

GREG STUART, MAURP _ LAND PLANNING, DESIGN & REAL ESTATE DEVELOPMENT

Professional Expertise in Comprehensive Land Use Planning & Zoning,
Urban Design, Land Development Project Management & Real Estate Investment

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PROFILE

Mr. Stuart is a highly experienced professional land use planner & executive with four decades of experience and success in FL and WA State urban & regional planning, real estate land development project management, finance & entitlements, regulatory development & communications.

EXPERIENCE

VP, Stuart and Marquez, Gainesville/Jacksonville, FL 1984 – 1990
Director of Planning, Hole Montes & Ass, Fort Myers, FL 1990 - 1992
President, Stuart and Associates, Fort Myers, FL 1993 - current
Senior Principal, Eagle Real Estate, Cape Coral, FL 1998 - 2008
Senior Principal, Southland Group, Bonita Springs, FL 2009 – 2011

Comprehensive Land Use Planning, Zoning & Sector Planning

Broad experience in FL & WA growth management, governmental relations, land use analysis, long range planning and regulatory implementation. Notable accomplishments include the Bonita Springs 5200 ac. Sector Plan, the Matlacha SF Residential Overlay, the 2015 Pine Island Plan Restudy & TUD Ordinance, Cape Coral 7 Islands Plan Environmental & Economic Systems; Lee Co. Comprehensive Plan oversight via 10-year Local Planning Agency member (5 yr. Chairman).

Administration and Business Management

Noted for team-oriented business management methods; expertise in budgets, finance, strategic planning, governmental relations, public communications, contracts and negotiations. Business background gained from owning and/or being a senior partner for 4 consulting & real estate development/investment practices.

Urban Design, Entitlements and Public Communications

Highly recognized for consensus oriented public and agency permitting implementation (80 + cases), environmental design, local, state & federal entitlements and project implementation. Notable examples include the Suwannee Trails Camp Resort, Treehouse Village, Judd Creek Preserve PD, Bonita Springs Home Depot & Heritage Cove RPD.

Land Development, Project Management & Real Estate

Successful track record in land development, including acquisition, financial analysis & project management; notable \$236MM concurrent 20-month design, permitting and construction for 3 FL marinas.

Professional Planning Expert Testimony

Mr. Stuart is an acknowledged leading expert in Land Use Planning, Condemnation and Inverse Condemnation, with over 130 Judicial & Quasi-judicial cases, including Federal Superior Court Tacoma, WA,

QUALIFICATIONS AND EXPERTISE

Comprehensive Land Use Planning

Zoning and Growth Management

Real Estate Development, Project Management and Finance

Site Planning & Urban Design

Local, State and Federal Land Permitting & Entitlements

Real Estate Investment, Finance and Underwriting

Governmental Relations and Public Communications

Expert Testimony Regarding Planning, Zoning, Growth Management and Real Estate Development

ACADEMIC BACKGROUND AND CREDENTIALS

Danish Academy of Fine Arts, College of Architecture & Urban Design; *Post-graduate Fellow*
University of Florida, *Masters of Arts in Urban & Regional Planning, full HUD Scholarship*
University of Florida, *Bachelor of Arts in Urban Studies, Magna Cum Laude*

- Awarded HUD Planning Fellowship for Full Graduate Studies, University of Florida
- Awarded Denmark International Studies Fellowship, University of Copenhagen
- Awarded Graduate Design Fellowship, Danish Academy of Arts

PROFESSIONAL AFFILIATIONS

Fort Myers Board of Realtors, Associate
American Planning Association, Associate

Urban Land Institute, Associate

SUMMARY

Mr. Stuart is a highly experienced urban planner and designer, with experience gained from two professional consulting practices and Principal in 2 real estate investment and brokerage firms. With extensive expertise in land development, business management and public communications, his expertise includes urban design, land use planning, land development permitting, project management and expert testimony. Earning a B.A in Urban Studies (High Honors), a M.A. in Urban & Regional Planning from the University of Florida, and a Fellowship at the Danish Royal Academy's College of Architecture, Mr. Stuart has extensive judicial and quasi-judicial growth management case experience throughout Florida and Washington State.

QUALIFICATIONS AND EXPERIENCE

Mr. Stuart's professional experience spans thirty plus years of local, regional and international professional business and consulting. Mr. Stuart has directed land use planning, design, permitting and project management tasks for public and private sector interests, has been the Principal Planner or Project Manager for more than 80 major development projects throughout FL, GA and WA, and has provided expert testimony for over 130 quasi-judicial & judicial cases.

