.

The Millville Cottage Court team has been assembled to provide the full range of capabilities required by the RFP, including development coordination, architecture, civil engineering, permitting, construction management, financing support, 3D concrete printing, and community-centered implementation. Marco Design will coordinate the multidisciplinary team, while discipline leads retain responsibility for their respective technical areas. The structure combines specialized innovation with established Florida design, engineering, and construction capacity.

DEVELOPMENT + 3DCP CAPACITY

Marco Design LLC brings hands-on development, construction, digital fabrication, and 3D concrete printing experience. Marco Design's leadership team brings more than two decades of real estate development and general contracting experience, complemented by Alex Garcia's documented experience in 3DCP operations, production scheduling, logistics, estimating, and technical coordination.

CONSTRUCTION CAPACITY

First Star Construction brings more than 30 years of combined residential and mixed-use construction experience. The firm will assign a dedicated Project Manager and Superintendent to oversee day-to-day GC responsibilities, field coordination, subcontractors, schedule, and quality control.

DESIGN CAPACITY

Adessi Architecture provides Florida-licensed architectural leadership with experience in sustainable design, landscape design, planning, visualization, and local Panama City-area projects. His role supports continuity from concept development through technical design and construction-phase coordination.

CIVIL + INFRASTRUCTURE CAPACITY

Panhandle Engineering is a Bay County-based full-service engineering firm with 10 licensed engineers and 26 employees, providing civil design, stormwater, utilities, site development, environmental services, permitting, and CEI. Chris Forehand, P.E., brings 28 years of experience managing public infrastructure and civil projects from conception through construction, including permitting and construction oversight.

FINANCING + DEVELOPMENT SUPPORT

Da Vinci Form supports development strategy, strategic partnerships, capital alignment, marketing, and implementation planning, helping connect the project's development concept with resources and partnerships necessary for execution.

COMMUNITY + IMPLEMENTATION CAPACITY

Keystone Civic Strategies contributes community strategy, placemaking, public-sector coordination, and implementation support. Its documented work focuses on community-centered planning, engagement, strategic planning, creative placemaking, and implementation.

SECTION 5

Key Personnel + Roles

The Millville Cottage Court team brings together senior professionals with defined responsibility across development, construction, architecture, engineering, financing, and community strategy. Each discipline is led by an experienced principal, creating direct accountability while maintaining close coordination across design, permitting, construction, and long-term implementation.

Key Personnel + Roles

Senior leadership with defined responsibilities from development to delivery.

The project team combines development, construction, architecture, engineering, financing, and community strategy expertise under a coordinated leadership structure. Each principal brings a clearly defined role, with discipline-specific responsibilities supported by the broader project team.



ALEX GARCIA
Principal / Lead Developer
Marco Design LLC

Provides overall development coordination, project strategy, and 3D concrete printing (3DCP) integration. Alex leads team coordination and helps maintain alignment across design, construction, financing, and community goals.

ROLE FOCUS



Development Coordination



Project Strategy



3DCP Integration



Team Alignment



KEITH MEFFORD
Business Development Manager
First Star Construction LLC

Supports coordination between First Star, Marco Design, Da Vinci Form, the City, and the construction team. First Star will provide dedicated project management and field supervision and brings significant residential construction capacity to the Millville Cottage Court.

FIRM CAPACITY



400+
Combined Residential Units
across documented recent projects



~1,200
Residential Doors
currently under construction



\$100M
Bonding Capacity



~\$200M
Current Work
Under Construction



ANTONIO ADESSI, AIA, RA, LEED AP, NCARB
Architect + Landscape Design Lead
Antonio Adessi Architect

Leads architectural design, landscape integration, sustainable design, accessibility, and design coordination. Antonio brings extensive experience in residential design, planning, visualization, and Panama City-area projects.

ARCHITECTURE + LANDSCAPE + SUSTAINABLE DESIGN



CHRISTOPHER FOREHAND, P.E.
Civil Engineering Lead
Panhandle Engineering

Leads civil/site engineering, stormwater, utilities, permitting, and infrastructure coordination. Chris has 28 years of experience managing projects from conception through permitting, bidding, and construction oversight.

CIVIL ENGINEERING + PERMITTING + INFRASTRUCTURE



DARYL SNYDER
Financing + Development Support
Da Vinci Form

Supports project financing strategy, development coordination, marketing, and management planning. His role helps align the project's capital structure and long-term development strategy with implementation.

FINANCING + DEVELOPMENT STRATEGY + IMPLEMENTATION



DR. KESIA BLENN
Community Strategy + Placemaking
Keystone Civics

Supports neighborhood integration, placemaking, public-sector coordination, and implementation strategy. Her role focuses on connecting the development concept with Millville's identity, workforce-housing goals, and broader community context.

COMMUNITY STRATEGY + PLACEMAKING + IMPLEMENTATION

22

SECTION 5

Team Firm Qualifications

Development + Construction

Marco Design LLC

Lead Developer | Coordination | 3D Concrete Printing



EXAMPLE PROJECT RENDERING

REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

Firm Snapshot

- Established: 2009
- Service Area: Florida + New Jersey
- Bay County Presence: Owns and operates two residential properties in Panama City Beach
- Project Roles: Builder | Developer
- Core Disciplines: 3D Concrete Printing | CNC Automated Fabrication
- Track Record: 13+ delivered projects
- Core Capabilities: Ground-up development | 3DCP construction | Custom work | Single-source delivery

First Star Construction

General Contractor | Construction Manager



EXAMPLE PROJECT RENDERING

CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING

Firm Snapshot

- Established: 2014
- Service Area: Florida + Arkansas
- Project Roles: Florida General Contractor | Project Management | Superintendent Oversight
- Core Disciplines: Residential Construction | Mixed-Use | Site Preparation | Utility Installation | Vertical Construction
- Current Capacity: ~1,200 doors under construction | ~\$100M bonding | ~\$200M active work
- Core Capabilities: General Contracting | Construction Management | Site + Infrastructure Construction

SECTION 5

Team Firm Qualifications

Design + Engineering + Development Support

ADESSI
ARCHITECTURE**Adessi Architecture**

ARCHITECTURE + LANDSCAPE DESIGN



Adessi Architecture provides Florida-licensed architectural leadership with expertise in residential design, sustainable design, landscape integration, and planning. The firm brings extensive Panama City-area experience and supports the project from design development through construction coordination.

PROVEN IMPACT

27 Years Professional Experience | Florida Architect
AR99272


Panhandle Engineering

CIVIL ENGINEERING



Panhandle Engineering provides civil/site engineering, stormwater, utilities, permitting, and infrastructure coordination with deep experience serving Northwest Florida communities. Its local knowledge and technical depth support efficient site development and agency coordination for the Millville project.

TRUSTED PARTNER

Established 1990 | 10 Licensed Engineers | 26-Person
Team

**Da Vinci Form**

DEVELOPMENT SUPPORT

Da Vinci Form supports the development team with financing strategy, development coordination, marketing, and management planning. Its role helps align project positioning, capital strategy, and long-term implementation.

KEY STRENGTH

Development Platform | Strategic Partnerships + Capital
Alignment

**Keystone Civic Strategies**

COMMUNITY STRATEGY + PLACEMAKING

Keystone Civic Strategies provides community strategy, placemaking, public-sector coordination, and implementation support. Its role is to ensure the development reflects Millville's identity, affordable and attainable housing objectives, and broader neighborhood context.

LASTING RESULTS

Community Strategy | Placemaking + Public-Sector
Coordination

SECTION 5

Relevant Project Experience

The following projects demonstrate relevant experience across residential development, 3D concrete printing, construction delivery, architecture, civil/site engineering, infrastructure, and local government coordination. Collectively, the examples reflect the multidisciplinary capabilities required to deliver the proposed Millville Cottage Court.

PROJECT 1 | RESIDENTIAL

Palm Beach Gardens 3D-Printed Residence

Palm Beach Gardens, Florida | 2026 | Marco Design LLC | 3DCP Production / Construction

PROJECT DESCRIPTION

Marco Design performed robotic concrete printing on a 7,500-square-foot residential project in Palm Beach Gardens, Florida. The team mobilized after a previous printing contractor had been unable to successfully begin production and, according to the owner, began laying material within two days while working through challenging field and weather conditions.

Marco's team directed print operations, setup, troubleshooting, logistics, and production activities for the residence. The project demonstrates the firm's ability to execute full-scale residential 3DCP work under active construction conditions.

PROJECT SNAPSHOT

Type: Residential / 3D Concrete Printing

Size: 7,500 SF

Status: Construction / printing performed in 2026

Role: 3DCP production and field operations

RELEVANCE TO MILLVILLE

Demonstrates Marco Design's ability to execute residential 3D concrete printing at a scale substantially larger than the individual Millville cottages.

REFERENCE / OWNER CONTACT

Bettina Kretz, Owner

201-741-0978

justbekretz@aol.com

4760 Square Lake Drive, Palm Beach Gardens, FL 33418



SECTION 5

Relevant Project Experience



PROJECT 2 | RESIDENTIAL SUBDIVISION

Farmington Hills Subdivision

Farmington, Arkansas | October 2021–May 2024 | First Star Construction LLC | Turnkey Construction

Project Description

First Star Construction delivered a 16.5-acre residential development consisting of 57 duplex-style buildings and 114 single-family residential units. First Star’s scope extended from initial dirt work through utilities and vertical construction, demonstrating full-scope residential community delivery.

The project reflects First Star’s experience coordinating site infrastructure and repetitive residential construction at a scale substantially larger than the proposed Millville Cottage Court.

