

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

In re: Petition for Rate Increase by Florida ) DOCKET NO. 20250011-EI  
Power & Light Company )  
\_\_\_\_\_)

**FLORIDA RISING’S,  
LEAGUE OF UNITED LATIN AMERICAN CITIZENS’, &  
ENVIRONMENTAL CONFEDERATION OF SOUTHWEST FLORIDA’S  
RESPONSE TO FLORIDA ENERGY FOR INNOVATION ASSOCIATION’S  
PETITION TO INTERVENE**

Pursuant to Rule 28-106.205(1), Florida Administrative Code (“F.A.C.”) and Florida Public Service Commission’s Order No. PSC-2025-0075-PCO-EI, Florida Rising, League of United Latin American Citizens of Florida (“LULAC”), and Environmental Confederation of Southwest Florida (“ECOSWF”) (collectively “FEL”) respectfully and timely responds<sup>1</sup> to Florida Energy for Innovation Association’s (“FEIA”) Petition to Intervene. Although somewhat mooted by the Commission’s decision to grant FEIA intervention in Order No. PSC-2025-0166-PCO-EI, issued today, FEL would still like to bring to the Commission’s attention issues apparent in FEIA’s Petition to Intervene and the need to develop FEIA’s basis for intervention through discovery and testimony.

**Background and Summary**

On January 2, 2025, Florida Power and Light Company (“FPL”) notified the Florida Public Service Commission (“Commission”) that it would be seeking a base rate increase effective January 2026. On February 28, 2025, FPL filed its petition for base rate increase,

---

<sup>1</sup> Pursuant to Rule 28-106.205(1), F.A.C., parties have seven days to respond. Today, May 22, 2025, is the seventh day following FEIA’s Petition to Intervene. Rule 28-106.103, F.A.C. (“In computing any period of time allowed by this chapter, by order of a presiding officer, or by any applicable statute, the day of the act from which the period of time begins to run shall not be included.”).

minimum filing requirements, and supporting direct testimony. The Commission has scheduled the evidentiary hearing on FPL's petition for August 11-22, 2025. FEIA was incorporated on May 7, 2025.<sup>2</sup> In a motion dated May 15, 2025, FEIA filed its Petition to Intervene. FEIA alleges that it is a not-for-profit association whose membership includes companies developing data centers in Florida and their affiliates who are existing electric customers of FPL. FEIA's petition also alleges that all of the data centers FEIA's members are developing are located within FPL's exclusive jurisdiction, are actively seeking electrical services through FPL, have entered confidential agreements with FPL, and have paid FPL for studies on potential costs and configurations of these data centers in development. The petition additionally alleges that a substantial number of FEIA's members are FPL customers. On May 19, 2025, FPL filed a response in opposition to FEIA's Petition to Intervene. FEL agrees with FPL's response. On May 22, 2025, the Commission, without waiting for the response period for other intervenors to run, granted FEIA's Petition to Intervene in Order No. PSC-2025-0166-PCO-EI.

### **ARGUMENT**

#### **A. FEIA Fails to Adequately Assert its Members' Substantial Interest in this Proceeding**

Rule 28.106.205(1), F.A.C., permits persons other than the original parties to a pending proceeding to petition for leave to intervene if they have a substantial interest that will be affected by the proceeding. A two-part test determines whether a person may intervene based on substantial interest in the proceeding: (1) that the person can demonstrate that they will suffer an injury in fact which is of sufficient immediacy, and (2) that the substantial injury that the person

---

<sup>2</sup> See Attachment A.

will suffer is of the type or nature which the proceeding is designed to protect. *Agrico Chem. Co. v. Dep't of Env't Regul.*, 406 So. 2d 478, 482 (Fla. 1st DCA 1981).