Comprehensive Land Use Planning and Sector Planning

Mr. Stuart has designed and directed scores of land use planning projects, such as the mixed-use 196-ac. Judd Creek Preserve residential projects (Cape Coral FL 2003-2006), recreational vehicle resorts (Director of Development, the Suwannee Trails Camp Resort (a 2800-acre 6-mile riverfront DRI, 1985-88), and institutional mixed use projects (Project Manager/Principal Planner for the 6,400-ac. Pine Creek Ranch and FGCU Charlotte County Campus 2004-08). Public sector comprehensive planning includes directing/designing the Bonita Springs 5200 ac. NE Quadrant Sector Plan, various EAR and Lee Plan amendments, NW Cape Coral & 7 Island Plan (2014), the 2015 Pine Island Plan Restudy & TDU Ordinance revision, & the Matlacha SF Residential Overlay ordinance. As a Lee County Planning Commissioner (1992-02; 5 yr. Chairman) under his leadership, the County adopted new rules for commercial architectural design, upgraded the landscaping code, implemented electronic signs regulatory reform, executed concurrency management ordinance reform and strengthened disclosure practices. Other notable achievements include community sector planning review and standards, co-directing the County/FGCU 50-meter Pool Inter-local Agreement with \$4.7MM matching funding,

Land Development & Real Estate

As a principle in the Southland Group, he directed/managed over 3 dozen underwriting, finance and restructuring real estate development projects, including the Gulf Coast Health Park. As a principle with Eagle Realty of SW FL he directed a \$365MM private investment portfolio featuring up to 16 assets throughout FL. He was responsible for the acquisition, syndication and funding for the Telegraph Creek Ranch, the Hendry County River Ranch, Judd Creek and 13 other development and real estate investment projects. As a partner and project manager he was co-responsible for finance, entitlements and project management for a \$236MM 3 bundled marina project (Tampa, Naples, Key West; 2004-2008). He co-directed the YCOA business plan, debt and equity raise, project design, construction and operations and successfully met the challenge of simultaneous permitting and construction for 3 marina resorts in 20 months.

REPRESENTATIVE

CLIENT LIST

The Geo Group, Inc.
Sakata Seed Of North America
Davis Wright Tremaine, WA
Stephans & Klinge, LLP, WA
City of Vero Beach
Lee County, FL
Fort Myers Beach Fire District
Ingman Marine
Tibbetts Lumber
Lennar US Homes
Home Depot Corp.
Ronto Development Corp.
Collier Co., FL
City of Cape Coral, FL
City of Bonita Springs
Realmark Properties, Inc.
Carroll Properties/Gulf Star Marine
Yacht Clubs of the Americas, LLC
University of Florida Foundation
Banks Engineering
Knott Consoer PA
Quattrone & Associates, Inc.
Jack Parker Corp.

PROFESSIONAL APPOINTMENTS AND COMMUNITY AFFAIRS

- Appointed Chairman, Lee County Local Planning Agency (1992 -- 2002)
- Appointed as a Director, the Real Estate Investment Society (1994 -- 1997)
- Appointed as a Director, the Economic Development Coalition (1996 - 1997)
- Appointed to the Lee County Land Development Code Advisory Committee (1996)
- Appointed to the Lee County School Boards Construction Advisory Committee (1991)
- Appointed to Lee County's Affordable Housing Committee (1992)

QUALIFICATIONS AND EXPERIENCE (cont.)

Mr. Stuart's land development and real estate experience includes acquisition analysis and feasibility, financial underwriting, contracts and asset dispensation.

Planning, Zoning and Urban Design

Mr. Stuart designed, planned, permitted and directed Treehouse Village, a multifamily residential development; awarded the City of Gainesville's Outstanding Residential Development Award. Principal Planner and/or Project Manager responsible for planning, design and permitting for the Hancock Creek Estates and Tuscan Pointe waterfront residential subdivisions (North Fort Myers), Stuart Harbor Yacht Club (Stuart, FL), and Realmark Development's Estates at Entrada, the Tucker Grade mixed use projects. He was responsible for the planning and permitting of five interstate highway commerce centers, including the Bonita Grande CPD, the Estero Interstate Commerce Park at Corkscrew Rd. the Stock Development's Vintage Commerce Center and Alico Crossroads CPD in Lee County.

Land Development, Entitlements & Project Management

Notable land development residential projects include Lennar US Homes Heritage Cove (Ft. Myers), and the Pinnacle Oaks PUD Charlotte Harbor waterfront project. Commercial retail center entitlement and project management experience is illustrated by the Bonita Springs Home Depot Center, a 240,000 SF retail center, Miramar Factory Shops, a 700,000 SF regional outlet mall, the Estero Greens/Sam Galloway Dealership, a 229,000 SF. commercial shopping center (1996), and Sierra Meadows, a 300 unit, 260,000 commercial SF Naples mixed use activity center. He directed various environmental permitting tasks, including the Bonita Grande CPD Kehl Canal Flow Way restoration and enhancement, Key West YCOA riparian rights transfer and mangrove conservation and North Trail RV Resort. He was co-project manager and responsible for redesigning and amending the Timberland and Tiburon DRI, the Parker Lakes DRI, and environmental permitting for the Tamalico Center, a 600,000 sq. ft. commercial-industrial DRI. He was responsible for numerous rezoning and comprehensive plan amendments, including the Summerlin Park CPD and the Casa Del Mar RPD. He was responsible for obtaining a precedent setting park impact fee reduction for the 235-acre Parker Lakes, saving the client over \$250,000 in development exactions. Throughout these project's Mr. Stuart was responsible agent representation and public communications and negotiations with environmental organizations and civic and neighborhood associations.