Project Snapshot

Type: Residential Community
Scale: 57 buildings / 114 units
Site: 16.5 acres
Completion: May 2024
Role: Turnkey site + vertical construction

Relevance to Millville

Demonstrates First Star’s ability to manage site development, utilities, and multiple residential buildings under one coordinated construction program.

Reference / Owner Contact

Owner/client: Farmington Hills, LLC
Contact: Jian Fei Lin
Phone: 479-396-3973
Email: farmingtonhillsduplexes@gmail.com
Mailing Address: 264 Hunter St, Unit 2, Farmington, AR 72730

SECTION 5

Relevant Project Experience



PROJECT 3 | RESIDENTIAL SUBDIVISION

Forest Hills Subdivision

Fayetteville, Arkansas | Completed February 2024 | First Star Construction LLC | Residential Construction

Project Description

First Star Construction delivered 296 residential doors across detached homes and attached townhome-style apartments on approximately 2.5 acres. The development demonstrates experience delivering multiple residential product types within a coordinated community setting.

First Star reports more than 400 combined units among its recent residential projects, with experience spanning detached housing, duplexes, townhomes, and multifamily development.

Project Snapshot

Type: Residential / Mixed Housing Types

Scale: 296 doors

Site: Approximately 2.5 acres

Completion: February 2024

Role: Residential construction delivery

Relevance to Millville

Demonstrates experience coordinating different residential building types within a compact neighborhood-scale development.

Reference / Owner Contact

Owner/client: DUH Forest Hills, LLC

Contact: Clinton Anderson

Phone: 888-287-7432

Email: office@downunderhorsemanship.com

Mailing Address: 128 S Southwinds, Ste 4, Farmington, AR 72730

SECTION 5

Relevant Project Experience

PROJECT 4 | PANAMA CITY PARK

Hentz Park Stormwater + Site Improvements

Panama City, Florida | Completed 2025 | Panhandle Engineering | Civil/Site Engineering

Project Description

Panhandle Engineering redesigned site improvements for Hentz Park, including a new stormwater pond, relocated parking, walking paths, pavilion improvements, and off-site drainage infrastructure. The stormwater pond functions as both a flood-control structure and regional stormwater facility serving nearby residents and addressed an existing structural flooding issue.

Panhandle also secured 100% grant funding from FDEP for the project.

Project Snapshot

Type: Civil / Site / Stormwater

Project Cost: \$1.1M

Completion: 2025

Role: Design, drainage/stormwater, site coordination

Relevance to Millville

Demonstrates direct Panama City experience with stormwater, drainage, site planning, and agency coordination—all critical elements of the Millville site.

Reference / Owner Contact

City of Panama City
Jonathan Hayes, City Manager
850-630-4267
jhayes@panamacity.gov
501 Harrison Avenue
Panama City, FL 32401



SECTION 5

Relevant Project Experience



PROJECT 5 | SELECTED RESIDENTIAL DESIGN

Primary Reference Project

Salt Luxury Builds

21623 Dolphin Ave, Panama City Beach, FL 32413 |
Adessi Architecture | Residential Architecture

Project Description

Adessi Architecture provided residential architectural design services for a custom Northwest Florida residence reflecting the firm's experience with coastal residential form, proportion, detailing, and climate responsive design. The project demonstrates Antonio's ability to translate Gulf Coast residential character into a contemporary home with articulated massing, covered outdoor space, and strong street presence.

Relevance to Millville

This experience directly supports the Millville Cottage Court's emphasis on neighborhood-scaled residential architecture, front-facing entries, porches and balconies, durable coastal design, and architecture that responds to Northwest Florida without relying on false historic replication.

Owner/Reference Contact

Adam Reid
Adam.marketa@gmail.com
850-814-0625

Additional Residential Experience Shown

Villa Marina

6405 Dolphin Shores Dr
Owners: Ervand and Marina Grigoryan
ervandg@yahoo.com
850-6286073

TDNS – Seacrest

272 Beach Bike Way, Inlet Beach, FL 32461
Owners: Bill and Jennifer Lloyd
jenlloyd1@gmail.com
850-814-0625

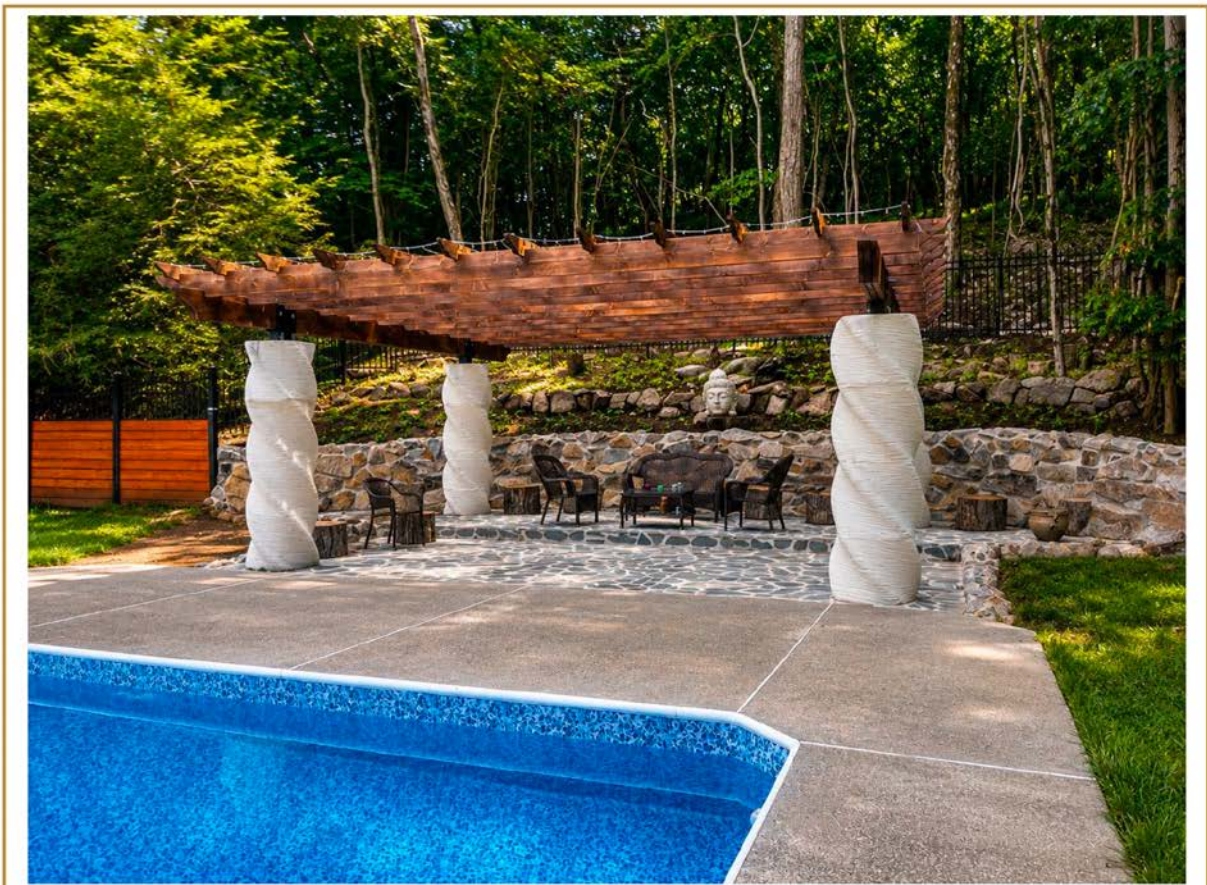
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Resumes + Supporting Qualifications

MARCO DESIGN LLC

BUILDER · GENERAL CONTRACTOR · DEVELOPER

Statement of Qualifications
& Project Portfolio



Digital fabrication and 3D concrete printing for ground-up construction.

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COMPANY PROFILE

Who We Are

Marco Design LLC is a New Jersey-based construction and development firm operating since 2009. We build across two integrated disciplines—in-house 3D concrete printing (3DCP) and CNC automated fabrication—and have produced precision architectural, institutional, and public-art work for more than fifteen years.

On our projects we act as Builder, General Contractor, and Developer—often all three—so a single team carries a project from concept and constructability through fabrication, site work, and delivery. That vertical control gives our clients tighter coordination, fewer hand-off gaps, and accountability in one place. We deliver work in both New Jersey and Florida.

AT A GLANCE Established: 2009 Headquarters: Union City, New Jersey Service Area: New Jersey & Florida Project Roles: Builder · General Contractor · Developer Disciplines: 3D Concrete Printing · CNC Fabrication Track Record: 13+ delivered projects	CORE COMPETENCIES • 3D concrete printing (3DCP) construction • CNC automated fabrication & machining • Ground-up & mixed-use development • Sculpted & architectural concrete • Custom, institutional & public-art work • Single-source build delivery
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The pages that follow summarize our capabilities and highlight a selection of completed and active projects—so a reviewer can see exactly what Marco Design can execute if our proposal is selected.

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CORE CAPABILITIES

3D Concrete Printing

Marco Design's 3D concrete printing is built to deliver real, permitted structures—not demonstrations. We print structural and architectural concrete walls directly from digital models, compressing schedule, cutting formwork and labor, and unlocking curved and sculpted geometry that is costly or impractical with conventional block and frame construction.

- Ground-up residential 3DCP delivered as a complete build—not just a printed shell.
- In-house print production with documented material, crew, and logistics data behind every estimate.
- Hybrid delivery: 3DCP paired with conventional or modular elements where it is the faster, smarter solution.
- Sculpted architectural finishes—relief walls, twisted columns, and custom geometry—printed to order.