FEIA asserts that all of its members will be directly affected by the proceeding because all of its members are involved in data center development, and the decision of the Commission will increase the cost of supplying the data centers with electricity. However, the petition does not allege that these developers will be involved in the operation of the data centers once constructed and nothing in the petition alleges that any members are currently operating any data centers within FPL's exclusive retail service territory. The first prong of the *Agrico* test, requiring a party to demonstrate that they will suffer a sufficiently immediate injury in fact, fails here where FEIA has not shown that a single member would suffer any injury. While one of the developers could face an economic injury upon completion of the data center if they chose to manage the property post development and thus could become subject to FPL's increased rates, this injury is speculative and not sufficiently immediate to confer standing. *See Fla. Home Builders Ass'n. v. City of Tallahassee*, 15 So. 3d 612, 613 (Fla. 1st DCA 2009) (builders and developers lacked standing to challenge building ordinance based on "speculative possibilities" that they were "reasonably likely to build or develop projects that could be subject to the ordinance"). *See also Comm. Power Network Corp. v. JEA*, 327 So. 3d 412, 415-16 (Fla. 1st DCA 2021) (finding group developing solar cooperatives in Florida lacked standing to challenge policies that disincentivized solar because "it had to rely on clear and ascertainable facts, not speculation," and "failed to identify, with any degree of certainty, a customer base").

FEIA alleges that its members include existing retail customers of FPL. FEIA formed three months after FPL filed its petition to increase base rates, and its membership is unknown

aside from the Board of Directors.<sup>3</sup> The three identified members of the Board are listed with the same address and business entity, Timberline Real Estate Partners. Timberline Real Estate Partners is not incorporated in Florida, and the business's webpage provides an address in Austin, Texas.<sup>4</sup> On the business's LinkedIn page, each member of the Board of FEIA is listed as residing in Texas.<sup>5</sup> The location listed on the incorporation form is a single-family home in Orlando, Florida, which is serviced by the Orlando Utilities Commission.<sup>6</sup> There is a real question whether any of its members will suffer an injury from a base rate change in Florida, where it does not demonstrate a single known member residing in Florida or managing a data center within its borders. FEIA, while alleging that a substantial number of its members are current retail electric customers of FPL that would be directly impacted, does not give any specificity as to what kinds (i.e., class) of customers these members are and how they would be impacted by FPL's proposed base rate changes. Furthermore, the substance of FEIA's petition to intervene seems to take issue with the proposed LLCS Tariffs, without giving any allegation as to how its members that are currently retail customers of FPL would actually be impacted by FPL's proposed LLCS Tariffs. Without showing that any person would suffer an injury as a result of the proposed base rate change, FEIA fails to show that it has a substantial interest in this proceeding and therefore raises the question of whether it is a proper party to intervene.

**B. FEIA Fails to Adequately Allege an Adequate Basis for Associational Standing**

For an association seeking to intervene on behalf of its members, a three-part test considers whether the association sufficiently pled that (1) a substantial number of its members

---

<sup>3</sup> See Attachment B, page 3.

<sup>4</sup> See Attachment C.

<sup>5</sup> See Attachment D.

<sup>6</sup> See Attachment E.

are substantially affected by the challenged rule, (2) the subject matter of the rule is within the association's general scope of interest and activity, and (3) the relief requested is of the type appropriate for a trade association to receive on behalf of its members. *Fla. Home Builders Ass'n v. Dep't of Lab. & Emp. Sec.*, 412 So. 2d 351, 354 (Fla. 1982).

FEIA has not sufficiently demonstrated that a substantial number of its members are substantially affected by the challenged rule. FEIA alleges that a substantial number of its membership are current FPL retail customers, however its petition does not offer more than this bare assertion, and a material question remains as to whether any of its members are current FPL customers and would be impacted by this proceeding. FEIA filed this petition within a week of incorporation, and the only guidance for the general scope and interest of the association is found within the petition, as an association for data center developers. While end-use retail customers of data center developers would be impacted by increased energy costs as a result of the proposed base rate change, the subject matter of this proceeding appears on its face to be outside the scope of the association's general interest and activity in data center development. Additionally, while one of the member developers could face an economic injury upon completion of the data center if they chose to manage the property post development, this injury is speculative and not sufficiently immediate. *See Comm. Power Network Corp.*, 327 So. 3d at 415-16. FEIA fails to sufficiently demonstrate both the first and second prong of the *Fla. Home Builder* test for associational standing where (1) it has not shown that a substantial number of its members would be substantially affected by the proposed base rate change other than with a bare allegation and (2) has not shown that the base rate change is a subject matter within FEIA's general scope of interest and activity. For the foregoing reasons, there are real questions

regarding whether FEIA can be found a proper party to this proceeding through the facts presented in its Petition to Intervene.