Professional Planning Expert and Testimony

He is a recognized authority on growth management, land use planning and urban design; selected as the featured speaker (National Conference on Growth Management, San Diego ASCE; Un. Of Washington College of Business & Real Estate), extensively quoted press and electronic media throughout Southwest Florida and a ten-year former County Planning Commissioner. Mr. Stuart has been the lead expert land use planning witness in over 120 judicial and quasi-judicial, with successful testimony in a variety of cases such as the RCH v. Lee Co., a \$74MM inverse condemnation mine case, Kline v. Fort Myers Beach substantive due process case, the City of Redmond v. Union Shares inverse condemnation case, the Estero Group v. Lee inverse condemnation mine case, the Suwannee River Camp Resort Chapter 120 Administrative Appeal, Lee Co. v. Dahlke a Chapter 120 FLUM Amendment Appeal, the Three Oaks Parkway v. Corlico ROW condemnation case, Caribbean Beach Club v. Allstate Insurance coastal reconstruction build back settlement and Flanagan v. FL DEP coastal construction line variance administrative hearing case.

NOTABLE QUALIFICATIONS AND EXPERIENCES

- Successfully directed and/or was the senior planning principal for over 130+ quasi-judicial and judicial planning and land use cases throughout FL & Seattle.
- Un. of Washington College of Business featured speaker on development & finance (2017).
- Authored the Planning & Land Use Certified Coastal Practitioner Credentialing Program for the Coastal Zone Foundation (2018)
- Authored the 2016 NW Cape Coral Sector Plan, with emphasis on economic & environmental systems integration.
- Successfully defended Lee Co. in a \$74MM inverse land use condemnation case (RCH v. Lee, 2011).
- Co-authored the Greater Pine Island Community Plan and awarded the 2016 FPZA Award for Outstanding Environmental Plan/ Study.
- As the Senior Principal for Eagle Realty of SW FL, directed, planned and entitled a \$365MM real estate land portfolio (1999 – 2008).
- Effectively co-directed a \$226MM three marina resort redevelopment project (YCOA Tampa, Naples and Key West; 2005 -2008).
- Responsible for the planning and design for over 500 site plans, urban designs and master development plans, including the award winning Treehouse Village (1986).
- Planning, permitting and project management for 6 Lee County, FL interstate interchange commercial centers (1995 – 2005).
- Designed, planned, entitled and obtained the first and only Development of Regional Impact approval along the Suwannee River (Suwannee Trails Camp Resort 1985 – 1987).

Greg Stuart, MAURP -- Expert Planning Judicial & Quasi-judicial Testimony Case List

• <u>Ingman Marine</u> – DCI2023-00032; 2024 Private Sector CPD Zoning; Lee Co., FL
• <u>Stor-all</u> – ADD2023-00130; 2023 Private Sector MCP & CPD Amendment; Lee Co., FL
• <u>Gasparilla Marine Sales Conventional Rezoning</u> – Z-23-13, 2023 Private Sector CG Rezoning; Sarasota, FL
• <u>Tibbets Lumber Co Business Expansion IPD</u> – DCI2022-00011, 2022 Private Sector PD Rezoning; Lee Co, FL
• <u>The Pondella 2.9 Special Exception</u> – SEZ2022-00010, 2022 Private Sector Commercial Entitlement; Lee Co, FL
• <u>The Fort Myers Bch. Fire Station</u> – 2019 Ord. 08-08, Special Purpose District, Lee Co., FL
• <u>The One Naples MPUD</u> - PUDZ-PL2019-697, 2020 Private Sector Intervener, Naples, FL
• <u>725 Azalea v. City of Vero Beach</u> ; 2020 Case 19-5531GM, Public Sector Defense DOAH Hearing FLUM Amendment; Vero Beach, FL.
• <u>Geo Group, Inc. v. City of Tacoma</u> ; 2019 Case 3:18-cv-05233, Private Sector Down Zoning & Takings US District Court Western District; Tacoma, WA.
• <u>Sakata Seed Corporation v. Lee Co.</u> ; 2019 Case # 19-3848GM Private Sector Plaintiff DOAH Hearing FLUM Amendment; Fort Myers, FL
• <u>Topps Center CPD</u> ; 2019 20190027, Private Sector Hotel Zoning & MCP Entitlement; Town of Fort Myers Beach, FL
• <u>Oak Villages RPD</u> ; 2019 DCI2017-00010, Private Sector MF Residential Zoning Entitlement; Fort Myers, FL
• <u>The Pratt Place RPD</u> ; 2019 DCI2018-00008, Private Sector Zoning Entitlement Testimony, Lee Co., FL.
• <u>The Baumgarten MPUD</u> ; 2019 PL20170000768, Private Sector Land Use Zoning Compatibility Testimony, Collier Co., FL.
• <u>Southland Lakes Investors Request For Judicial Notice</u> ; 2019 18-CA-000268, Plaintiff Injunction and Highest and Best Use Testimony, Lee Co., FL.
• <u>Lake Sammamish Mediation</u> ; 2019 Plaintiff Highest and Best Use Testimony, King County, WA
• <u>Alico 254 Parcels G, H, I & J MPD Amendment</u> ; 2018 DCI2017-00001, Private Sector Zoning Entitlement, Lee Co., FL
• <u>Treeline 28 Commercial Park</u> ; 2018 DCI2017-00011, Private Sector Zoning Entitlement, Lee Co., FL
• <u>Embers Parkway Future Land Use Map Amendment</u> ; LU17-0008, Private Sector Land Use Map Amendment Entitlement, Cape Coral, FL
• <u>Kline v Fort Myers Beach</u> ; 2017 CA 16-CA-001866, Substantive Due Process Defense of Town of Fort Myers Beach

