



# CIVIL ENGINEERING CONSULTANTS

*"ENGINEERING WITH INTEGRITY"*

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## **Clifford Alejos**

President

CAlejos@BurkettEngineering.com

## **Sean Hickman**

Director

SHickman@BurkettEngineering.com

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1000 LEGION PLACE

ORLANDO, FL 32801

***Letter of Interest***



CIVIL ENGINEERING  
CONSULTANTS

To Whom It May Concern:

Thank you for considering AH Burkett Engineering, a minority-owned civil engineering firm, for LOI# C006607, Professional Hydrology and Wastewater Civil Engineering Services for the Central Florida Tourism Oversight District.

As a full-service civil engineering firm specializing in land development, we are fluent in permitting, construction administration services, wastewater design and modeling, and more.

Our team of engineers, CAD technicians and project managers is capable of performing all civil engineering tasks related to the production, distribution and/or collection of Potable Water, Waste Water and Reclaimed Water throughout the State of Florida.



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# Company Overview

## About Burkett Engineering



Since 1993, Burkett Engineering has provided “**ENGINEERING WITH INTEGRITY**” to clients in Central Florida and around the state.

Founded by William Burkett, the firm has worked consistently to provide clients the highest quality **land development, permitting, rezoning** and **land planning** services for more than 30 years.

**Burkett Engineering** is a full-service civil engineering firm based in downtown Orlando, Fla., specializing in private-sector land development. We believe that **engineering requires MASTERY**, and our staff are experts in assisting clients through the planning and development process for any size parcel.

In 2022, **Clifford Alejos, P.E.**, and **Sean Hickman, P.E.**, purchased the company from the Burkett family. Together, they aim to continue William Burkett’s legacy of **integrity, honesty, transparency and thorough attention** to each client. Under their leadership, the firm aims to become Central Florida’s go-to for civil engineering design for projects ranging from single-family homes to multibillion-dollar institutions.

The process of developing a parcel is full of twists, turns and delicate nuance. It’s essential to have an engineering firm that is fluent in the municipal, county and state requirements in order to profit from your investment. **Burkett Engineering’s expertise in residential, commercial, industrial and institutional development will help you achieve your goals.**

# Methodology and Approach



From inception to completion, each project is handled with utmost care and integrity, guided by a comprehensive approach that prioritizes efficiency, attention to detail, and strict adherence to timelines and budgets.

## **PROJECT INITIATION AND ONBOARDING**

Our project journey commences with a thorough understanding of our client's objectives, expectations, and unique project requirements. This initial phase involves in-depth consultations, site assessments, and feasibility studies to ensure a holistic understanding of the project scope. We emphasize clear communication channels to establish a strong foundation for collaboration.

## **PLANNING AND DESIGN**

AH Burkett Engineering prides itself on its strategic planning and design phase, where innovative solutions are crafted to meet project specifications. Our experienced team leverages cutting-edge technology and industry best practices to develop detailed engineering plans, emphasizing sustainability, functionality, and compliance with relevant regulations. Careful consideration is given to cost-effective strategies without compromising quality.

## **EFFICIENT RESOURCE ALLOCATION**

Efficiency is a cornerstone of our methodology. Resources, both human and material, are judiciously allocated to maximize productivity without sacrificing quality. Our staff is meticulously organized, and tasks are distributed based on individual strengths and expertise, ensuring a streamlined workflow that minimizes downtime.

## **QUALITY ASSURANCE**

To maintain the highest standards, a robust quality assurance process is integrated into every project. Regular inspections, performance audits, and stringent checks are conducted to guarantee that each aspect of the project aligns with AH Burkett Engineering's commitment to excellence. This proactive approach ensures that potential issues are identified and addressed promptly.

## **BUDGET AND TIMELINE MANAGEMENT**

Our unwavering dedication to delivering projects within established budgets and timelines is a testament to our professionalism. Regular progress assessments are conducted, and any necessary adjustments are made promptly to prevent deviations. Transparent communication with clients allows for collaborative decision-making, ensuring that project goals are met without compromising financial or temporal constraints.

