



Gulf Coast Consulting, Inc. **Land Development Consulting**

ENGINEERING TRANSPORTATION PLANNING PERMITTING

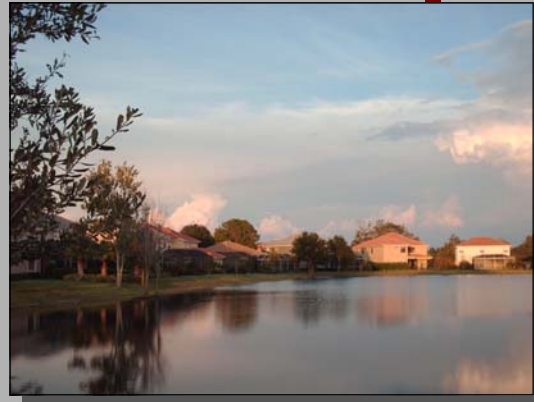
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We are committed to our clients by providing exceptional, reliable and responsive engineering and land development services. We offer professional engineering consulting services and simply, a better way of doing business.

We go above and beyond for our clients to make every project successful.

Introduction to Gulf Coast Consulting, Inc.

Gulf Coast Consulting, Inc. was established in July of 2003 by a partnership of experienced professionals in the land development business. Led by the principals, with over sixty-five years of local experience, Gulf Coast Consulting has the knowledge and ability to handle all aspects of land development. This includes the entire process from conceptual and regulatory planning, through construction observation and certifications. The professionals within the firm have a proven track record of providing quality services to successfully complete all types of land development projects.



Our Philosophy is Simple

We believe that by constant communication and collaboration with our clients, as part of an overall team framework, exceptionally successful projects will be the **only** result.

We realize in this highly competitive, fast-paced and service-oriented business that responsiveness, reliability and trust are essential to service our Clients. It is our desire and principal goal to completely distinguish ourselves in this regard to best serve our Clients and thereby create a strong relationship built on trust and merit.

Principals

- Sean P. Cashen, P.E., LEED AP
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- Robert C. Pergolizzi, AICP / PTP
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Gulf Coast Consulting, Inc.

Land Planning

- Master Planning
- Site Development Feasibility Studies
- Land Use / Zoning Consulting
- General Land / Site Planning
- Land Use Amendment Applications
- Rezoning Applications
- Special Exception / Conditional Use Applications
- DRI NOPC Analysis
- Neighborhood Revitalization Plans



Civil Engineering & Design

- Civil Engineering
- Site Design Infrastructure
- Construction Services
- Master Drainage Analysis
- Permitting
- Pump Station Design
- Water System Hydraulic Analysis
- Earthwork Analysis / Digital Terrain Modeling
- Project Scheduling / Project Management
- Impact Fee Analysis

Transportation

- Traffic Studies
- Traffic Mitigation & Negotiations
- Roadway Improvement Plans
- Traffic Signal Warrant Studies
- Signalization & Intersection Design Plans
- Traffic Concurrency Analysis
- Travel Time Studies
- Maintenance of Traffic Plans
- Expert Witness Testimony
- Access Management Planning / Permitting

