



CAPABILITIES STATEMENT

# Your project. Our expertise.

Centerline Site Development LLC

Florida Certified Underground Utility & Excavation Contractor

Ormond Beach, Florida / License # CUC[PENDING]

ABOUT CENTERLINE

# Focused expertise. Single point of accountability.

Centerline Site Development is a client-focused site development contractor specializing in commercial construction for regional and national brands. We manage the complexity so you can focus on your business.

Daniel Bowman, General Manager, brings over 20 years of experience in commercial site development, working with regional and national brands to deliver new locations on time, on budget, and built to last. His background spans both the business side and the construction side of development, starting with JP Morgan and Fifth Third Bank before transitioning fully into construction site development.

That dual perspective - financial discipline combined with field experience - is what sets Centerline apart.

AT A GLANCE

<b>Headquarters</b>	Ormond Beach, Florida
<b>Service area</b>	Volusia County and Northeast Florida
<b>Years in business</b>	20+ years of commercial site development
<b>License</b>	Florida Certified Underground Utility and Excavation Contractor (CUC[PENDING])
<b>Markets</b>	QSR / Fuel & Convenience / Multitenant Retail / Banking & Financial

# What we do.

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## 01 / Site Development Planning

A full analysis of site conditions including grading, drainage, utility layout, erosion control, and environmental compliance. We design a site that works before construction begins.

- Grading and drainage analysis
- Utility layout coordination
- Erosion and SWPPP planning
- Environmental compliance review

## 02 / Construction Management

On-the-ground coordination of contractors, schedules, and deliverables. We keep your project moving and your stakeholders informed.

- Contractor and trade coordination
- Schedule and milestone tracking
- Quality control and inspections
- Stakeholder reporting

## 03 / Owner's Representation

Acting as your direct representative with contractors, municipalities, and engineers. You get one clear line of communication throughout the entire build.

- Single point of accountability
- Municipal and agency liaison
- Engineering coordination
- Budget and change order oversight

## 04 / New Location Development

From pad-ready site selection to grand opening, Centerline manages the development process for franchise and brand-expansion projects from start to finish.

- Pad-ready site delivery
- Franchise rollout coordination
- Brand standard compliance

- Grand opening readiness

## **05 / Pre-Construction and Permitting**

Navigating municipal requirements, permit applications, and regulatory compliance so your project doesn't stall before it starts.

- Permit application management
- Code and zoning review
- Agency submittal coordination
- Regulatory compliance

## MARKETS

# Who we serve.

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## QSR and Quick Service Restaurant

From drive-thru builds to full ground-up restaurant sites, we understand the operational demands of quick-service brands. We've delivered new ad points for some of the most recognized names in the industry.

**REPRESENTATIVE BRANDS** Chipotle / Chick-fil-A / Starbucks / Huey Magoo's

## Fuel and Convenience

High-traffic, operationally complex sites require detailed site development planning. We manage the environmental, utility, and grading requirements specific to fuel and C-store builds.

**REPRESENTATIVE BRANDS** Circle K

## Multitenant Retail and Commercial

Inline tenants, strip centers, and commercial pads each present unique site challenges. Centerline brings the same structured approach to retail development at any scale.

**REPRESENTATIVE BRANDS** Sherwin-Williams

## Financial and Banking

Our work predates commercial construction. Daniel's background with JP Morgan and Fifth Third Bank means we understand how financial institutions approach site selection, compliance, and delivery requirements.

**REPRESENTATIVE BRANDS** JP Morgan / Fifth Third Bank

CONTACT

# Let's build something.

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Every service is structured around one goal: delivering your project cleanly, correctly, and on your timeline.

**Daniel Bowman**

General Manager

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Ormond Beach, Florida

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