Therefore, FEL agrees with the Commission's order to the extent that it grants FEIA only provisional intervention "subject to proof of standing or stipulations that there are sufficient facts to support all elements of standing." *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20250011-EI, Order No. PSC-2021-0166-PCO-EI at 2 (May 22, 2025). This is consistent with the Commission's practice regarding even repeat parties: although no party opposed the standing of FEL in this docket and all three parties were granted intervention in FPL's last rate case,<sup>7</sup> the Commission order granting FEL's petition to intervene states that it is "subject to proof of standing or stipulations that there are sufficient facts to support the elements for standing."<sup>8</sup> The same is true, for instance, for the Federal Executive Agencies,<sup>9</sup> Florida Retail Federation,<sup>10</sup> Southern Alliance for Clean Energy,<sup>11</sup> and other intervenors to this docket.

---

<sup>7</sup> *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20210015-EI, Orders Nos. PSC-2021-0137-PCO-EI (Apr. 20, 2021) (LULAC), PSC-2021-0138-PCO-EI (Apr. 20, 2021) (ECOSWF), and PSC-2021-0139-PCO-EI (Apr. 20, 2021) (Florida Rising).

<sup>8</sup> *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20250011-EI, Order No. PSC-2025-0078-PCO-EI (Mar. 17, 2025).

<sup>9</sup> *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20210015-EI, Order No. PSC-2021-0132-PCO-EI (Apr. 16, 2021); *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20250011-EI, Order No. PSC-2025-0077-PCO-EI (Mar. 17, 2025).

<sup>10</sup> *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20210015-EI, Order No. PSC-2021-0134-PCO-EI (Apr. 16, 2021); *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20250011-EI, Order No. PSC-2025-0130-PCO-EI (Apr. 16, 2025).

<sup>11</sup> *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20210015-EI, Order No. PSC-2021-0136-PCO-EI (Apr. 16, 2021); *In re: Petition for rate increase by Florida Power & Light Company*, Docket No. 20250011-EI, Order No. PSC-2025-0079-PCO-EI (Mar. 17, 2025).

Though parties to an administrative proceeding may agree to binding stipulations as to the facts supporting all elements of a party's standing, the ultimate legal determination as to a party's standing is jurisdictional; accordingly standing cannot be conferred by consent and can be raised at any point. *Delgado v. Agency for Health Care Admin.*, 237 So. 3d 432, 437-38 (Fla. 1st DCA 2018).

### **CONCLUSION**

WHEREFORE, for the foregoing reasons, FEL agrees with the Commission's decision to grant only provisional intervenor status to FEIA, pending its introduction of sufficient facts to establish all the necessary elements of standing.

RESPECTFULLY SUBMITTED this 22nd day of May, 2025.

/s/ Bradley Marshall  
Florida Bar No. 98008  
Email: bmarshall@earthjustice.org  
Jordan Luebke  
Florida Bar No. 1015603  
Email: jluebke@earthjustice.org  
Earthjustice  
111 S. Martin Luther King Jr. Blvd.  
Tallahassee, Florida 32301  
T: (850) 681-0031  
Fax: (850) 681-0020

Danielle McManamon  
Florida Bar No. 1059818  
dmcmanamon@earthjustice.org  
Earthjustice  
4500 Biscayne Blvd., Ste. 201  
Miami, FL 33137  
T: 305.440.5432  
F: 850.681.0020

***Counsel for League of United Latin  
American Citizens of Florida, Florida  
Rising, and Environmental Confederation  
of Southwest Florida***

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy and correct copy of the foregoing was served on this 22nd day of May, 2025, via electronic mail on:

<b>Florida Public Service Commission Office of the General Counsel</b> Shaw Stiller Timothy Sparks 2540 Shumard Oak Boulevard Tallahassee, Florida 32399 sstiller@psc.state.fl.us tsparks@psc.state.fl.us discovery-gcl@psc.state.fl.us	<b>Office of Public Counsel</b> Mary A. Wessling Walt Trierweiler c/o The Florida Legislature 111 West Madison Street, Room 812 Tallahassee, FL 32399 wessling.mary@leg.state.fl.us trierweiler.walt@leg.state.fl.us
<b>Florida Power &amp; Light Company</b> John Burnett Maria Moncada Christopher Wright 700 Universe Boulevard Juno Beach, FL 33408-0420 maria.moncada@fpl.com john.t.burnett@fpl.com christopher.wright@fpl.com  Kenneth A. Hoffman 134 West Jefferson Street Tallahassee, Florida 32301 ken.hoffman@fpl.com	<b>Walmart Inc.</b> Stephanie U. Eaton Spilman Thomas & Battle, PLLC 110 Oakwood Drive, Suite 500 Winston-Salem, NC 27103 seaton@spilmanlaw.com  Steven W. Lee Spilman Thomas & Battle, PLLC 1100 Bent Creek Boulevard, Suite 101 Mechanicsburg, PA 17050 slee@spilmanlaw.com
<b>Southern Alliance for Clean Energy</b> William C. Garner Law Office of William C. Garner, PLLC 3425 Bannerman Road Unit 105, No. 414 Tallahassee, FL 32312 bgarner@wcglawoffice.com	<b>Florida Industrial Power Users Group</b> Jon C. Moyle, Jr. Karen A. Putnal Moyle Law Firm, P.A. 118 North Gadsden Street Tallahassee, Florida 32301 jmoyle@moylelaw.com kputnal@moylelaw.com mqualls@moylelaw.com



<p><b>Florida Retail Federation</b>  James W. Brew  Laura Baker  Joseph R. Briscar  Sarah B. Newman  Stone Mattheis Xenopoulos &amp; Brew, PC  1025 Thomas Jefferson St., N.W.,  Ste. 800 West  Washington, DC 20007  jbrew@smxblaw.com  lwb@smxblaw.com  jrb@smxblaw.com  sbn@smxblaw.com</p>	<p><b>EVgo Services, LLC</b>  Nikhil Vijaykar  Keyes &amp; Fox LLP  580 California St., 12th Floor  San Francisco, CA 94104  nvijaykar@keyesfox.com</p> <p>Katelyn Lee  Lindsey Stegall  1661 E. Franklin Ave.  El Segundo, CA 90245  katelyn.lee@evgo.com  lindsey.stegall@evgo.com</p>
<p><b>Federal Executive Agencies</b>  Leslie Newton  Ashley George  Michael Rivera  Thomas Jernigan  Ebony M. Payton  James Ely  AFLOA/JAOE-ULFSC  139 Barnes Drive, Suite 1  Tyndall Air Force Base, FL 32403  leslie.newton.1@us.af.mil  ashley.george.4@us.af.mil  michael.rivera.51@us.af.mil  thomas.jernigan.3@us.af.mil  ebony.payton.ctr@us.af.mil  james.ely@us.af.mil</p>	<p><b>Electrify America, LLC</b>  Stephen Bright  Jigar J. Shah  1950 Opportunity Way, Suite 1500  Reston, Virginia 20190  Phone: (781) 206-7979  steve.bright@electrifyamerica.com  jigar.shah@electrifyamerica.com</p> <p>Robert E. Montejo, Esq.  Duane Morris LLP  201 S. Biscayne Boulevard, Suite 3400  Miami, Florida 33131-4325  Phone: (202) 776-7827  remontejo@duanemorris.com</p>
<p><b>Florida Energy for Innovation Association</b>  D. Bruce May  Kevin W. Cox  Kathryn Isted  Holland &amp; Knight LLP  315 South Calhoun St., Suite 600  Tallahassee, FL 32301  bruce.may@hklaw.com  kevin.cox@hklaw.com  kathryn.isted@hklaw.com</p>	

DATED this 22nd day of May, 2025.

/s/ Bradley Marshall  
Attorney

**ATTACHMENT A**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

FLORIDA ENERGY FOR INNOVATION ASSOCIATION, INC.