• <u>Appeal of Official Interpretation</u>; 2017 INTP-2017-PL-1233, Private Sector Permit Interpretation For Appellant, Collier Co., FL
• <u>Gulf Star Marina Renovation</u>; DCI2009-00061, 2017 Private Sector PD Zoning, Lee Co.
• <u>Bonita Breeze CPD</u>; PD16-31234-BOS, 2017 Private Sector Zoning, the City of Bonita Springs
• <u>21421 Widgeon Terrace</u>; VAR16-0012 2017 Private Sector Variance; Town of Fort Myers Beach
• <u>Morris Irrevocable Family Trust vs. Pacific Coast Coal Co., Inc.</u>; 2016 Demand For Arbitration, Private Sector Litigation, King County, WA
• <u>The City of Redmond vs. Union Shares, LLC</u>; 2016 #15-2-12698-9 SEA, Private Sector Condemnation Defense and Counterclaim, Redmond, WA
• <u>Mark Freeman, Richard Bennett Land Trust, Brinker Brown, & D&D Machine & Hydraulics, Inc. vs. Lee Co.</u>; 2015 12-CA-2517 Inverse Condemnation & Bert Harris in defense of Lee Co., FL
• <u>The Commons Club Administrative Appeal of Permit Denial</u>; 2015, REZ COM 15-20639, Private Sector Plaintiff, Lee Co., FL
• <u>Gasparilla Marine Sales CPD Rezoning</u>; 2014, DCI 2015-00009, Private Sector Zoning, Lee Co., FL
• <u>The Restaurant Depot Rezoning</u>; 2015, REZ 2015-00002, Quasi-judicial Private Sector Zoning, Lee Co., FL
• <u>Estero Group LTD v. Lee Co.</u>; 2014 12-CA-1705 Inverse Condemnation & Bert Harris, Lee Co. Defense, Lee Co., FL
• <u>Grandezza Home Owners Association v. Miromar Lakes, LLC 2013/14</u>; DCI2013-00008 Private Sector Quasi-judicial Zoning Appeal for the POA, Lee Co., FL
• <u>Carter-Pritchett v. Lee Co.</u> 2014/15; 12-CA-002517 Floodway Inverse Condemnation & Bert Harris, Lee Co. Defense, Lee Co., FL
• <u>Bermuda Lakes RVPD</u>; 2014, DCI2014-00010, Quasi-judicial Private Sector Zoning, Lee Co.
• <u>Westgate Center IPD</u>; 2014, DCI2014-00001, Quasi-judicial Private Sector Zoning, Lehigh Acres, FL
• <u>Huffmaster Easement Condemnation</u>; 2014, Public Sector Pre-condemnation Analysis for Lee Co., FL, North Fort Myers, FL
• <u>Miromar Lakes v. Grandezza</u>; 2013, DRI2013-00021 & DCI2013-00008, Private Sector DRI & NOI, Estero, FL
• <u>Lee Co. v. Weiman</u>; 09CA-5705T 2013, Condemnation, Lee Co. Plaintiff, Lee Co., FL
• <u>McGuigan v. Lee Co.</u>; 09-CA-005689 2013, Riparian Rights and Inverse Condemnation, Lee Co. Defense, San Carlos Island, FL
• <u>Lee Co. v. McCoy</u>; 2013, Condemnation, Lee Co. Plaintiff, Lee Co., FL
• <u>Orange Grove Center CPD</u>; 2012, DCI 2012-00023, Private Sector CPD Amendment; Lee Co., FL