On-site 3D concrete printing — print head laying a continuous wall bead



Sculpted 3DCP relief wall — a finish difficult to achieve conventionally

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CNC Automated Fabrication

Our CNC shop is the foundation the company was built on. Since 2009 we have produced precision-fabricated components and finished pieces for architectural, retail, institutional, and public clients. The same digital-to-physical workflow that drives our fabrication work now informs how we approach 3D printing.

- Multi-axis CNC machining and automated fabrication from client or in-house models.
- Architectural feature walls, millwork, signage, relief carving, and display fabrication.
- Institutional and museum-grade commissions requiring tight tolerances and finish quality.
- Public art and monument fabrication.



Parametric CNC-fabricated feature wall — interior residential installation

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Construction, GC & Development

Beyond fabrication and printing, Marco Design carries full construction and development capability. We have taken projects from raw land through general contracting and final delivery—managing trades, schedule, and budget as the responsible party. That is what lets us stand behind a 3DCP or CNC scope as part of a complete, occupiable building rather than an isolated component.



3DCP residence under construction — printed wall system, structure, and site work

SELECTED WORK

Featured Projects

A selection across our 3D concrete printing and CNC fabrication disciplines, from active construction to completed installations.

South Florida Lakefront Residence — 3DCP (In Progress)

Role Builder **Location** South Florida **Status** Under construction

An active lakefront residence showcasing Marco Design's current 3D printing production. As a live project and largest 3D printed structure to date, it gives reviewers verifiable, up-to-date evidence of our printing and construction process in the field—printed wall systems rising on a premium waterfront site, integrated with conventional structure and finishes.

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South Florida lakefront residence — 3DCP construction in progress



Printed structural detail — fireplace and chimney mass, with on-site concrete test cylinders

Sparta Print House — 3DCP Design-Build (Sparta, NJ)

Role Designer / Builder **Location** Sparta, NJ **Program** 3 bed / 3 bath + rooftop office & deck

A 3D printed concrete home designed for a Sparta, New Jersey site—single-story living with a rooftop office and panoramic deck. Its organic, flowing form is purpose-built to maximize the

SECTION 5

strength and efficiency of printed walls while achieving an aesthetic that conventional construction cannot easily match.



Sparta Print House — renderings, design highlights, and floor plan

Sculpted 3DCP — Walls, Columns & Form

Role Design / Print **Discipline** Architectural 3D concrete printing

A body of work demonstrating the architectural range of 3D concrete printing—from large sculpted accent walls and twisted structural columns to interior partitions and printed furniture. These pieces show how Marco Design turns digital geometry into finished, site-ready concrete.



Sculpted concentric-accent 3DCP wall



Twisted 3DCP columns — outdoor pergola structure

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**CNC Fabrication & Public Art**

Role Fabrication **Past Clients** MoMA · First Lady commission · Ripley's Believe It or Not!

Marco Design's CNC shop has produced precision fabrication for highly visible institutional, cultural, and public clients. From carved commemorative relief to a fabricated public monument, these pieces reflect the tolerance, finish quality, and reliability we bring to every digital-fabrication scope.

Alejandro Garcia

Co-Principal Investigator / Operations & Production Lead — Marco Design LLC

Role on the Proposed Demonstration

Co-Principal Investigator and Operations & Production Lead — directs print operations, production scheduling, logistics, and cost estimating across the offsite manufacturing process.

Professional Experience

- **Lead Operator — 3D-Printed Residence, Palm Beach Gardens, FL.** Directed robotic concrete printing operations on one of the largest 3D-printed homes built to date, including print-cell setup, operation, and real-time troubleshooting under demanding field conditions.
- **Project Coordination, Logistics & Estimating — Marco Design LLC.** Coordinates production scheduling and site logistics and develops production cost estimates for print and CNC work.
- **AI-Driven Process Tools.** Develops internal tools that apply artificial intelligence to accelerate production, including a bid-estimating tool built on real-world project data and market data for commercially available robotic printers.

Education

B.S., Mechanical Engineering — New Jersey Institute of Technology

Technical Skills

Robotic 3DCP operation · production logistics · cost estimating · AI/automation tooling · data analysis



FLORIDA GENERAL CONTRACTOR + CONSTRUCTION MANAGEMENT + FIELD DELIVERY

Established: 2014

Service Area: Florida + Arkansas

Florida Division: Panama City Beach, Florida

Florida GC License: CGC1537954

License Classification: Commercial + Residential | Unlimited Bid Limit

Aggregate Bonding Capacity: ~\$100M

2026 Active Work: ~\$200M

Company Profile

First Star Construction is a full-service general contractor providing preconstruction planning, construction, site work, general contracting, and heavy-construction services. The firm's capabilities include underground utilities, mass grading, commercial construction, multifamily development, residential construction, infrastructure, and comprehensive project coordination from planning through completion.

For the Millville Cottage Court, First Star will serve as the licensed Florida General Contractor and construction-management lead, providing field supervision, subcontractor coordination, schedule management, quality control, site preparation, utility coordination, and vertical construction.

Leadership Team

Melissa Sims — Owner

Provides executive ownership and organizational leadership for First Star Construction. As company owner, Sims supports the firm's overall business direction, resources, and capacity to execute its construction portfolio.

Ben Young — Chief Operating Officer

Provides senior operational leadership across First Star's construction activities, supporting coordination of company resources, project execution, and organizational performance.

Eric Predmore — Director of Construction

Provides construction leadership and oversight across First Star's project portfolio, supporting field execution, project management, subcontractor coordination, scheduling, quality, and delivery.

Solomon Jones — General Manager of Heavy Construction

Leads heavy-construction operations supporting site development, infrastructure, grading, utilities, and related field activities.

Jason Teague — Director of Heavy Construction

Provides leadership for First Star's heavy-construction capabilities, including site preparation, excavation, grading, utilities, and infrastructure delivery.

Core Construction Capabilities

Preconstruction Planning | Site Assessments | Planning + Budgeting

General Contracting | Project Coordination | Construction Management

Heavy Construction | Clearing | Excavation | Mass Grading | Utilities

Residential + Multifamily | Vertical Construction | Community Delivery

Infrastructure + Development | Underground Utilities | Site Preparation

Relevant Capacity

First Star's current qualification materials document substantial financial and delivery capacity, including approximately \$100 million in aggregate bonding capacity, and approximately \$200 million in active 2026 work. The firm's recent residential experience includes approximately 1,200 combined residential units, demonstrating the ability to manage multi-building residential development at a scale significantly larger than the proposed Millville Cottage Court.

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1 Belle Booth Place
Panama City, FL 32401
Phone: (850) 774-8166

YEARS

This Firm	Total
19	27

LICENSES

- Florida Architect #AR99272
- Order of Architects, Florence Italy #5773
(Architect, Planner, Restorer, Interior Designer, Landscape Architect)

EDUCATION

Universita' degli Studi
di Firenze
Master Architecture
Summa cum Laude
1990 - 2000, Italy

SKILLS

- Building Information Modeling (BIM)
- Autodesk AutoCad Certified
- Autodesk Revit Architecture Certified
- Fusion
- SketchUp
- Lumion
- Renderings
- Animation
- Virtual Reality
- 3D Visualization
- Revit Training
- Building Conservation
- Project Planning
- Urban Planning and Design
- Sustainable Design
- Landscape Design

ANTONIO ADESSI, AIA, RA, LEED AP, NCARB

Antonio Adessi is an accomplished architect and educator with extensive experience in sustainable design, alternative energies, and civil engineering. Currently serving as the architect at Antonio Adessi Architect since May 2018, Antonio is also a full professor at Gulf Coast State College, where he shares his expertise in Architecture and Construction. Antonio is also the owner of PDC Group, a venture focusing on Planning and Design. Antonio demonstrates a strong commitment to architectural innovation. Prior to these roles, he has held several leadership positions, including eight years as Principal and Director of Design at Florida Architects Inc. Antonio's educational background includes a Master's degree in Architecture from Universita' degli Studi di Firenze, obtained between 1990 and 2000.

EXPERIENCE (with current firm)

The Club Redington Condominium Redington Shores, FL Hurricane Remodel Cost: \$2,350,00 In Progress	San Marcos Mexican Bar & Grill Lindsey Crossing, Panama City, FL New Restaurant Buildout Cost: \$900,000 Completed
Cafe' Museum at Historic McKenzie House Panama City, FL Historical Restoration & Building Conversion to Restaurant Cost: \$250,000.00 In Progress	Church at the Beach Pavillion Panama City Beach, FL New Construction \$800,000 Completed
Triste Mirasol, Kahn Residence New Construction Panama City Beach, FL \$2,200,000, In Construction	Elevation Life Church Renovation Panama City, FL \$595,000, In Design
21 Single Family Homes Cost: \$1,400,00 In Progress	73 Single Family Homes Cost: \$800,000 In Progress
Holiday Inn Express Panama City Beach, FL Interior Remodel Cost: \$3,400,000 In Progress	Church at the Beach Pavillion Panama City Beach, FL New Construction \$5,000,000 Planning Phase

EXPERIENCE (with former firms)

City of Lynn Haven City Hall/Police/EOC Hurricane Michael Rebuild New Construction Cost: \$14.4M Completed: 2023	City of Panama City Hometown Revitalization Projects Various Business Upgrades
Bay High School Barbara W. Nelson Fine Arts Center Panama City, FL New Construction Cost: \$12.2M Completed: 2023	St. Joe Company STEM Center at Bay High Panama City, FL New Construction Cost: \$9.8M Completed: 2022
Destination Panama City Visitor's Center Panama City, FL New Construction \$2.1M Completion: 2021	City of Lynn Haven City HRP Master Plan for Urban revitalization of Florida Avenue
City of Mary Esther City Hall Mary Esther, FL New Construction Due to Projected Costs, The Project was Changed to the Remodel of an Existing Structure	City of Mary Esther Old City Hall Remodel Mary Esther, FL Remodel Cost: \$2,949,500