## **COMMUNICATION AND CLIENT INVOLVEMENT**

AH Burkett Engineering places a premium on open and transparent communication throughout the project lifecycle. Regular updates, progress reports, and milestone reviews are provided to clients, fostering a collaborative environment where client feedback is actively sought and incorporated. This client-centric approach ensures that our work aligns seamlessly with the client's vision and expectations.

# A Team You Can Trust



**Clifford Alejos, P.E.**  
*President*



**Sean Hickman, P.E.**  
*Director*



**Dan Hayes, P.E.**  
*Senior Project Manager*



**Dave Urena, P.E.**  
*Project Manager*



**Marela Jeffrey**  
*Civil Designer*



**Pedro Martinez**  
*Civil Designer*

# Principal Qualifications



***Clifford Alejos, P.E.***  
***President***

## **CAREER HIGHLIGHTS:**

**Bachelor of Science, Civil Engineering  
Construction Management  
University of Central Florida**

**Florida Board of Professional Engineers  
December 2019  
FL License: 88523**

With 15 years of experience in land development and stormwater management, Clifford Alejos is the majority owner of Burkett Engineering, a family- and minority-owned civil engineering firm.

Cliff began his career as an Environmental Specialist with Orange County's Industrial Wastewater Pretreatment Program at the Sand Lake Road wastewater plant.

In this role, he reviewed wastewater plans and specifications, scheduled and conducted environmental sampling at industrial pretreatment facilities in accordance with EPA and DEP regulations, regulatory management in best practices, sampling, testing and inspections to ensure the best interests of the plant based on the program regulations. He also worked closely with facility operators and contractors to survey and resolve compliance issues, ensuring projects met environmental standards and minimized community impacts. Clients included SeaWorld, Northrop Grumman, Lockheed Martin and others, including Orange County Solid Waste Division.

Clifford is involved in the day-to-day operations of the firm and touches each project personally. Past projects include single- and multi-family residential, institutional clients in education and healthcare, and entertainment destinations including theme parks and golf course properties.

Clifford is fluent in the design, coordination, project management and administration of each project under the Burkett Engineering umbrella and has developed long-lasting relationships with clients through "engineering with integrity."

*Languages: English, Spanish*

# Principal Qualifications



Director of Engineering, Sean Hickman, directs engineering activities and assignments within Burkett Engineering.

Sean is a dedicated professional in civil engineering and land development, with 15 years of experience in stormwater management and land planning.

Sean's primary work involves research, concept planning and alternative development strategies for residential, commercial and industrial clients. With experience working for major national clients and multimillion-dollar contract, Sean's expertise lies in managing large projects for visible clientele.

Sean is fluent in municipal zoning and permitting, and coordinates client work with subcontractors, agencies and other principals regarding cost analysis and feasibility, preparation of specifications and construction management coordination.

*Languages: English*



***Sean Hickman, P.E.***  
***Director***

## **CAREER HIGHLIGHTS:**

**Bachelor of Science, Engineering**  
**Western Michigan University**

**Florida Board of Professional Engineers**  
**January 2017**

**FL License: 82177**

# Staff Qualifications



**Dan Hayes, P.E.**  
**Senior Project Manager**

**Design Engineering Review**  
**Design Engineering Services**

Dan Hayes, P.E., brings four decades of experience in land development engineering to AH Burkett Engineering. A graduate of the University of Central Florida, Dan has overseen every process within land development engineering and continues his holistic understanding of every project. Dan is well-connected within the civil engineering community in Central Florida, and is endorsed for his fluency in environmental permitting, grading, site design, utility design and many other skills.

*Languages: English*  
**FL License: 48895**

**David Urena, P.E.**  
**Project Manager**

**Design Engineering Review**  
**Design Engineering Services**

David Urena, P.E. is a licensed Professional Engineer with a degree from the University of Florida and experience in engineering leadership and project delivery. He holds PE licensure in multiple states and has led diverse civil/technical engineering initiatives, bringing a practical, solutions-oriented approach to complex infrastructure challenges.

