

**IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY, FLORIDA**

PALM COAST HOLDINGS, INC.  
and FLORIDA LANDMARK  
COMMUNITIES, LLC

Plaintiffs,

CASE NO: 2025 CA 000670  
DIVISION: 49

v.

CITY OF PALM COAST,  
a Florida municipal corporation,

Defendant.

\_\_\_\_\_ /

**PLAINTIFFS' EXPERT WITNESS DISCLOSURE**

Plaintiffs, Palm Coast Holdings, Inc. and Florida Landmark Communities, LLC (hereinafter, "Plaintiffs"), by and through undersigned counsel and pursuant to the Order Scheduling Trial and Directing Pretrial Procedures dated February 4, 2026, hereby file the following Expert Witness Disclosure, identifying Plaintiffs' experts who may be called to testify at the trial in this matter:

**Henry H. Fishkind, Ph.D.**  
**Fishkind Litigation Services**  
**3504 Lake Lynda Drive, Suite 107**  
**Orlando, FL 32817**

Dr. Fishkind may be expected to testify regarding economic analysis of the Town Center Development of Regional Impact ("DRI") Development Order ("DO") and Plaintiffs' damages incurred from the City's breach of the DRI DO. A copy of Dr. Fishkind's CV is attached to this disclosure.

**Dave Mulholland, P.E.  
Moffatt & Nichol  
1025 Greenwood Blvd, Suite 371  
Lake Mary, FL 32746**

Mr. Mulholland may be expected to testify regarding traffic and phasing of the Town Center DRI. A copy of Mr. Mulholland's CV is attached to this disclosure.

Date: August 5, 2026

/s/ D. Kent Safriet  
D. Kent Safriet (FBN 174939)  
Patrice Boyes (FBN 892520)  
Valerie L. Chartier-Hogancamp (FBN 1011269)  
**HOLTZMAN VOGEL BARAN  
TORCHINSKY & JOSEFIK, PLLC**  
119 South Monroe Street, Suite 500  
Tallahassee, Florida 32301  
(850) 270-5938 (phone)  
[kent@holtzmanvogel.com](mailto:kent@holtzmanvogel.com)  
[pboyes@holtzmanvogel.com](mailto:pboyes@holtzmanvogel.com)  
[vhogancamp@holtzmanvogel.com](mailto:vhogancamp@holtzmanvogel.com)  
[mfischer@holtzmanvogel.com](mailto:mfischer@holtzmanvogel.com)  
[cheaton@holtzmanvogel.com](mailto:cheaton@holtzmanvogel.com)

*Counsel for Plaintiffs, Palm Coast Holdings, Inc.  
and Florida Landmark Communities, LLC*

**CERTIFICATE OF SERVICE**

I certify that a copy of this document was filed via Florida Courts E-filing Portal this 5<sup>th</sup> day of August 2026 which will transmit a copy to all counsel of record.

/s/ D. Kent Safriet  
Attorney

# Henry H. Fishkind, Ph.D.

## President

[hankf@fishkindls.com](mailto:hankf@fishkindls.com)

With over 50 years of experience in economic analysis and forecasting, Dr. Henry Fishkind is widely regarded as one of Florida's premier economists and financial advisors. Dr. Fishkind's career began in the public sector where he worked as an economist and associate professor at the University of Florida.



In 1980, Dr. Fishkind became the associate director for programs at the University of Florida's Bureau of Economic and Business Research. During his tenure at the university, Dr. Fishkind served from 1979-1981 on the governor's economic advisory board. He began his career as a private sector consultant when he became president of M.G. Lewis Econometrics in Winter Park, Florida. In 1988, Dr. Fishkind formed Fishkind & Associates, Inc. as a full-service economic and financial consulting firm.

In 2019, Dr. Fishkind sold the financial advisory, consulting, and real estate advisory portions of his business while keeping the expert witness portion, Fishkind Litigation Services, Inc. As the business continues to evolve to once again include real estate development and consulting, his company now reflects the name of Fishkind Consulting.

