

ALEX PAUL SOKOLIK

PERSONAL SUMMARY:

Over 30 years experience in Land Acquisition, Site Approvals, Land Development/Planning, Business and Economic analysis for: Private, Local, State, Legislative Sectors.

AREAS OF EXPERTISE:

Residential Land Acquisition	Business Development
Site Planning and Permitting	Land Use Entitlements and Hearings
International Development	Site Selection and Acquisition
1031 Exchange	Fl Real Estate License # 3030698
Project Management	Government Regulations

PROFESSIONAL HISTORY:

MSA Inc. Titusville, Florida 1992 to Present
President of MSA Inc. 321-383-7608
Consulting for Land Developers .Consulting for Terion evolved into becoming a full time employee in 1996. Entitlements and Rezonings are still active in Florida.

Holiday Builders Inc Melbourne, FL 32935 November 2005 to Sept 2006
Director of Land Development 321-259-3130

Directed Acquisition and Development of Subdivisions for Holiday Builders in Florida. Staff included Managers statewide and support staff, as well as daily communication with Holiday's Attorneys for all subdivisions current and those developed nationally. Contract preparation and Negotiation of terms of Contracts with Land owners and attorneys was accomplished routinely. Project Management and coordination with Holidays Sales and Construction was another major function for Holiday.

Home Investment Realty

2004

Viera, Florida

Commercial Realtor facilitating Residential Land Development, 1031 Exchanges, for Single and Multifamily parcels. Supplying land for over 20 developers and Builders.

Kirk and Viera Realty

Realtor , Viera Florida

2001-2003
321-267- 0741

Realtor facilitating subdivisions for Land Developers in Central Florida
Providing lots and raw land for homebuilders.
Successful Permitting and Rezoning with Local Governments

Terion, Inc

1996 to 2001

(Harris and Penske Start Up) Melbourne, Florida

Chapter 11

Director of International Development

Included all Land Acquisition, Entitlements, and Evidentiary Hearings. Site Selection and Acquisitions with land owners was also directed, as well as Construction and Project Management. As a Start-up firm and one of the original hires, Business Development and Venture Capital was also accomplished.

No attorneys used for US Hearings. All completed through my Direction.

Only Telecom Site ever Approved in Adirondack Park

St. John's River Water Management District

1988-1994

Field Office Director

Management and administration of fifty-three employees that operated and maintained all district facilities and lands. Promoted into Senior Management in 1991. Project Management for 140 miles of Levee Construction for Upper Basin Project with US Army Corps of Engineers. Coordinated U.S. Army Corps of Engineers \$190 million basin plan on 180,000 acres. Budgeted over \$ 4 Million Annually.

Florida Legislature

Tallahassee, Florida

1981-1987

Legislative Analyst, House Committee on Natural Resources

Major issues enacted into law ranged from air and water quality, dredge and fill permitting, hazardous waste management, oil drilling, growth management and comprehensive planning.

- Drafted, amended and analyzed The Growth Management Act of 1985
- Led the Wetlands Act of 1984
- Mediated Disputes between State Agencies, Speaker's Office and developers.

State of Florida, Department of Community Affairs

1977-1980

Associate Planner Tallahassee, Florida

- Wrote Binding Letters of Law for Developments of Regional Impact (DRIs are larger PUDs which are of multi-county impacts).
- No Decision ever overturned in Florida Court of Appeals for Binding Letter Determinations

ADDITIONAL EXPERIENCE:

Brevard County:

Three Separate Occasions

Planning and Natural Resources

Viera, Fl

EDUCATION:

Master of Regional Planning

Pennsylvania State University

Bachelor of Arts (Forestry and Landscape Architecture)

Pennsylvania State University

Florida State University - 9 Graduate Courses completed in Natural Resource Economics

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