### Filing Information

**Document Number** N25000005466

**FEI/EIN Number** NONE

**Date Filed** 05/07/2025

**State** FL

**Status** ACTIVE

### Principal Address

1700 FLAMIGO DRIVE  
ORLANDO, FL 32803-1911

### Mailing Address

1700 FLAMIGO DRIVE  
ORLANDO, FL 32803-1911

### Registered Agent Name & Address

O'KANE, MATTHEW R  
215 NORTH EOLA DRIVE  
ORLANDO, FL 32801

### Officer/Director Detail

#### **Name & Address**

Title D

PROVINE, ROBERT  
1700 FLAMIGO DRIVE  
ORLANDO, FL 32803-1911

Title D

NIX, JAMES S  
1700 FLAMIGO DRIVE  
ORLANDO, FL 32803-1911

Title D

ROESCH, G. WILLIAM, II  
1700 FLAMIGO DRIVE  
ORLANDO, FL 32803-1911

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

**No images are available for this filing.**

**ATTACHMENT B**

## Florida Department of State

Division of Corporations

**N250001679973**

5-8-25

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H25000167997 3)))



H250001679973ABCD

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

## To:

Division of Corporations  
Fax Number : (850)617-6381

## From:

Account Name : LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.  
Account Number :   
Phone : (407)843-4600  
Fax Number : (407)377-6544  
Attn: Tami D. Medrano

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: owen@timberlinerep.com

## FLORIDA PROFIT/NON PROFIT CORPORATION

Florida Energy For Innovation Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

25 MAY -8 AM 9:57

FILED  
DIVISION OF STATE  
CORPORATIONS

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF INCORPORATION  
OF  
FLORIDA ENERGY FOR INNOVATION ASSOCIATION, INC.  
A FLORIDA NONPROFIT CORPORATION**

The undersigned, acting as the incorporator of FLORIDA ENERGY FOR INNOVATION ASSOCIATION, INC. ("Corporation"), does hereby adopt the following Articles of Incorporation pursuant to the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes:

**ARTICLE I  
NAME OF CORPORATION, MAILING ADDRESS  
AND ADDRESS OF PRINCIPAL OFFICE**

The name of this Corporation shall be the FLORIDA ENERGY FOR INNOVATION ASSOCIATION, INC. The mailing address of the corporation is 1700 Flamingo Drive, Orlando, Florida 32803-1911 and its principal office shall be located at 1700 Flamingo Drive, Orlando, Florida 32803-1911.

**ARTICLE II  
REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation shall be 215 North Eola Drive, Orlando, Florida 32801 and the name of the initial registered agent for the Corporation shall be Matthew R. O'Kane.

**ARTICLE III  
PURPOSES**

**Section 1.** The specific and primary purposes for which this corporation is to: (i) promote, advance, and provide the means for a cooperative approach primarily focused on the development of the Data Center Industry in the State of Florida; (ii) educate and enlighten elected officials, governing bodies, regulators, and legislators about the value, positive financial impact, economic benefits, and other advantages of the Data Center Industry in the State of Florida; (iii) educate, and advocate before, Florida governmental entities, including the Florida Public Service Commission, regarding the importance of governmental policies and regulatory or administrative actions that will ensure the Data Center Industry has access to fair, just, reasonable and non-discriminatory retail electric rates in the State of Florida; (iv) study, advise, and either take or recommend action on economic opportunities, regulations, and legislation that will advance, protect, or, otherwise affect the financial well-being and other interests of the Data Center Industry in the State of Florida; (v) educate the media and consumers about the services, value, economic role, financial impact, overall importance, and other benefits or advantages provided by the Data Center Industry in the State of Florida; (vi) provide a forum and a productive environment for discussion between the members of industry that will encourage the exchange of ideas and will foster completion and promote generally by the creation and development of innovations and other measures for the general good; (vii) establish and maintain relationships and liaisons with governmental, educational, and other organizations that will support and contribute to the advancement and development of the Data Center Industry in the State of Florida; and (viii) act as needed or proper at any time or place for the accomplishment of



any of the corporate purposes, or towards the attainment of any one or more of the enumerated goals, or that otherwise may be conducive to the interests of the Corporation and of its members, or as may be necessary to advance or to protect its interests and/or its members, and to act accordingly.