• <u><i>RCH v. Lee County</i></u>; 10-CA-002364 Inverse Condemnation & Bert Harris; 2011 Lee Co. Defense, Lee Co., FL
• <u><i>C. Johnson SF Rezoning</i></u>; 2012, REZ 2011-00007, Private Sector Zoning, Lee Co., FL
• <u><i>Lee County Burnt Store Road</i></u>; #06A-939, Parcel 123 ROW Condemnation; 2009/2011, Lee Co. Plaintiff, Lee Co., FL
• <u><i>Dahlke v. Lee County</i></u> 2009, 08-CA-419, Fort Myers Beach Inverse Condemnation, FL, Ch 120 Appeal, Lee Co. Defendant, Fort Myers Bch. FL
• <u><i>Caribbean Beach Club</i></u>; 2009, 06-CA-004562 Development and Construction Private Party Litigation, Fort Myers Bch., FL
• <u><i>Three Oaks Parkway</i></u>; 2008, 06A-939; ROW Condemnation, Lee Co. Plaintiff, Lee Co., FL
• <u><i>Three Oaks Parkway Corlico</i></u>; 2008, 05CA-4770 2008, ROW Condemnation Lee Co. Plaintiff, Lee Co., FL
• <u><i>Collier County vs. Flick-County Barn Road Parcel 124</i></u>; 2008, #60101, ROW Condemnation, Collier Co. Plaintiff, Collier Co., FL
• <u><i>Collier County vs. Graziani, et.al.Parcels 134, 135 and 136</i></u>; 2008, #62081, ROW Condemnation, Collier Co. Plaintiff, Collier Co., FL
• <u><i>Alico Crossroads CPD Amendment</i></u>; 2007, DCI 2008-0000, Private Sector CPD Zoning, Lee Co., FL
• <u><i>Tuscan Pointe RPD</i></u>; 2006, DCI2008-00088, Private Sector RPD Zoning, North Ft. Myers, FL
• <u><i>Thompson Variance</i></u>; 2004/05, VAR 2005-00018, Private Sector Variance and Appeal, Pine Island, FL
• <u><i>Hendry Co. River Ranch</i></u>; 2004/05, Private Sector Comprehensive Plan Amendment, Hendry Co., FL
• <u><i>Hancock Creek Estates RPD</i></u>; 2004, DCI2005-00063, Private Sector RPD Zoning, North Fort Myers, FL
• <u><i>Vintage Commerce Center CPD Amendment</i></u>; 2004, DCI2004-00065, Private Sector CPD Zoning, South Fort Myers, FL
• <u><i>Pinnacle Oaks PUD</i></u>; 2004, PA-04-05-16-LS, Private Sector FLUM Amendment and PUD Zoning; Charlotte Co., FL
• <u><i>Kelly Carlos</i></u>; 2004/2005, Lee Co., FL, Private Sector Contract Litigation Support, South Fort Myers, FL
• <u><i>FDOT v. Fleck Alico LLC.</i></u>; 2004, Fort Myers, FL, Private Sector Interchange ROW Condemnation, Lee Co. FL
• <u><i>Collier Co. v. Ruth.</i></u>; 2004, #41825480000, Collier Co., FL, ROW Condemnation
• <u><i>Englewood SR 776 Right of Way</i></u>; 2004, Private Sector ROW Condemnation, Charlotte Co., FL,
• <u><i>Estates At Entrada RPD</i></u>; 2004, DCI2004-00080, Private Sector Zoning, North Fort Myers, FL,

• <u>Tucker Grade: FLUM Amendment</u>; 2004, PA-04-05-20-LS, Private Sector Residential and Commercial Map Amendment, Charlotte Co, FL
• <u>Fitzgerald 108-Acre Land Use Amendment</u>; 2004, CPA2004-04, Private Sector Land Use Map & Text Amendment, Lee Co., FL,
• <u>The Murdock Town Center Case: 2003, Parcels 1026, 931, 290, 167, 169, 206, 237, 308, 311</u>, Private Sector Land Condemnation, Charlotte Co., FL
• <u>Marvel CG Zoning</u>; 2003, REZ 2003-00017, Private Sector Zoning, Fort Myers, FL,
• <u>Vanderbilt Condemnation</u>; 2003, Collier Co., FL, ROW Condemnation Support, Collier Co., FL
• <u>Flanagan v. FDEP</u>; 2003 #07-CA-000474, Private Sector CCL Appeal, Captiva, FL
• <u>Longwood Villas RPD</u>; 2002/2003, DCI2002-00065, RPD Zoning and RPD Zoning Amendment, Lee Co., FL
• <u>Judd Creek</u>; 2003, #LU03-01000027, Private Sector Annexation and Large Scale Land Use Map Amendment, Cape Coral, FL
• <u>IAD Capital Corp.</u>; 2003, REZ2004-00011, Private Sector Light Industrial Zoning, North Fort Myers, FL
• <u>Heritage Lakes Annexation and FLUM</u>; 2003, 09-26-2003, Private Sector FLUM Large Scale Amendment and Annexation, Fort Myers, FL
• <u>City Mattress CPD</u>; 2002, DCI2003-00021, Private Sector CPD Zoning, Bonita Springs, FL
• <u>River Ranch 508</u>; 2002, CPA-04-06, Private Large Scale Map Amendment, Hendry Co., FL
• <u>Storgard IPD</u>; 1998/2002, Z-98-032, Private Sector IPD Zoning & Amendments, Lee Co., FL
• <u>Longwood Villas RPD</u>; 2002, DIC2002-00065, Private Sector RPD Zoning, Lee Co., FL
• <u>Alico Crossroads CPD</u>; 2002, DCI2002-00052, Private Sector CPD Zoning, Lee Co., FL
• <u>Corkscrew Mine IPD Amendment</u>; 2002, DCI2002-00066, Private Sector IPD Mine Amendment, Lee Co., FL
• <u>Estero Pointe CPD</u>; 2002, DCI2002-00039, Private Sector RPD Zoning, Estero, FL
• <u>SR 776 47 Amendment</u>; 2002, #0070384-000000-9, Private Sector Large Scale FLUM Amendment and CG Zoning, Charlotte Co., FL
• <u>Paradise Woods RS-1</u>; 2002, REZ2002-00004, Private Sector Residential Zoning, Bonita Springs, FL,
• <u>Geraci vs. Lee County Port Authority</u>; 2001, Private Sector Land Condemnation, Lee Co., FL
• <u>Hiding Park RPD</u>; 2001, Z-96-073, Private Sector RPD Zoning and Amendments, Lee Co., FL
• <u>Winkler Reserve RPD</u>; 2001, DCI 2002-00012, Private Sector RPD Zoning, Lee Co., FL