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KING RESIDENCE ADDITION

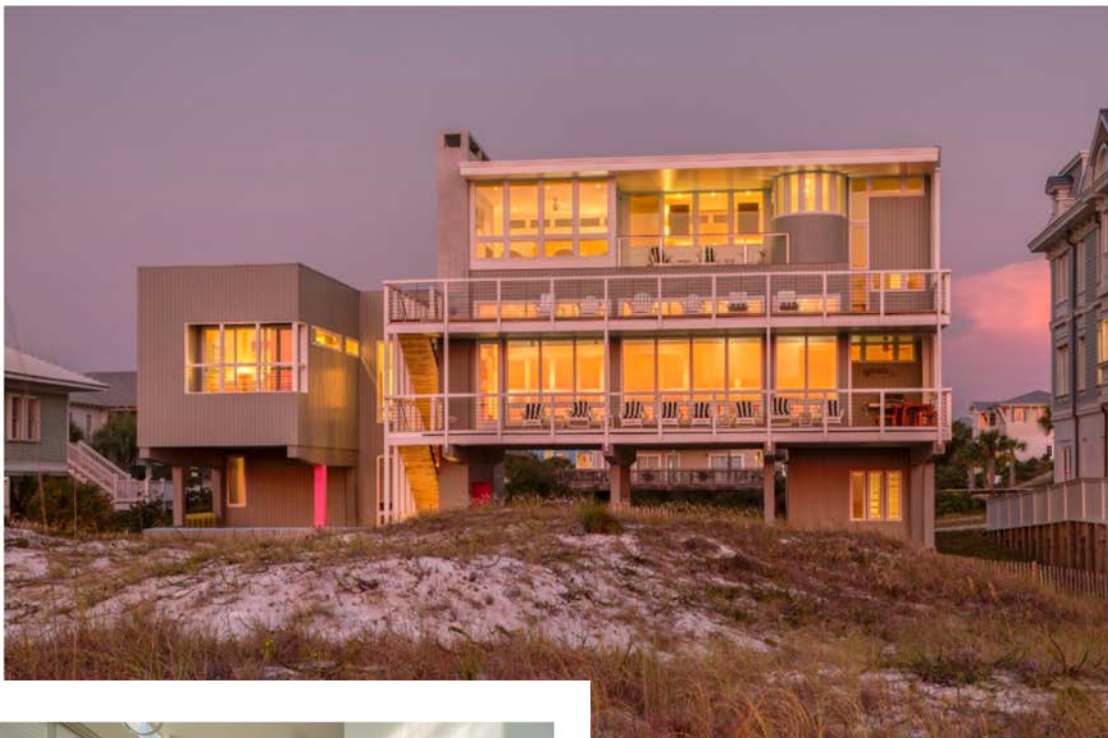
Antonio Adessi with Carey McWhorter and Antony Vallée

2018

Location Address 54 LUPINE RD SANTA ROSA BEACH 32459

Total Area 5,608

Heated Area 3,885



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CROSIER RESIDENCE ADDITION

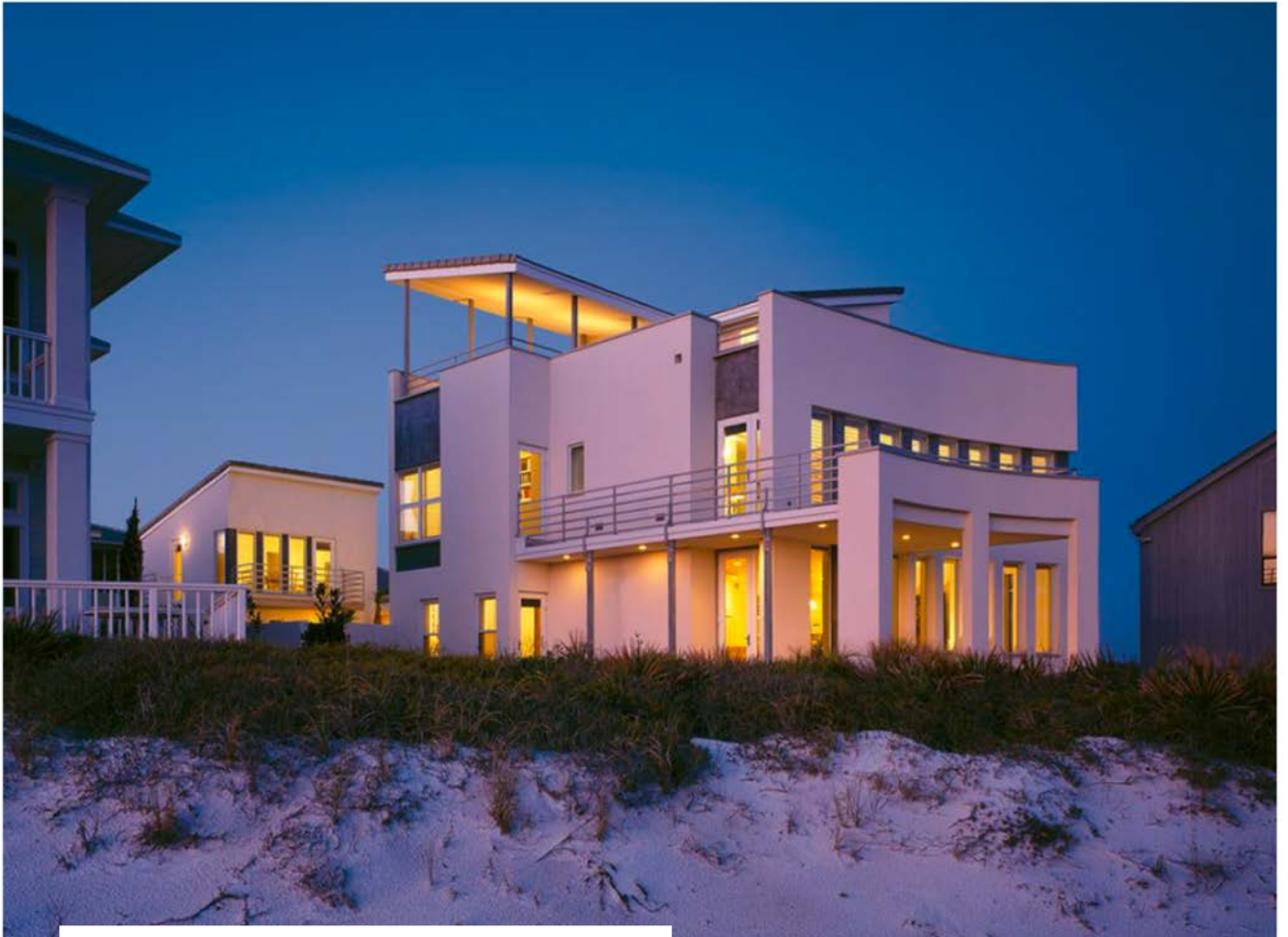
Antonio Adessi with Carey McWhorter and Antony Vallée

2017

Location Address 80 SEAWATCH DR SANTA ROSA BEACH 32459

Total Area 6,997

Heated Area 4,672



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FEAZEL RESIDENCE

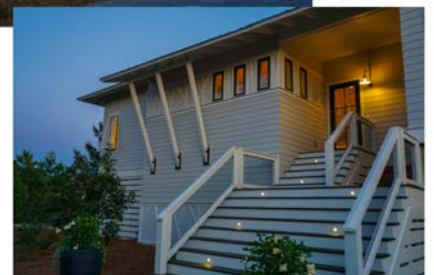
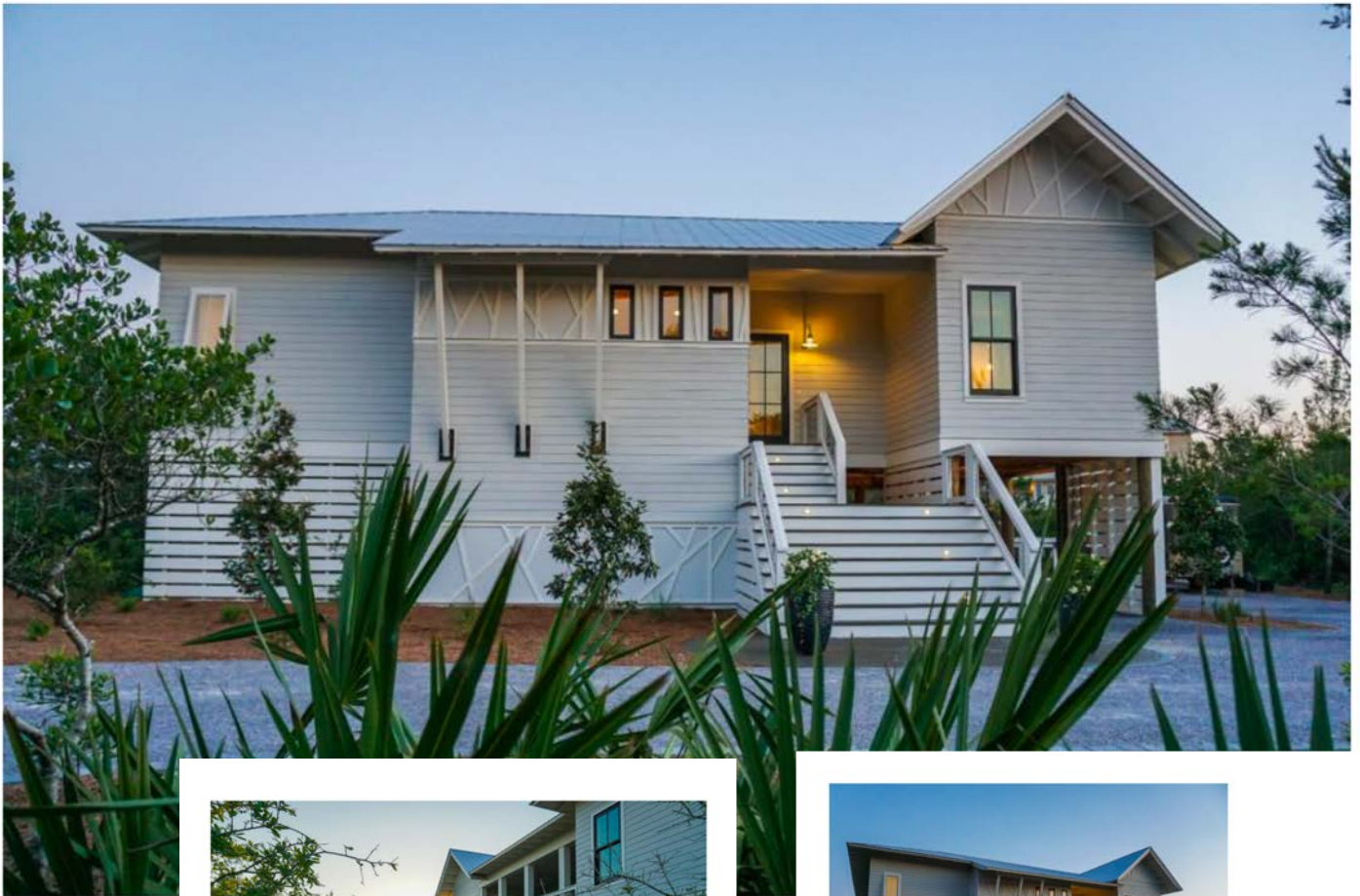
Antonio Adessi with Antony Vallée