Section 2. Notwithstanding any other provision of these articles, this corporation shall operate at all times and in such a way that will allow the Corporation to qualify and continue to qualify as an organization exempt from taxation under Section 501(c)(6) of the Internal Revenue Code of 1986, as amended (the "Code"), or the corresponding provisions of any future federal tax laws; and shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(6) the Code.

#### ARTICLE IV POWERS

This corporation shall be authorized to exercise the powers permitted corporations not for profit under Chapter 617, Florida Statutes; provided, however, that this Corporation, in exercising any one or more of such powers, shall do so in furtherance of the exempt purposes for which it has been organized within the meaning of Section 501(c)(6) of the Code.

#### ARTICLE V MEMBERSHIP

The corporation shall have members with such rights and responsibilities as may be set forth in the Bylaws of the Corporation. Any individual or organization, upon qualification and approval as set forth in the Bylaws of the Corporation, shall be eligible to membership in this Corporation. Membership shall be at the sole discretion of the Board of Directors, which shall have the power to set the qualifications and criteria for the admission of members, including, without limitation, the establishment of differing classes of members and voting rights (if any) of members.

#### ARTICLE VI TERM

This corporation shall have perpetual existence unless sooner dissolved according to law.

#### ARTICLE VII NAME AND ADDRESS OF INCORPORATOR

The name and address of the initial incorporator of this corporation is as follows:

Matthew R. O'Kane

215 North Eola Drive  
Orlando, Florida 32801

25 MAY -8 AM 9:57

FILED  
CLERK OF STATE  
TALLAHASSEE

ARTICLE VIII  
BOARD OF DIRECTORS

Section 1. Except for the initial Board of Directors of the Corporation, whose names are set forth in Section 2, below, the Board of Directors shall be as determined and fixed by the bylaws of the Corporation; provided, however, that there shall never be less than three (3) directors.

Section 2. The names and addresses of the initial Board of Directors of the Corporation are as follows:

Robert Provine	c/o Timberline Real Estate Partners 1700 Flamingo Drive Orlando, Florida
James S. Nix	c/o Timberline Real Estate Partners 1700 Flamingo Drive Orlando, Florida
G. William Roesch II	c/o Timberline Real Estate Partners 1700 Flamingo Drive Orlando, Florida

ARTICLE IX  
DEDICATION OF ASSETS AND DISSOLUTION

Section 1. The property of this Corporation is irrevocably dedicated to the purposes set forth herein and no part of the net earnings or assets of this corporation shall inure to the benefit of any officer or director of the Corporation or to the benefit of any private individual. When appropriate, the Board of Directors may determine to reasonably compensate any officer or director of the corporation in accordance with and commensurate with the services performed by such person.

Section 2. Upon the dissolution and winding up of this corporation, its assets remaining after payment or provision for payment of its debts and liabilities shall be distributed to one or more organizations which themselves are exempt as organizations described in Sections 501(c)(3) or 501(c)(6) of the Code, or the corresponding provisions of any future federal tax laws, or to or among, the United States, the State of Florida or any local government(s) for exclusive public purposes.

ARTICLE X  
BYLAWS

Subject to any limitations at any time contained in the Bylaws of this Corporation and in Chapter 617, Florida Statutes, Bylaws of this corporation may be adopted, altered, amended or rescinded, and new Bylaws adopted, either by resolution of the Board of Directors or in the manner at any time provided in the Bylaws.

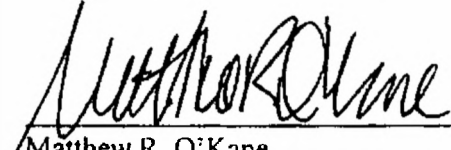
ARTICLE XI  
AMENDMENT OF ARTICLES

These Articles of Incorporation may be amended or amended and restated pursuant to a resolution adopted by the Board of Directors.

ARTICLE XII  
INDEMNIFICATION

The Corporation shall indemnify, hold harmless, defend, discharge from liability and insure any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (a "Proceeding") by reason of the fact that he is or was a director, employee, officer or agent of the Corporation, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with any Proceeding to the greatest extent permitted under the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes and as may be provided for in the Bylaws.