### AREAS OF EXPERTISE

Expert Economic Witness  
Economic Analysis  
Econometric Modeling  
Project Finance & Feasibility  
Fiscal Impact Analysis  
Real Estate Economics

### PROFESSIONAL EXPERIENCE

President, Fishkind & Associates, Inc./Fishkind Litigation Services, Inc./Fishkind Consulting, 1988 - Present  
Founder Groupe Quartier, 2024 - Present  
Chairman, FLSAFE, 2008 - 2011  
Founding Board Member, Summit Properties, 1996 - 2004  
Founding Board Member, Engle Homes, 1992 - 2000  
Board Member, ABT Funds, 1990 - 1995  
Managing Partner, Woodbridge Vintage Chips, 1994 - 2007  
President, M.G. Lewis Econometrics, Inc. 1984 - 1987  
Associate Director for Programs, Bureau of Economics & Business Research, University of Florida, 1980-1983  
Economist/Associate Professor, University of Florida, 1975 - 1983

### EDUCATION

Indiana University, Doctor of Philosophy, Economics, 1975  
Syracuse University, Bachelor of Arts, Economics, 1971

Fishkind Litigation Services  
3504 Lake Lynda Drive, Suite 107  
Orlando, FL 32817  
(407) 382-3256



## Select Client List

Akerman  
Bell Roper  
Burr Forman  
Carlton Fields  
Coleman Yovanovich  
de la Parte & Gilbert  
Fulmer Leroy Albee  
Fisher Rushmer  
Foley Lardner  
Greenberg Traurig  
Gunster  
Hill Ward Henderson  
Holland & Knight  
Host Hotels & Resorts  
Morgan & Morgan  
Nabors Giblin  
Bartlett Loeb Hinds Thompson Angelos  
Tobin Reyes  
Weiss Handler Cornwell  
Baron Collier  
Cemex/CSR/Rinker  
City of Miami  
Collier Enterprises  
FPL  
King Ranch  
Kitson & Partners  
Kolter Homes  
Lennar  
Marriott Vacations Worldwide  
Mattamy Homes  
McCarter & English  
Mosaic  
Newland Communities  
Rayonier  
Starwood Land Ventures  
State of Florida  
State of Pennsylvania  
St Joe  
Stearns Weaver  
Tavistock Development Company  
U.S. Department of Justice  
Walt Disney Resorts  
The Villages  
Waste Management, Inc.

**EDUCATION**

BS, Civil Engineering,  
University of Central Florida,  
1993

**REGISTRATION****Professional Engineer:**

CO, 50210, 2015

FL, 54840, 1999

**EXPERIENCE**

Dave Mulholland has more than three decades of experience in a wide variety of transportation planning, traffic operations and design projects. Over his career, he has managed and provided technical oversight in the development of transportation analysis to evaluate existing and proposed infrastructure conditions. In addition, Dave has extensive experience in policy planning and transportation analytics to support the management, prioritization, and operational efficiencies of transportation infrastructure. Throughout his career, Dave has been deposed and provided expert testimony to support the advancement of land development and/or the evaluation of transportation conditions.

**REPRESENTATIVE PROJECT EXPERIENCE****Experience Prior to Moffatt & Nichol**

**St. Lucie County Towns, Villages, and Countryside (TVC) Comprehensive Plan Amendment, St. Lucie County, FL.** Project manager for the transportation element of the comprehensive plan amendment (CPA) for the Treasure Coast Regional Planning Council. The CPA required close coordination with land planners and environmental scientists to develop the anticipated land uses that could be developed within the TVC boundary. In support of the TVC plan, a transportation analysis was developed to measure the off-site impacts created by the development. The technical analysis required an evaluation of existing and future conditions to determine the regional network required to support the proposed development. Per Florida Statutes, local governments are required to adopt and maintain a comprehensive plan that addresses the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. Through the process, the Plan was challenged and provided expert testimony in support of the technical position associated with the Transportation conditions. As a result, comprehensive plan policies were successfully adopted with the County and the Florida Department of Transportation to administer the St. Lucie County TVC Comprehensive Plan. Documentation was prepared and submitted to the Department of Community Affairs to support the development activities.

**Sarasota-Manatee County Hospital Certificate of Needs Study.** Project manager and recognized technical expert in support of the transportation analysis to justify the service area associated with a new hospital in the Sarasota-Manatee areas. Retained to provide technical expertise associated with the travel time and service areas for the proposed hospital in accordance with requirements outlined in Florida Statutes. In support, successfully was deposed and provided expert testimony to defend the technical analysis.

**SpringHills Development of Regional Impact, Gainesville, Florida.** As principal engineer, developed methodology, technical analysis and proposed mitigation plan to support the 600-acre mixed use development of regional impact. Dave was responsible for the development of all the technical analysis to support the Transportation Conditions, transportation related development order conditions. In support of the



SpringHills DRI, Dave provided expert testimony in response to the transportation position challenges.