2016

Location Address 115 SUNSET AVE SANTA ROSA BEACH 32459

Total Area 3,299

Heated Area 2,532





Christopher Forehand, P.E.
President

EDUCATION

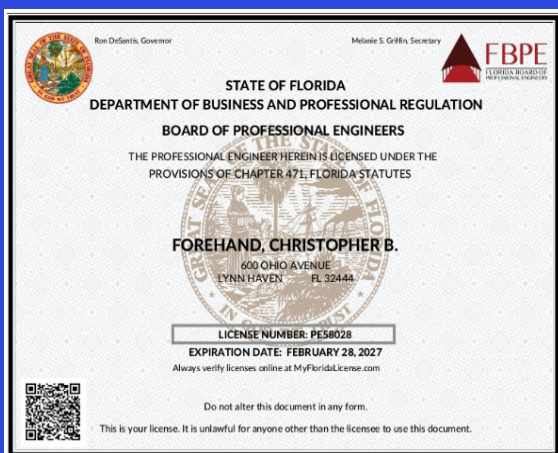
Bachelor of Science in Civil Engineering
Florida State University

Associate in Arts Degree - Pre-Engineering
Gulf Coast Community College

YEARS OF EXPERIENCE: 38

REGISTRATIONS:

Professional Engineer
State of Florida FL Reg. No. 58028



Mr. Forehand has been responsible for numerous types of civil and utility design projects, encompassing major utility and roadway infrastructure projects to include design, permitting, project bidding, and construction oversight. Mr. Forehand has managed multiple large County and City projects over the past 28 years, incorporating all components of project management from conception to construction. Other responsibilities have included Federal and State funding applications for City/County governments which contained several different project types throughout the panhandle. Mr. Forehand is currently serving as the President of the firm.

AFFILIATIONS:

American Society of Civil Engineers (ASCE)
American Water Works Association (AWWA)
Florida Rural Water Association (FRWA)
Florida Engineering Society (FES)
Bay County Chamber of Commerce Board Member
FSU College of Engineering Advisory Board (Panama City Campus)
Gulf Coast State College Engineering/Architecture Advisory Board
Bay County League of Cities (Associate Member)
Lynn Haven Planning Board Member (2009 Chairman)
Panama City Beach Chamber of Commerce Member
Northwest Florida League of Cities Member
Northwest Florida Beaches Int'l Airport Board Member
Jr. Achievement Board Member
Panama City Beach Chamber of Commerce
Country Club Harbor Estates HOA Board Member
American Heart Association Board Member
FSU Panama City Development Board (Current Member)
FSU-Boosters-Platinum Chief (Current Member)
Bowdens Society Member
Seminole 100 Award Recipient – 2022 and 2024
**Florida Board of Professional Engineers Board Member –
Appointed by Governor Desantis in 2025**

RELEVANT PROJECT EXPERIENCE:

- MLK Recreation Center
- Angels Place Townhomes
- Snug Harbor Boat Ramp
- Hentz Park
- Truesdale Park
- Sudduth Park
- Andrews Plantation
- Lynn Haven Sports Complex
- Gore Park
- Cain Griffin Park
- Barretts Park Plantation
- Park Place
- Hodges Bayou Plantation
- Lake Merial
- Havenry at Watersound

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FIRM INFORMATION


**Panhandle
Engineering, Inc.**

600 Ohio Avenue, Lynn
Haven, FL 32444
850-763-5200

panhandleengineering.com

FED ID #59-3348254

DUNS #930779566

CAGE Code 7QJW7

FDOT Certified in the
following work groups:

**Group 3 –
Highway Design Roadway**

3.1 – Minor Highway
Design

3.2 – Major Highway
Design

**Group 4 –
Highway Design – Bridges**

4.1.1 – Miscellaneous
Structures

4.1.2 – Minor Bridge
Design

**Group 7 –
Traffic Operations Design
Inspection**

7.1 – Signing, Pavement
Marking &
Channelization

Engineering
7.3 – Signalization

**Group 10 –
Construction Engineering**
10.1 – Roadway
Construction Inspection
10.3 – Construction
Materials Inspection

36 Years
of Service to
Northwest Florida
and Bay County

WHO IS PANHANDLE ENGINEERING?

Established in 1990, Panhandle Engineering, Inc. (**PE**) is a full-service engineering firm located in Bay County Florida. We are a registered corporation registered with the State of Florida, authorized to practice Engineering. Our team includes ten (10) licensed engineers supported by a staff of Civil CADD Designers, Administrative Assistants, and FDOT Certified Inspectors - totaling 26 employees.

PE provides a broad range of services including engineering design, grant writing, contract administration, and construction engineering inspection (CEI). We serve a diverse client base that includes county and city government, school districts, airport and port authorities, state agencies, as well as several private sector clients in Florida to include multiple master planned communities and commercial developments..

PRINCIPALS



Chris Forehand, P.E.
President (Left)

Cell: 850.596.1235

Email: cbf@panhandleengineering.com



J. Doug Crook, P.E., LEED AP
Vice President (Right)

Cell: 321.436.3600

Email: jdc@panhandleengineering.com

ASSOCIATES



Sethin Simmons, P.E.



William Thompson, P.E.



Tyler Robinson, P.E.

For over 36 years, Panhandle Engineering has delivered reliable, cost-effective solutions built on long-standing client relationships founded in trust, respect and integrity. Our broad client base necessitates a versatile service offering, tailored to meet a wide range of needs. Our mission is to deliver accurate, efficient solutions that reflect our clients' values and priorities. **We are committed to delivering prompt and responsive service as our top priority.**

We bring a shared sense of purpose to every project – designing infrastructure that is resilient, cost-effective, and built to serve future generations. Our core strength lies in assisting our clients in obtaining grant funding, providing comprehensive civil engineering services – spanning stormwater, roadway, traffic, utilities, site development, environmental, and CEI – with a focus on responsiveness, technical depth, and long-term value.

Mr. Forehand specializes in public infrastructure and the provision of ongoing engineering services to a wide array of government agencies. With 28 years of experience in public sector infrastructure, he is recognized as an expert in this field. He brings trusted leadership and technical expertise to every project, offering clients deep regional knowledge, proactive communication, and a strategic mindset. His long-standing relationships with municipalities and counties across the Florida Panhandle, combined with his experience managing diverse infrastructure projects, allow him to anticipate challenges, align with community goals, and deliver efficient, forward-thinking solutions. As Principle-in-Charge, he adds value through hands-on involvement, strong quality oversight, and a commitment to client success from planning through implementation. Mr. Forehand has overseen numerous successful government projects throughout his career and has secured over \$350M in grant funds for his government clients. Our team also has experience with private developments.