**IN WITNESS WHEREOF**, the undersigned incorporator has hereto set his hand and seal on this the 7<sup>th</sup> day of May, 2025, for the purpose of forming this not for profit corporation under the laws of the State of Florida.

  
\_\_\_\_\_  
Matthew R. O'Kane

FILED  
CLERK OF STATE  
OFFICE  
25 MAY - 8 AM 9: 57

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of FLORIDA ENERGY FOR INNOVATION ASSOCIATION, INC. and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of such duties, and is familiar with and accepts the obligations of the position as registered agent.

  
Matthew R. O'Kane

**ATTACHMENT C**



TIMBERLINE

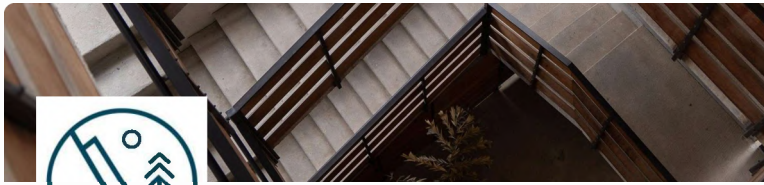
CONTACT

# Institutional Sensibility. Entrepreneurial Execution.



Timberline Real Estate Partners  
1204 S Congress, Suite 200  
Austin, TX 78704  
[contact@timberlinerep.com](mailto:contact@timberlinerep.com)

**ATTACHMENT D**



## Timberline Real Estate Partners

Institutional Sensibility. Entrepreneurial Execution

Real Estate · Austin, Texas · 1K followers · 2-10 employees

Follow

Message



Home About Posts Jobs **People**

### 14 associated members



Search employees by title, keyword or school

#### Where they live

+ Add

14 | United States

9 | Texas, United States

9 | Austin, TX

9 | Austin, Texas Metropolitan Area

2 | New York City Metropolitan Area

1 | Charleston, SC

1 | Virginia, United States

1 | New Jersey, United States

1 | Darien, CT

1 | South Carolina, United States

1 | Pennsylvania, United States

#### Where they studied

1 | Georgetown University

1 | Texas McCombs School of Business

1 | Lubar College of Business

1 | United States Military Academy

1 | Commonwealth University

1 | Harvard University

1 | Harvard Law School

1 | University of California

1 | Birmingham-Southern College

1 | The University of Texas at Dallas

1 | UNC Kenan-Flagler Business School



1 | Chatham, NJ



1 | Arlington, VA



1 | Friendsville, PA



1 | Connecticut, United States



1 | University of Virginia



1 | Vanderbilt University



1 | The Wharton School



1 | University of Connecticut



5 0 0 0 0 0

Show less ^

## People you may know

### LinkedIn Member

Associate at Timberline Real Estate Partners

### LinkedIn Member

Real Estate Salesperson / Office Manager at Timberline Real Estate



**Bill Roesch** · 3rd

CFO at Timberline Real Estate Partners

Message



**Owen LaFreniere** · 3rd  
Managing Director, General Counsel

[Message](#)



**Preston Martin** · 3rd  
Vice President at Timberline Real Estate Partners

[Message](#)



**Robert Provine** · 3rd  
Partner and Chief Operating Officer at Timberline Real Estate Partners

[Message](#)



**Colin Chiarodo** · 3rd  
Timberline Realestate Partners

[Message](#)



**Tony Cournia** · 3rd  
Director of Hospitality / Managing Director

[Message](#)



**Macey Taylor** · 3rd

CPA, Controller at Timberline Real Estate Partners

[Message](#)



**Stan Nix** · 3rd

Timberline Real Estate Partners

[Message](#)



**Chelsea Cournia** · 3rd

Dynamic Hospitality Expert • Generating Business Growth and Sales • Constantly  
Fostering Valuable Human Connections and Operational Efficiencies with...

[Message](#)

**Hart Harrigan** · 3rd

Managing Director, Timberline Real Estate Partners

[Message](#)

**ATTACHMENT E**



1700 Flamingo Dr

Building



Directions



Save



Nearby



Send to  
phone



Share



1700 Flamingo Dr, Orlando, FL 32803



Suggest an edit on 1700 Flamingo Dr



Add a missing place



Add your business



Add a label



Your Maps activity

## Photos