• <u>Renaissance Executive Center, 2001, #REZ2001-00015, SEZ2001-00017, Private Sector Zoning and Special Exception, Lee Co., FL</u>
• <u>Bonita Beach Village CPD; 2001/1999, ADD 2001-00073, PD-99-034, Private Sector CPD Zoning and Rezoning (Home Depot), Bonita Springs, FL</u>
• <u>T&T DRI/MPD Amendment; 2001, DCI2001-00062, Private Sector DRI Amendment and RPD Rezoning, Estero, FL</u>
• <u>Crystal Commerce Center IPD; 2001, DCI2001-00039, Private Sector IPD Zoning, Fort Myers, FL,</u>
• <u>Alico Commons CPD, 2001, DC12000-00090, Private Sector CPD Zoning, Lee Co., FL</u>
• <u>Parker Plaza Office Park CPD; 2001, #DCI2001-00048, Private Sector CPD Zoning, Fort Myers, FL</u>
• <u>Harbor Ridge RPD; 2001, DCI2001-00026, Private Sector RPD Zoning, Lee Co., FL,</u>
• <u>Corkscrew Growers Sec. 3 RPD/CPD; 2000, DCI2000-00070, Private Sector RPD Zoning, Lee Co., FL</u>
• <u>Bonita Grande CPD; 2000/2008, ORD 08-09, Private Sector CPD Zoning and Appeal, Bonita Springs, FL,</u>
• <u>Edison Village PUD; 2000, PUD-2000-15, Private Sector Commercial PUD Zoning, Collier Co., FL,</u>
• <u>SR 776 58, 2000, PA-00-11-44LS, Private Sector Large Scale Commercial Map Amendment and CG Zoning, Charlotte Co., FL</u>
• <u>Riverplace of Estero MUPD; 2000, DCI2000-00064, Private Sector MUPD Zoning, Estero, FL</u>
• <u>Storgard IPD; 1999/1997/1995 # 95-07-258.03Z.02.01, Private Sector IPD Zoning and Amendment, Lee Co, FL</u>
• <u>Sierra Meadows PUD; 1997/1999, PUD-94-01, Private Sector Mixed Use PUD Zoning, Collier Co., FL</u>
• <u>Estero Interstate Commerce Park CPD; 1999, #99-08-241.03Z01.01, Private Sector CPD Zoning, Estero, FL,</u>
• <u>GM Pine Island Small Scale Map Amendment; Appeal 1999, # 99-2047GM, Private Sector FLUM Appeal & Ch. 120, Pine Island, FL</u>
• <u>Springs Plaza Mini-warehouse SE; 1995/99, 95-01-031.01S 01.01, Private Sector Special Exception, Bonita Springs, FL,</u>
• <u>Airport Autopark CPD; 1999, # 99-04-324.03Z 01.01, Private Sector CPD Zoning, Lee Co., FL</u>
• <u>Massey Building CPD; 1999, Private Sector Minor CPD Zoning, Lee Co., FL</u>
• <u>The P, R, C & M PUD; 1999, # 99-07, Private Sector PUD Zoning, Collier Co., FL</u>
• <u>The Shores at Gulf Harbour DRI Amendment; 1999, Private Sector DRI#12-8182-21, Lee Co., FL</u>
• <u>Bonita Gateway CPD, 1998, #99-10-093.03Z 01.01, Private Sector CPD Zoning, Bonita Springs, FL</u>