THE RIGHT TEAM With Professional Engineering & Consulting Services in the following areas and disciplines:

Aviation
 Asphalt Mix Design
 Beach Renourishment
 Boat Ramps
 Bridges (Minor)
 Brownfields
 Capital Improvement Plans
 County and City Right-of-Way Use
 Coastal Engineering
 Comprehensive Plan Changes
 Construction Oversight
 Construction Engineering Inspection (CEI)
 Concrete Mix Design
 Design / Build
 Development of Regional Impact Studies (DRI's)
 Drainage and Flood Evaluations
 Environmental
 Expert Witness
 FAA Permitting
 FDEP Beaches & Shores (CCCL) Permitting
 FDEP Dredge & Fill Permitting
 FDEP Solid Waste Permitting
 FDEP Water and Wastewater Permitting
 FDOT Connection
 FDOT Permitting FDOT Drainage
 FDOT Utility Use
 FEMA Flood Plan Changes/Revisions/Modeling
 FEMA Map Revisions
 Flood Plain Analysis/Modeling
 Geographic Information Systems (GIS)
 Geotechnical
 HRS Commercial Septic System
 Hydraulic Modeling
 Impact Fee Assistance
 Infrastructure Feasibility Studies
 Intersection Improvements
 Land Development Codes/Changes
 Landfills
 Large Scale Comprehensive Plan Amendments
 Large Diameter Transmission Mains

Panhandle Engineering currently has active continuing services contracts with the following municipalities, counties, and state agencies:

- City of Lynn Haven
- Escambia County
- City of Marianna
- Washington County
- Bay County
- Town of Jay
- City of Crestview
- Florida Department of Environmental Protection
- Florida Department of Corrections
- City of Panama City
- City of Callaway
- Bay District Schools
- Calhoun County

Life Cycle Cost Analysis
 Lighting Design
 Local Government
 Development Approval
 Mapping
 Master Planned Communities Mining & Mining
 Marinas Projects
 NFWFMD – Consumptive Use
 NFWFMD and FDEP - ERP
 (Environmental Resource Permitting)
 Owner's Representation
 Parks
 Planning
 Program Management
 Production Wells
 Residential, Commercial and Industrial Developments Reuse
 Booster Pump Stations for Water and Reuse
 Reuse Distribution Systems
 Reuse Sprayfields
 Resident Compliance Specialist (RCS)
 Roads
 Roadway/Rehabilitation/Reconstruction
 Sidewalks
 Signalization Design
 Small Scale Comprehensive Plan Amendments
 Stormwater
 Stormwater Design/Studies
 System Evaluations
 Traffic Planning
 Traffic Studies
 Transportation
 Utility Rate Studies
 Utility Relocation Projects
 U.S. Coast Guard Bridge
 USACOE Dredge & Fill
 Water Storage and Booster Pump Stations
 Water Distribution Systems
 Wastewater Collection Systems and Lift Stations
 Wastewater Treatment Plants
 Wastewater System Rehabilitation



Panhandle Engineering Stockholders

PROVEN SUCCESS

PAST PERFORMANCE

Lynn Haven Sports Park Ball Fields and Gymnasium

Client Name: City of Lynn Haven

Client Address: 817 Ohio Avenue, Lynn Haven, FL 32444

Client Contact Information: Mr. Bobby Baker, Public Works Director,
850.248.0566, bbaker@cityoflynnhaven.com

Description of Work: The project consisted of 5 baseball fields, double basketball gym, landscaping, irrigation, park benches, flagpole, 3 football/lacrosse/soccer fields, field lighting, skate park, pavilions, walking trail, playgrounds, batting cages, concession stands, restrooms, multi-use trail, and parking improvements. The project required a complete redesign of the old stormwater system permitted back in the 90's and required converting the old reuse reject pond to a stormwater pond. The project also required a massive re-grade due to the historically wet outfields and required the existing concession building to remain. Our scope included design, permitting and CEI.

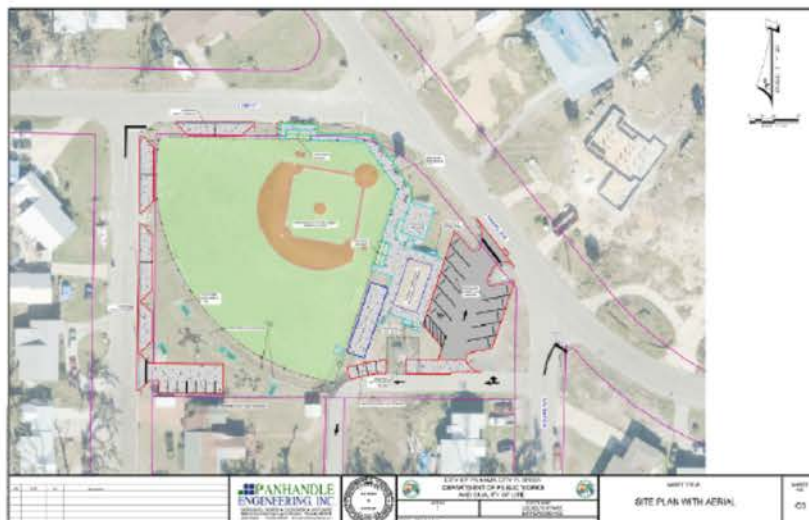
Project Cost: \$12.0M

Completed: 2023



PROVEN SUCCESS**PAST PERFORMANCE****Sudduth Park****Client Name:** City of Panama City**Client Address:** 501 Harrison Avenue, Panama City, FL 32401**Client Contact Information:** Keith Mefford, Quality of Life Director,
850.292.4639, kmefford@pcgov.org

Description of Work: Project includes a new baseball field, lift station improvements, dug outs, batting cages, pavilion, concession, restroom renovations, lighting, playground, and parking improvements.

Project Construction Cost: \$2.1M**Completed: 2022**

PROVEN SUCCESS

PAST PERFORMANCE

Snug Harbor Boat Ramp**Client Name:** City of Panama City**Client Address:** 501 Harrison Avenue, Panama City, FL 32401**Client Contact Information:** Jonathan Hayes, City Manager, 850.630.4267,
jhayes@panamacity.gov**Description of Work:** The project included a restroom facility, 48 boat trailer parking spaces, 2 slip ramps, floating docks, sheet pile wall, pavilion, boat wash, lighting, and landscaping/irrigation.**Project Cost:** \$4.6M**Completed:** 2025

*PROVEN SUCCESS***PAST PERFORMANCE****Carl Gray Park, Phase I & II**

Client Name: City of Panama City

Client Address: 501 Harrison Avenue, Panama City, FL 32401

Client Contact Information: Keith Mefford, Quality of Life Director, 850.292.4639

kmefford@panamacity.gov

Description of Work: Phase I consisted of demolition of the existing boat ramp structure, a new concrete boat ramp with 2 lanes and 3 fixed wood docks, asphalt paving, new striping of parking lot, signage, dredging, rip rap, and playground equipment. Phase II consisted of 4 new pavilions, sidewalks, 2 new restrooms, landscaping, irrigation, lighting, sand volleyball courts, exercise equipment, park benches, flag pole, parking improvements, grills, and shoreline renourishment. Our firm was responsible for obtaining \$1.0M in grant funds from RESTORE.

Project Cost: \$3.8M

Completed: 2022



PROVEN SUCCESS**PAST PERFORMANCE****MLK Park and Gymnasium Improvements****Client Name:** City of Panama City**Client Address:** 501 Harrison Ave, Panama City, FL 32401**Client Contact Information:** Jonathan Hayes, City Manager
850.630.4267, jhayes@panamacity.gov**Description of Work:** The project scope included lighting, landscape/irrigation, signage, fencing and associated details for the proposed new gymnasium, outdoor basketball courts, football field with lighting, playground, and parking.**Project Cost:** \$23.0M**Completed:** 2025

PROVEN SUCCESS

PAST PERFORMANCE

Hentz Park**Client Name:** City of Panama City**Client Address:** 501 Harrison Ave, Panama City, FL 32401**Client Contact Information:** Jonathan Hayes, City Manager
850.630.4267, jhayes@panamacity.gov

Description of Work: Our scope includes re-design of the proposed park improvements to include one stormwater pond, relocation of the parking to be parallel along the side streets, a walking path, one pavilion, and the offsite drainage system improvements. The pond serves as a flood control structure and regional pond for nearby residents and eliminated a structural flooding problem. Our firm obtained 100% grant funding from FDEP.

Project Cost: \$1.1M**Completed: 2025**



DARYL SNYDER

President & CEO

Sebring, Florida

DaVinciForm.com | 858-926-6837

Professional Profile

Daryl Snyder leads Da Vinci Form, a Florida-focused development and execution platform that connects landowners, developers, investors, design professionals, contractors, manufacturers, and technology providers around resilient real estate opportunities. Da Vinci Form emphasizes coordinated delivery by integrating advanced construction systems, strategic partnerships, manufacturing capability, capital relationships, and project execution pathways.

Core Capabilities

- **Development Strategy**
Project positioning, land opportunity evaluation, partner alignment, and execution planning.
- **Strategic Partnerships**
Connecting developers, landowners, technology providers, general contractors, investors, engineers, architects, and manufacturing partners.
- **Advanced Construction + 3DCP**
Integration of robotic 3D concrete printing and hybrid construction systems for residential, workforce housing, hospitality, infrastructure, and resilient development applications.
- **Capital + Investment Alignment**
Connecting development opportunities with investors, strategic capital, qualified partners, and financing pathways, subject to project-specific underwriting and formal agreements.
- **Advanced Manufacturing**
Da Vinci Form serves as a distribution and business-development partner for Caracol AM, supporting robotic large-format additive manufacturing and industrial applications.

Development Focus

Workforce + Attainable Housing
Market-Rate Residential Communities
Resilient Florida Development
Hospitality + Resort Projects
Disaster-Recovery Housing
Infrastructure + Marine Applications
Advanced Manufacturing + Construction Technology

Role on the Millville Cottage Court

Development Support + Capital Strategy + Strategic Partnerships

Da Vinci Form will support Marco Design in aligning the Millville Cottage Court's development strategy with financing opportunities, strategic partners, advanced construction technologies, marketing, and long-term implementation. Its role strengthens the project by helping connect the development concept with the capital, technology, manufacturing, and execution resources needed to advance from concept through delivery.