*Languages: English, Spanish*



# Staff Qualifications



**Rob Walker**  
**Civil Designer**

## **Civil Engineering Design**

With more than 30 years of experience as a top-performing project manager, Rob's discerning eye is single to efficiency and delivering extraordinary results. His fluency in planning, design, engineering, and construction for all manner of clients is undeniable. Rob has held engineering positions in some of Central Florida's most prestigious firms prior to joining AH Burkett Engineering.

*Languages: English*

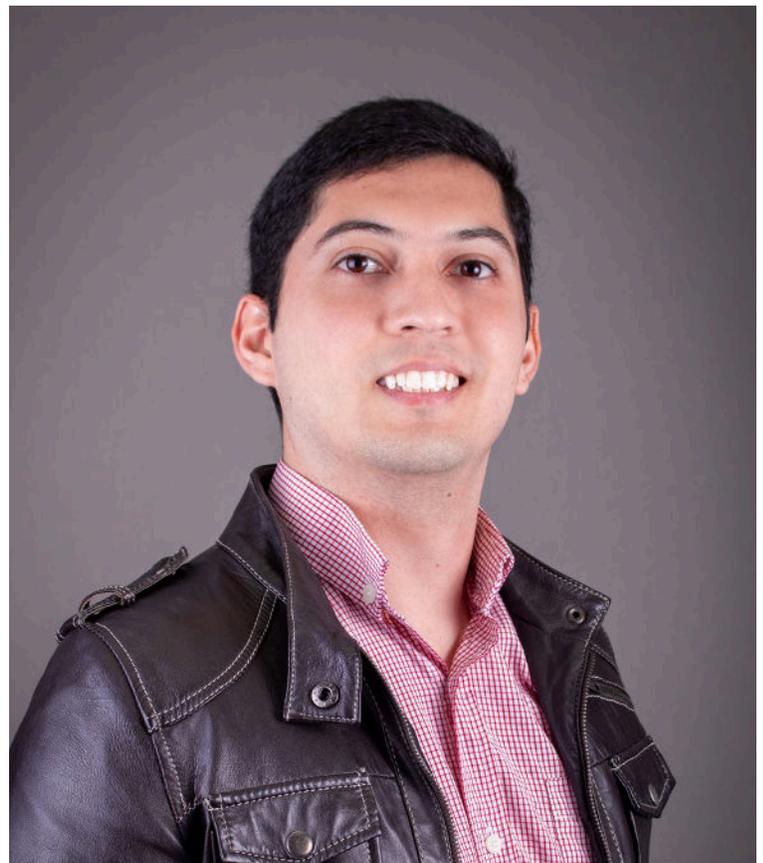
**Pedro Martinez**  
**Civil Designer**

## **Civil Engineering Design**

A graduate of Universidad Santa Maria in Venezuela, Pedro has developed increasing skills in land development civil engineering design and is fluent in AutoCAD and Civil3D.

Pedro works with clients daily on land development solution that will maximize the project's scope without sacrificing efficiency and implementation.

*Languages: English, Spanish*



# Subconsultants



**Enrique Fernandez, P.E.**  
Able Structures, LLC  
*Structural Engineering*



**KSM Engineering & Testing**  
*Geotechnical Engineering*



**Stillwater**  
**Environmental Engineering**



**Bishman Surveying & Mapping**  
*Survey + GIS*



**Luke Transportation  
Engineering Consultants**  
*Traffic Engineering*



**Kevin Albrecht, P.E.**  
Albrecht Engineering Group  
*Stormwater Engineering*



## **Rikki Payne**

### **Project Coordinator**

#### **Construction Administration Services**

Rikki's dedication to detailed and thorough construction administration processes grants clients the peace of mind that their project will be handled with care.

Rikki's background in Growth and Resource Management at the municipal level grants her a unique perspective on permitting requests and a fluency in government standards and objectives to allow the best opportunity for each project approval.

## **Krystal Perea**

### **Accounting Manager**

#### **Administration**

Krystal is our clients' main point of contact for all administrative forms, information and processes outside of the project engineering.

Krystal's dedication to each client, making sure all projects are treated with equal attention to detail and thoroughness, ensures that each client feels valued and important to the firm.