• <u>Vintage Commerce Center CPD</u> , 1998, # 99-06-355.03Z, Private Sector CPD Zoning, Lee Co., FL
• <u>Vincentian PUD</u> ; 1998, R-97-8, Private Sector Mixed Use Zoning, Collier Co., FL
• <u>Kristen Woods RPD/CPD</u> , 1998, # 98-08-067.03Z 01.01, Private Sector RPD & CPD Zoning, Estero, FL
• <u>Corkscrew Palms CPD</u> ; 1997, #97-08-132.03Z 01.01, Private Sector CPD Zoning, Estero, FL
• <u>Flordecu IPD</u> ; 1997, #97-05-181.03Z 01.01, Private Sector IPD Zoning, North Fort Myers, FL
• <u>Florida Rock IPD</u> ; 1996, Private Sector IPD Amendment, Lee Co., FL
• <u>Keith Miller Old US 41 Condemnation</u> ; 1997, Private Sector ROW Condemnation, Lee Co., FL
• <u>Eagle Stringfellow Amendment</u> , 1998, PAM 98-01, Private Sector FLUM Amendment, Pine Island, FL
• <u>Estero Greens CPD</u> ; 1997, 97-04-065-03Z, Private Sector CPD Zoning, Estero, FL
• <u>The Plaza LLC vs. Lee County</u> ; 1996, Private Sector Colonial Prky. ROW Condemnation, Fort Myers, FL
• <u>Carissa CPD</u> ; 1996, #96-12-014.03Z 01.01, Private Sector CPD Zoning, Lee Co., FL
• <u>Heritage Cove RPD</u> ; 1996, #98-02-064.03Z, Private Sector RPD Zoning, Lee Co., FL
• <u>Char-Lee Mine PD</u> , 1995, Private Sector PUD Mine Zoning, Charlotte Co., FL,
• <u>The Palmetto Point Property Owners Ass. Vs. Lee Co</u> ; 1995, Private Sector ROW Condemnation, Lee Co., FL
• <u>Lee Co. vs. The State Of Florida DCA</u> ; 1995, Public Sector FL Administrative Appeal, Lee Co., FL
• <u>T&T DRI Amendment/Miromar Outlet Mall CPD</u> ; 1994/95, Private Sector DRI Amendment and CPD Zoning, Estero, FL,
• <u>Casa Del Mar RPD</u> ; 1992, Private Sector RPD Zoning, Lee Co., FL
• <u>Florida Rock Sand Mine</u> ; 1991, Private Sector, Ag. SE Zoning, Glades Co.
• <u>Tamalico Center</u> . 1991, Private Sector Commercial DRI Amendment, Lee Co., FL
• <u>Summerlin Park CPD</u> ; 1991, Private Sector CPD Zoning, Lee Co., FL
• <u>Timberland and Tiburon</u> ; 1991/1992, Private Sector Mixed Use DRI Amendment and RPD/CPD Zoning, Estero, FL
• <u>The Old St. Augustine Road ROW Condemnation</u> , 1989, Private Sector ROW Condemnation, Duval Co., FL
• <u>North Florida Regional Medical Center</u> , 1987/1989, DRI Amendment, CON & Zoning, Gainesville, FL
• <u>Suwannee Trails Camp Resort LLC vs. DCA</u> , 1988, Private Sector Ch. 120 Administrative Appeal, Hamilton Co., FL

- Suwannee Trails Camp Resort DRI, 1986/1987, Private Sector DRI & Zoning, Hamilton Co., FL
- Orange Blossom Gardens AMDA/DRI, 1987, Private Sector DRI & Chapter 120 Appeal, Lake Co., FL
- Treehouse Village PD, 1986, Private Sector MF Residential PUD, Gainesville, FL

Greg Stuart, MAURP – Representative Real Estate Analysis and Underwriting 2009 to 2017

2021: North Fort Myers The Betmar Pool; \$875,000 Debt and Equity Raise
2017: <u>East Las Olas</u> ; \$1.75MM Syndication
2011: <u>Hospitality Fund</u> ; \$75MM Specialized Opportunity Fund
2011: <u>Challenger Driving Range</u> , Estero, FL; \$300,000 Offering
2011: <u>Mercy Hospital Lakes Campus</u> , Des Moines, Iowa; financing
2011: <u>Hospitality Specialists Bundled Portfolio</u> , Grand Rapids, MI; partnership buyout
2011: <u>Port Labelle Sports Car Club</u> , Hendry Co., FL; real estate workout and development
2011: <u>Willow Gate Trails Subdivision</u> , South Bend, IN; real estate workout and development
2011: <u>Brookside Waterfront Mixed Use</u> , Naples, FL; real estate workout planning
2011: <u>Residence Inn Hotel</u> , Moline, IL
2011: <u>Wood River Landing Commercial Center</u> , Wood River, IL
2011: <u>Swaney Naples Hotels</u> , Naples, FL
2011: <u>Eastgate Commerce Park</u> , Fort Myers, FL; \$2.7MM refinancing
2011: <u>Gulf Coast Health Center</u> , Fort Myers, FL; \$10MM workout and restructuring plan
2011: <u>Creekside Mixed Use Development</u> ; Gahanna, OH
2010: <u>Seven Bundled Residential Development Projects</u> , Auburn Hills, MI and Canton, MI; 386 SF lots, \$4.86MM Offering
2010: <u>Southland Lakes Commerce Park</u> , Fort Myers, FL
2010: <u>Oak Station Retail Center</u> , Marianna, FL; 175,000 SF \$6.95MM Shopping Center Offering
2010: <u>Gulf Coast Health Park</u> , Fort Myers, FL
2010: <u>Kings Highway Packing House</u> , Arcadia, FL
2010: <u>Windsor Way Apartments</u> , Naples, FL
2010: <u>West Cypress The Learning Center</u> , Estero, FL
2010: <u>Treeline Preserve Retail Center</u> , Fort Myers, FL