CONTACT

-  850 628 2164
-  DrK@keystonecivics.com
-  www.linkedin.com/in/dr-kesia-blenn
-  Saint Petersburg / Florida

EDUCATION

Doctorate (Ed.D.) | FSU

Educational Leadership & Policy

Dissertation: Community Partnership
Schools & Interagency Coordination

Master (M.Ed.) | FSU

Instructional Systems & Learning Tech

Focus: Program Evaluation,
Performance Improvement, and
Systems Analysis

SERVICES

- STRATEGIC PLANNING &
CIVIC DEVELOPMENT
- ACCREDITATION
READINESS
- PARK SYSTEM PLANNING &
OPERATIONS
- HISTORIC PRESERVATION
- CULTURAL RESOURCE
INITIATIVES
- COMMUNITY PARTNERSHIP
DEVELOPMENT

DR KESIA BLENN, CPRE

PRINCIPAL CONSULTANT | KEYSTONE CIVICS

ACCREDITATION | MUNICIPAL SYSTEMS | CULTURAL
HERITAGE

PROFILE

Strategic consultant bringing more than a decade of municipal leadership and military service to civic investments in parks, natural systems and cultural heritage. Certified Park and Recreation Executive (CPRE) and NRPA CAPRA Accreditation Reviewer advising municipalities on accreditation operational strategy. Civil Affairs Officer specializing in cultural property protection, resilience, and civil-military coordination.

ACCOMPLISHMENTS

PRINCIPAL CONSULTANT

Keystone Civics – St. Petersburg, FL

2026 - Present

Provides advisory services to municipal governments and civic organizations focused on park system improvement, accreditation readiness, and strategic community development. Representative work includes:

- Conducting CAPRA readiness assessments aligned with NRPA national standards.
- Advising municipalities on parks systems planning, policy, and operational improvement.
- Supporting cultural heritage planning and development of community partnerships and volunteer initiatives.
- Providing strategic guidance on capital projects and system modernization.

CIVIL AFFAIRS OFFICER (38G/35A PRESERVATION/MILITARY INTEL)

United States Army Reserve – Pensacola, FL

2023 - Present

Specializing in cultural property protection, civil-military coordination, and integration of cultural resources into operational and community environments.

Security Clearance: Active TS/SCI

PARKS, CULTURE & RECREATION COORDINATOR

City of Panama City – Panama City, FL

2020 - 2026

Led planning, coordination, and implementation of municipal parks, cultural heritage and placemaking initiatives supporting system modernization and community revitalization.

- Led cross-departmental coordination for major municipal capital improvement projects.
- Developed post-disaster community recovery initiatives, including coordination of urban canopy restoration and large-scale tree planting efforts (10,000+ trees) advancing environmental resilience.
- Developed municipal historic marker and cultural heritage programs strengthening community identity and storytelling.
- Coordinated 50+ public art and placemaking initiatives and events, managing artist partnerships and community engagement.
- Built partnerships with nonprofits and community groups to expand programming, support revitalization, and strengthen park stewardship.
- Supported operational improvements aligned with NRPA CAPRA accreditation standards, including documentation and readiness assessments.

EDUCATOR & CURRICULUM SPECIALIST

Bay District Schools – Panama City, FL

2013 - 2019

- Florida District Teacher of the Year.
- Recipient, Governor's Shine Award – Office of the Governor of Florida, recognizing exceptional contributions to education and student success.
- Selected by Florida Department of Education to revise and redevelop Teacher Certification Exam.

Financial Capacity + Development Strategy

FINANCIAL CAPACITY + DEVELOPMENT READINESS

An experienced development and construction team positioned to advance the project from predevelopment through completion and occupancy.

The Millville Cottage Court development team has been structured to combine development leadership, construction capacity, financial planning, technical design, and long-term operational strategy. Marco Design LLC will lead overall development coordination, supported by Da Vinci Form in development and capital strategy and First Star Construction LLC as the project's licensed Florida General Contractor. The team's combined development, financing, design, engineering, and construction capacity provides the resources necessary to advance the property as an affordable residential development, while preserving flexibility in whether the completed homes are ultimately offered through rental, for-sale, or blended tenure.

First Star Construction provides substantial construction-delivery capacity. The firm currently has approximately \$100 million in bonding capacity, approximately \$200 million of work currently under construction, and approximately 1,200 residential doors currently under construction. This active portfolio demonstrates substantial construction-management, field-delivery, and organizational capacity.

The development team intends to finalize the project's capital structure during predevelopment and negotiation with the City, concurrent with design validation, site engineering, permitting, and final cost development. This approach allows financing commitments to be based on a coordinated and validated project scope rather than preliminary assumptions alone.

Current Construction Planning Range: ~\$2.5M-\$3.1M

Current Working Estimate: ~\$2.8M

Planning Cost: ~\$185/SF

First Star Bonding Capacity: ~\$100M

Current Work Under Construction: ~\$200M

Residential Doors Under Construction: ~1,200

Anticipated Construction Duration: ~18 months after development agreement

Financial Capacity + Development Strategy

PRELIMINARY DEVELOPMENT BUDGET + COST MANAGEMENT

The current preliminary construction model anticipates approximately 15,200 square feet of living space across nine two-bedroom/two-bath residential cottages located within the rear/interior portion of the site and four one-bedroom/1.5-bath live/work units positioned along East 3rd Street. First Star Construction has developed a preliminary planning estimate of approximately \$185 per square foot, resulting in a current project estimate of approximately \$2.8 million and a planning range of approximately \$2.5 million to \$3.1 million, depending on final scope, site conditions, permitting requirements, and design development.



DESIGN-TO-BUDGET COORDINATION

Architecture, civil engineering, 3DCP production planning, and construction pricing will be advanced together so design decisions can be evaluated against cost as they are made.

EARLY SITE + INFRASTRUCTURE VALIDATION

Civil/site conditions, utilities, drainage, stormwater access, and permitting requirements will be confirmed early to reduce exposure to major downstream cost changes.

CONSTRUCTABILITY + 3DCP COORDINATION

Marco Design and First Star will evaluate where 3DCP provides the strongest combination of constructability, material efficiency, labor efficiency, and design value, while using conventional systems where they are more appropriate.

CONTINGENCY + SCOPE MANAGEMENT

The final development budget will incorporate appropriate project contingency and clearly distinguish base scope from alternates or enhancements so the team can preserve core housing and site objectives if cost adjustments become necessary.

Financial Capacity + Development Strategy

FINANCING + FLEXIBLE DEVELOPMENT STRATEGY

The development team anticipates using a privately financed development structure supported by developer equity and third-party financing, with the final capital stack established following award and validation of project scope, construction budget, property acquisition terms, and market assumptions.

Marco Design and Da Vinci Form will coordinate development and capital strategy, while First Star Construction will support final cost validation and construction planning. The team expects to refine lender, equity, and other financial commitments during the City's post-selection negotiation period and will provide appropriate evidence of financial support prior to execution of the final development agreement.

The development team has evaluated both rental and for-sale development scenarios and intends to preserve flexibility regarding the final disposition of the completed units. Depending on financing, market conditions, affordability requirements, and negotiated City terms, the development may provide affordable or attainable rental housing, individual for-sale housing, or a combination of both.

This flexible strategy allows the development team to select the structure that best supports project feasibility, housing affordability, neighborhood stability, and long-term value.



LITIGATION AND JUDGMENT DISCLOSURE
RFP No. PC26-044 – 2215 East 3rd Street Development
City of Panama City, Florida

Firm/Entity: Marco Design LLC
Authorized Representative: Alejandro Garcia
Title: Lead Operations

In accordance with the requirements of RFP No. PC26-044, the undersigned provides the following disclosure regarding Marco Design LLC and the Marco Design LLC personnel proposed to participate in the 2215 East 3rd Street Development.

Please select one:

☒ **NO REPORTABLE LITIGATION OR JUDGMENTS**

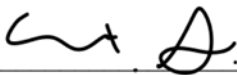
To the best of the undersigned's knowledge, neither Marco Design LLC nor any Marco Design LLC personnel proposed for this project is currently involved in any pending or threatened litigation, nor subject to any judgment, that would reasonably be expected to adversely affect Marco Design LLC's ability to successfully perform its responsibilities for the 2215 East 3rd Street Development.

☐ **DISCLOSURE ATTACHED**

Marco Design LLC and/or one or more Marco Design LLC personnel proposed for this project is involved in pending or threatened litigation and/or is subject to a judgment that may be relevant to the successful execution of this project. A written explanation is attached identifying the matter, current status, and any anticipated impact on project performance.

The undersigned certifies that the information provided herein is true and complete to the best of their knowledge as of the date signed below.

Marco Design LLC

Signature: 

Printed Name: Alejandro Garcia

Title: Lead Operations

Date: 9/12/26

Negotiation Framework

FROM SELECTION TO EXECUTABLE DEVELOPMENT AGREEMENT

Following selection, Marco Design LLC and the project team will work collaboratively with the City to convert the proposed development concept into a coordinated and executable development agreement. The negotiation process will focus on confirming the development program, property-control structure, final design and operational approach, capital requirements, financing responsibilities, project schedule, and performance expectations.

The team will advance design, engineering, cost validation, financing, and permitting coordination in parallel where practical so that key decisions can be made with current technical and financial information. This approach is intended to reduce uncertainty, identify issues early, and support execution of the development agreement within the City's anticipated negotiation period.

1 Confirm Development Program

Validate the proposed program of up to 13 units, including the balance of rear/interior cottages and East 3rd Street live/work units, with flexibility to reduce unit count and increase individual unit footprints where doing so better supports City priorities, neighborhood fit, livability, or project feasibility.

2 Confirm Property Acquisition

Finalize the proposed fee-simple purchase of the property, with alternative structures considered only if required through negotiation with the City or applicable law.

3 Advance Design + Engineering

Refine architecture, civil/site design, stormwater, utilities, accessibility, landscape, 3DCP integration, and constructability.