# Selected Projects

## Commercial



**CREWS COMMERCE CENTER**  
**Orlando, FL**

**DATES**  
**2018-2019**

**OWNER**  
**Foundry Commercial**

**REFERENCE**  
**Moses Salcido**  
**moses.salcido@cni.com**  
**(407) 540-7798**

**SERVICES PROVIDED**  
**Industrial Warehouses**  
**Internal Roads**



### **Crews Commerce Center**

1729 Taft Vineland Road Orlando, FL 32837

In 2018, our team designed the site work construction plans for Phase II of the Crews Commerce Center. The project included three industrial warehouse buildings at a combined 430,000 square feet and 1,700 linear feet of internal roads.

This straight-forward yet sizable project required water distribution, wastewater collection, and on-site stormwater management to include a pre-treatment system.

# Selected Projects

## Commercial



**GROVE RESORT, PHASE II**  
**Winter Garden, FL**

**DATES**  
**2018-2021**

**OWNER**  
**Grove Resort & Spa**

**REFERENCE**  
**Phil Vargas**  
**[pvargas@btipartners.com](mailto:pvargas@btipartners.com)**  
**(407) 832-6276**

**SERVICES PROVIDED**  
**Development Plan**  
**Permitting Services**  
**Concurrency Management**  
**Construction Administration**



### **THE GROVE RESORT & WATER PARK**

14501 Grove Resort Avenue Winter Garden, FL 34787

Spanning across a 4.58+/- acre parcel, the project encompassed the construction of two six-story buildings, accommodating a total of 120 condominium units.

Complementing the residential aspect is a meticulously designed 9,800+/- square foot support facility. A pivotal feature of the development is the thoughtfully planned parking infrastructure via an extension of Grove Resort Ave.

# Selected Projects

## Multi-Family Residential



**PEPPERTREE APARTMENTS**  
*Wildwood, FL*

**DATE**  
**2021-2023**

**OWNER**  
**Forge Capital Partners**

**REFERENCE**  
**Peter H. Collins**  
*pcollins@forgecapitalpartners.com*  
*(813) 574-6779*

**SERVICES PROVIDED**  
**Site development for 240**  
**apartments**



### **PEPPERTREE APARTMENTS**

3793 Pepper Tree Lane, Wildwood, FL 34785

Burkett Engineering provided comprehensive site development services for this 240-unit, age-restricted apartment community located in the City of Wildwood, Florida.

The 12.5+/- acre site also included a club house, pool, dog park and car-wash and maintenance area, all of which required specific site development for permitting stormwater and drainage in accordance with municipal code.

# Selected Projects

## Multi-Family Residential



**DREAM KISSIMMEE**  
**Kissimmee, FL**

**DATE**  
**2019-Present**

**OWNER**  
**DLP Real Estate Capital**

**REFERENCE**  
**Roger Borthwick**  
**roger.borthwick@dlpcapital.com**  
**813.563.4201**

**SERVICES PROVIDED**  
**Engineering Design**  
**Utility Improvements**  
**Construction Administration**



### **DREAM KISSIMMEE**

4567 Seven Dwarfs Ln., Kissimmee, FL 34746,,,

Burkett Engineering provided comprehensive site development services, utility improvements and construction administration services for this 240-unit apartment community located in the City of Kissimmee, Florida.

The 12.5+/- acre site also included a club house, pool with sun deck, fitness center, garage buildings, and dog park, all of which required specific site development for permitting stormwater and drainage in accordance with municipal code.

# Selected Projects

## Residential



**JULIETTE APARTMENTS**  
**Wildwood, FL**

**DATES**  
**2018 - ongoing**

**OWNER**  
**Chance Partners**

**REFERENCE**  
**Judd Bobilin**  
**jb@chance-partners.com**  
**(678) 799-8960**

**SERVICES PROVIDED**  
**Site development for 276**  
**apartments**



### **THE JULIETTE APARTMENTS WILDWOOD**

3530 CR-44A, Wildwood, FL

Burkett Engineering played a pivotal role in the development of The Juliette Apartments Wildwood, a proposed upscale apartment project comprising 276 units sprawled across approximately 9.09 acres.