**FDOT District 1 Districtwide General Planning Support, Bartow, FL.** As project engineer on the districtwide on-call general planning support contract for the Florida Department of Transportation (FDOT) District 1, performed a wide range of planning and policy services. Served as the technical lead on multiple growth management studies/reviews, including, but not limited to, Babcock Ranch Development of Regional Impact review, Ft. Myers Beach Trolley Feasibility Study, and City of Lakeland Comprehensive Plan reviews. As task manager, represented District 1 in numerous public hearings for these projects at metropolitan planning organization meetings, public stakeholder meetings, and county commission meetings.

**FDOT District 3 Districtwide General Planning Support, Chipley, FL.** As project manager on this Florida Department of Transportation (FDOT) District 3 on-call general planning support contract, represented the Department with the growth management reviews including, but not limited to, St Joe Development of Regional Impact, Bay Walton Sector Plan, Lynn Haven Comprehensive Plan reviews, Escambia County Comprehensive Plan reviews, Navy Federal Credit Union consistency review, and Pensacola Bay Bridge water taxi alternative testing. As a result of these studies, existing and future traffic conditions were evaluated to determine if additional transportation infrastructure was required to support regional growth. In addition, performed a wide range of districtwide planning and policy services. Managed the Interstate 10 Master Plan, Interstate 110 Master Plan, the District's Freight Plan, Airport Boulevard Action Plan, and Bayfront Feasibility Study. Each of these studies provided recommended alternatives, an evaluation of transportation and environmental impacts, and stakeholder engagement.

**FDOT District 5 Districtwide General Planning Support, DeLand, FL.** As project manager on this Florida Department of Transportation (FDOT) districtwide on-call general planning support contract, supported District 5 with numerous growth management reviews, including, but not limited to, Villages DRI, Tri County Villages, Villages of Marion County, Viera DRI, Meadow Woods DRI, Lake Nona DRI, Airport Industrial Park DRI, and more. Each of these studies, Dave was represented the FDOT as the technical expert for reviewing and approving the DRI Transportation Conditions. These studies require the evaluation of existing and future transportation conditions to determine the future operational and/or capacity needs.

**Additional Central Florida DRI Services, FL.** As project manager over the past 30 years, Dave has represented multiple clients with developing methodologies, evaluating the transportation impacts, and defending the Transportation Conditions associated with DRIs across central Florida. Dave has supported the development of Transportation Conditions and corresponding Developer Agreements for the following DRIs (and many more):

- **Primera DRI**
- **Celebration DRI**
- **Waterford Lakes DRI**
- **Crosstown Center DRI**
- **Summer Bay DRI**



- **Fountainhead DRI**
- **Sugarloaf Mountain DRI**
- **Toho Preserve DRI**

**Future Ready Master Plan and Roadmap (Smart City), Orlando, FL.** Program manager for the development of the Future-Ready Master Plan and Roadmap that will formalize actionable efforts across six pillars: energy and utilities, public safety, built environment, transportation system, water and wastewater, and solid waste management. As the owner's representative for the City of Orlando, not only prepared the draft master plan, but oversaw the implementation of each of the technology and innovation strategies (digital divide, digital twin, mobility as a service, and resilience plan). In addition, supported the development of a concept of operations for each of the strategies created during the master plan development, which included technical resources, software platform comparisons, and technical workflow requirements. (2019 to 2025)

**UCF Master Plan – On-Call Facilities Contract, FL.** Project manager for the University of Central Florida (UCF) Master Plan. The UCF Master Plan evaluated the anticipated proposed land use (UCF Football Stadium) impacts with the surrounding impacted areas. Worked with transportation, environmental, and public engagement stakeholders to educate others on the impacts of the proposed updated Master Plan. Negotiated the Campus Developers Agreement between UCF and Orange County and the Florida Department of Transportation.

**FDOT District 3 Districtwide Corridor Management Contract, Chipley, FL.** As project manager, managed the Florida Department of Transportation (FDOT) District 3 Corridor Management Contract in support of the development of corridor and/or feasibility studies for numerous corridors, including Escambia Bayfront, U.S. Highway 98, State Road (SR) 20, Brooks Bridge, Cervantez Street, U.S. Highway 231, and SR 77. As part of these studies, evaluated and identified mitigation efforts for future-year transportation and environmental impacts. Facilitated education and public hearings to support the stakeholder engagement process (including project website development). In addition, for each of these corridor studies, executive overviews and documentation were prepared to summarize the studies.