4 Validate Budget + Financing

Update capital costs based on coordinated design and site information, refine the financing structure, and identify any financial commitments or incentives requiring City consideration.

5 Establish Performance + Schedule Terms

Confirm project milestones, construction duration, and approval responsibilities, reporting expectations, and performance obligations.

6 Execute Agreement + Mobilize

Finalize legal and business terms, execute the development agreement, and transition directly into permitting, procurement, and preconstruction.



Negotiation Framework

continued...

PROPERTY ACQUISITION + AGREEMENT APPROACH

Marco Design LLC and its development partners propose to acquire the 2215 East 3rd Street property for \$20,000 through a fee-simple purchase, subject to final negotiation with the City and compliance with Florida Statutes Section 163.380. The development team further proposes that the City consider directing the purchase proceeds to its Housing Department to support future housing and community development initiatives.

Fee-simple ownership is the development team's preferred property-control structure because it provides the clearest basis for project financing, construction, future occupancy, and disposition. Alternative property-control structures may be considered if necessary to satisfy City requirements or facilitate final agreement terms; however, a lease arrangement is not currently preferred.

Following closing, the development team proposes to advance the 13-unit Millville Cottage Court. The current development plan anticipates an approximately 18-month construction period once construction begins.

The development team intends to preserve flexibility in the final ownership and disposition of the completed units. Depending on market conditions, financing, affordability considerations, and City objectives, the homes may be retained as affordable or attainable rental housing, sold individually, or developed using a combination of rental and for-sale strategies.

NEGOTIATION PRIORITIES

1

Property Acquisition

\$20,000 proposed fee-simple purchase.

2

Final Development Program

Nine rear/interior cottages + four East 3rd Street live/work units.

3

Capital + Financing

Private financing, equity participation, final development budget.

4

Approvals + Permitting

Required development and regulatory approvals.

5

Schedule + Performance

Approximately 18-month construction duration.

6

Occupancy + Disposition

Rental, individual sales, or blended strategy based on final project conditions.



Licenses, Certifications & Supporting Documentation



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SIMS, MELISSA RENEE

FIRST STAR CONSTRUCTION LLC
12724 CACTUS JACK RD
FARMINGTON AR 72730

LICENSE NUMBER: CGC1537954

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 06/15/2026

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Licenses, Certifications & Supporting Documentation

First Star Construction | RFP PC26-044

FIRST STAR CONSTRUCTION

Response to RFP PC26-044

2215 East 3rd Street Development — City of Panama City, Florida

1. Company Overview

First Star Construction, LLC is headquartered at 797 N. Salem Road, Ste 220, Fayetteville, Arkansas, with a Florida Division office located at 14101 Panama City Beach Pkwy, Unit 100, Panama City Beach, Florida. Formed in 2014, First Star Construction has over 10 years in business and brings more than 30 years of combined residential and mixed-use construction experience to every project.

First Star Construction's General Contractor capabilities translate across building methods and emerging construction technologies. We are excited to bring our GC experience to this project alongside Marco Design's 3D concrete printing (3DCP) technology, and we look forward to collaborating with the full project team to deliver a successful community for the City of Panama City.

2. Florida General Contractor License

License Holder	Melissa Renee Sims
License Number	CGC1537954
Licensing Board	Florida Construction Industry Licensing Board
Classification	Building (Commercial and Residential) — Bid Limit: Unlimited
Expiration Date	August 31, 2028
City Business License	No. 69712 (City of Panama City Beach), Expires 2028

3. Key Construction Leads

First Star Construction will assign a dedicated Project Manager and Superintendent to oversee day-to-day General Contractor responsibilities on this project. Keith Mefford, First Star Construction's Business Development Manager, will serve in a supporting role for this community development effort, helping coordinate between the City, Marco Design, DaVinci Form, and the FSC field team.

4. Relevant Projects

Forest Hills Subdivision — Fayetteville, AR

296 doors across detached homes and attached townhome-style apartments on 2.5 acres. Completed February 2024.

Farmington Hills Subdivision — Farmington, AR

16.5-acre turnkey project comprised of 57 duplex-style buildings totaling 114 single-family units. First Star Construction delivered the project from dirt work through utilities and vertical construction (October 2021 – May 2024).

Poigai Estates Subdivision — Bentonville, AR

Turnkey neighborhood featuring 96 duplex-style homes totaling 192 units. First Star Construction completed site preparation, utility installation, and vertical construction.

Millville Cottage Court — Panama City, FL

10 residential cottage units plus 2 office suites using 3D concrete printing (3DCP) construction, with First Star Construction serving as General Contractor. Renderings below illustrate the cottage-court site plan and streetscape design.



Millville Cottage Court — two-story cottage elevations with balconies



Millville Cottage Court — aerial view with accessible parking



Millville Cottage Court — aerial view of cottage rooflines



Millville Cottage Court — aerial site layout*Millville Cottage Court — landscaped walkway with bamboo plantings**Millville Cottage Court — pergola-covered walkway and courtyard seating**Millville Cottage Court — full aerial site plan*

5. First Star Construction's Role on This Project

First Star Construction will serve as General Contractor on this project. We will collaborate closely with the project team — including Marco Design and DaVinci Form — to bring our construction experience and delivery expertise to this development. We have full confidence in this team and are enthusiastic about supporting this 3DCP project.

6. Preliminary Construction Cost Estimate

Program: 9 two-bedroom / two-bath cottages and 4 one-bedroom / 1.5-bath live/work units along 3rd Street, totaling 15,200 square feet of living space.

Estimated Cost per SF	\$185 (all-in hard and soft costs)
Estimated Total Project Cost	≈ \$2.8 million
Planning Range	\$2.5M – \$3.1M, depending on final scope, site conditions, and permitting requirements

7. Construction and Project Delivery Capacity

First Star Construction has a proven track record delivering turnkey residential communities at scale — from single-family subdivisions to multi-family apartment developments. Recent projects include over 400 combined units across duplex, townhome, and multi-family product types in Northwest Arkansas, with full-scope delivery from site preparation and utility installation through vertical construction.

This breadth of experience — spanning detached homes, attached townhomes, and multi-family buildings — positions First Star Construction to deliver the mixed cottage and live/work product proposed for 2215 E. 3rd Street with confidence.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ADESSI, ANTONIO

1310 CHERRY STREET
PANAMA CITY FL 32401

LICENSE NUMBER: AR99272

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/05/2025

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	Ron DeSantis, Governor	Melanie 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			
FOREHAND, CHRISTOPHER B.			
600 OHIO AVENUE LYNN HAVEN FL 32444			
LICENSE NUMBER: PE58028			
EXPIRATION DATE: FEBRUARY 28, 2027			
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September 16th, 2026

To Whom it May Concern:

This letter is to inform you that Marco Design LLC has been approved for a private real estate loan in the amount of \$3000000 for the purchase of 2215 E Third Street Panama City Florida 32401 United States. This approval is subject to the following conditions:

- Review and approval of ALTA Title report on the subject property.
- Subject to final underwriting.

FundSmart is prepared to close this transaction within 2 business days of obtaining and approving the ALTA Title Commitment. This Approval expires on October 16th, 2026.

Please contact the undersigned directly with questions or concerns.

Regards,

A handwritten signature in black ink, appearing to be "Paul H.", written over a light blue circular background.

FundSmart
Private Lender
(813) 358-0381



210 Route 4 East, Suite 103

Paramus, NJ 07652

Tel 201-643-6650

September 16, 2026

Attn: Marco Design LLC, Enrique Garcia

Re: Pre-Approval Letter

Dear Enrique Garcia,

Based on the information provided by you, we are pleased to inform that you and Marco Design LLC have been pre-approved for a private mortgage loan from us with the following parameters:

Property address: 2215 East 3rd Street, Panama City, FL 32401**Sales Price:** \$3,000,000**Loan Amount:** Up to \$2,250,000**Loan Term:** 1 Year

In order to obtain the final approval of the loan, the following conditions will have to be met:

- Satisfactory Purchase Agreement
- Marketable Title to the property
- Final Review of your credit information

Please note that your loan will need to be officially underwritten and given the official approval before funding of the property takes place. This is not a commitment to lend and you are not required to obtain a loan simply because you received this letter. No fees were charged in providing this letter.

Please give me a call if you have any questions at 201-643-6650.

Signature: _____

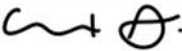
A handwritten signature in black ink, appearing to read "David Grinberg", written over a horizontal line.

David Grinberg

ADDENDUM ACKNOWLEDGEMENT

I acknowledge receipt of the following addenda:

ADDENDUM NO. <u>PC26-044 Addendum No. 1</u>	DATED <u>August 28, 2026</u>
ADDENDUM NO. <u>PC26-044 Addendum No. 2</u>	DATED <u>September 4, 2026</u>
ADDENDUM NO. <u>PC26-044 Addendum No. 3</u>	DATED <u>September 10, 2026</u>
ADDENDUM NO. _____	DATED _____
ADDENDUM NO. _____	DATED _____

Name of Individual/Firm:	<u>Marco Design, LLC</u>
Authorized Signature:	<u></u>
Printed Name:	<u>Alex Garcia</u>
Title:	<u>Co-Principal</u>
Date:	<u>September 15, 2026</u>

It is the sole responsibility of Respondents to ensure the receipt of all addenda. Prior to submitting the Proposal, the Proposers should check the City Bid Requests webpage <https://www.panamacity.gov/bids.aspx> and the City's Bonfire Portal <https://panamacity.bonfirehub.com/portal/?tab=openOpportunities> to ensure they have received and reviewed all addenda.