Burkett Engineering navigated complex rezoning procedures and municipal processes to establish a planned development tailored to the project's unique requirements. Our involvement extended to extensive construction administration, ensuring seamless coordination and adherence to quality standards.

# Selected Projects

## Institutional



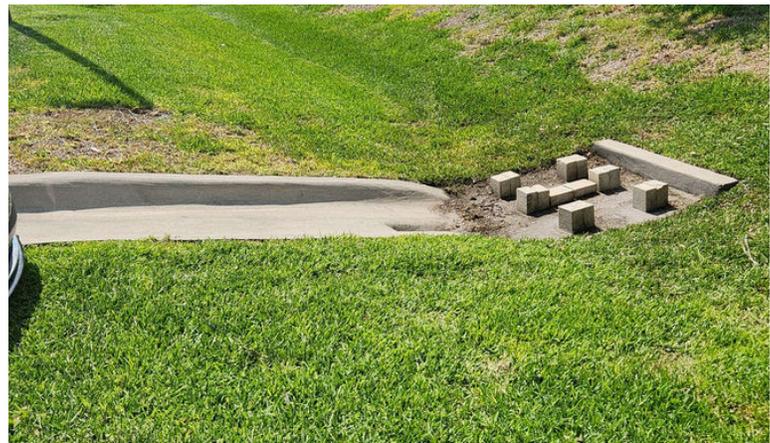
**EXOTIC ANIMAL HOSPITAL  
OF ORLANDO  
Orlando, FL**

**DATE OF SERVICE:  
2019-2021**

**OWNER:  
SODO Animal Hospital of  
Orlando**

**REFERENCE:  
Matthew Soss  
simplymatt87@gmail.com  
(321) 591-9932**

**SERVICES PROVIDED:  
Commercial permitting  
Engineering design  
Construction administration**



**EXOTIC ANIMAL HOSPITAL OF ORLANDO**  
1717 E. Michigan St., Orlando, FL 32806

For this 0.67-acre medical office site, AH Burkett Engineering provided comprehensive engineering design and construction administration. Notably, Burkett Engineering provided guidance on new entry and exit from the Michigan St. side of the site, a major road, through the City of Orlando permitting process.

The site now features a 4,500-square-foot veterinary clinic as well as 19 paved surface parking spaces. The site was completed on time in October of 2021.

# Selected Projects

## Institutional



**CORNERSTONE HOSPICE**  
*Orlando, FL*

**DATE OF SERVICE:**  
**2020-2023**

**OWNER:**  
*Dap Design*

**REFERENCE:**  
*Joel Setzer*  
*joel@dap.design*  
*(321) 297-3495*

**SERVICES PROVIDED:**  
*Parking lot improvements*  
*Construction administration*  
*Construction design*



### **CORNERSTONE HOSPICE**

51 W. Kaley St., Orlando, FL 32806

For this site, AH Burkett Engineering provided comprehensive site planning, engineering design and construction administration for the building and its surrounding lot. Our firm also provided parking lot improvements, construction administration and land development construction design for the project.

We ensured proper stormwater drainage and ADA compliance throughout the site, which is situated in the heart of Orlando's South Orange medical complex. The structure is Orlando's only free-standing hospice center.

*"Engineering with Integrity"*

*A State-Certified Minority-Owned Business*

## OUR MISSION

We believe that consulting should be a personal service. Personal relationships are key to our success and the ultimate success of our clients. The firm is organized with principals providing direct input for each phase of the project. Our staff maintains working relationships with the review agencies and municipalities, as well as with other design professionals, to provide a smooth permitting process. We represent our clients well by serving them with honesty and with the highest regard to their bottom line.

## CORE SERVICES

Land Planning

Permitting

Site  
Development

Construction  
Administration

## PROJECT TYPES

- Multi-family Residential
- Single-family Residential
- Institutional
- Commercial (stand-alone/complex)
- Industrial
- Rezoning/Annexation
- Resort/Golf Course
- Franchises



## CONTACT US

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407-246-0439



**Sean Hickman, Director**

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**CONNECT WITH US:**

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