2010: <u>The Vines Highway Commercial Parcel</u> , Fort Myers, FL
2010: <u>Sunset Point Resort</u> , Bocas Del Torro, Panama
2010: <u>Sunbelt Warehouse</u> , Fort Myers, FL
2010: <u>Sikeston Outlet Mall</u> , Sikeston, MO
2010: <u>University Parkway Medical Tract</u> , Sarasota, FL
2010: <u>Grandezza Golf Course</u> , Estero, FL
2010: <u>Sanorini Mixed Use Development</u> , Estero, FL
2010: <u>Punta Loros Resort Tract</u> , Costa Rica
2010: <u>Oakwood Apartments</u> , Jacksonville, FL
2010: <u>Hilton Garden Inn</u> , Plymouth, MI
2010: <u>HFS Medical Office Fund</u> , \$20MM Specialized Fund
2010: <u>Eastlinks Flex Space</u> , Fort Myers, FL
2010: <u>Dykes Everett Mine</u> , Orange Co., FL
2009: <u>Walker Club Apartments</u> , Vero Beach, FL
2009: <u>Tuscany Villas Apartments</u> , Brandon, FL
2009: <u>Village of Tequesta ACLF</u> , Tequesta, FL
2009: <u>Sugar Mills Apartments</u> , Melbourne, FL
2009: <u>Sterling Crest Apartments</u> , Orlando, FL
2009: <u>Sandpiper Cover Apartments</u> , Boynton Beach, FL
2009: <u>Lynn Mann 8.6 Commercial Tract</u> , Fort Myers, FL
2009: <u>Casey Key Marina</u> , Sarasota, FL
2009: <u>Brookside Marina</u> , Naples, FL
2009: <u>Bonita Exchange Interstate Commerce Park</u> , Bonita Springs, FL
2009: <u>Black Bear Residential</u> , Naples, FL

Greg Stuart, MUP – Real Estate Analysis_

Acquisition, Development and Dispensation Project List

2022 – 2023: <u>Tuscan Pointe RPD</u> ; Entitlement and Financial Workout for a 34 Unit Residential Development Project.
2010 – 2012: <u>Gulf Coast Health Park</u> ; \$22MM Specialty Institutional Mixed Use Development Project, Lee Co, FL. Investment Plan Development, Analysis, Entitlements and Implementation.

2004 – 08: Bayshore Interstate 41; \$10.4MM Interstate Commerce Development Project, Lee Co., FL. Acquisition, Debt and Equity Raise, Syndication, Underwriting, Project Management, Entitlements and Brokerage.

2005-08: YCOA; \$236MM Three Marina Development Project; capitalization For 3 Tampa, Naples and Key West, FL. Marinas; Debt and Equity Raise, Project Management, Oversight and Direction For Principal Partner.

2003-2007: Burnt Store Lakes; \$20.1MM Acreage Assembly Residential Development Project; Cape Coral, FL. Project Analysis, Underwriting, Syndication, Marketing & Brokerage.

2004-2007: Pinecreek Ranch; \$94MM Land Investment Project, Charlotte Co., FL. Acquisition, Debt and Equity Raise, Syndication, Underwriting and Project Management.

2002-2005: Colonial Interstate 175; \$23.7MM Land Investment Project, Lee Co., FL. Acquisition, Debt and Equity Raise, Syndication, Underwriting, Project Management, Entitlements and Brokerage.

2001-2004: Judd Creek; \$8.9MM Mixed Use Investment Project, North Fort Myers, FL. Underwriting and Feasibility, Acquisition, Equity Raise, Entitlement, Project Management and Brokerage.

2001-2006: Hendry Co. River Ranch; \$17.8MM Land Investment and Development Project, Hendry Co., FL. Acquisition, Debt and Equity Raise, Syndication, Underwriting, Project Management, Entitlements and Brokerage.

2002 -2004: Telegraph Creek Ranch; \$10MM Investment Project, Hendry Co., FL. Underwriting and Feasibility, Acquisition, Equity Raise, Entitlement, Project Management and Brokerage.

2000-2005: The Charlotte 58 Activity Center, Port Charlotte, FL. \$13.2MM Acquisition, Debt and Equity Raise, Underwriting, Project Management, Entitlements and Brokerage.

2002-2006: Hancock Creek Commerce Park; \$22MM Investment Project, Cape Coral, FL. Underwriting and Feasibility, Acquisition, Equity and Equity Raise, Entitlement, Project Management and Brokerage Dispensation.

1997-2008: Pinnacle Oaks; \$12MM Residential Development Investment Project, Charlotte Co., FL. Entitlement and Project Management.

2000-2007: South Gulf Cove Residential; \$30MM Waterfront Lots and Mixed Acreage Investment Project, Charlotte Co., FL. Acquisition, Equity Raise, Entitlement, Project Management and Brokerage Dispensation.

2001-2007: South Gulf Cove Commercial; \$15MM 58 acre Commercial Acreage Investment Project, Charlotte Co., FL. Underwriting and Feasibility, Acquisition, Equity Raise, Entitlement, Entitlement/Project Management and Brokerage Dispensation.

1998-2003: Kelly Carlos; \$17MM Land Investment Project, Lee Co., FL. Entitlement, Project Management and Brokerage Dispensation.

1997- 2005: Bonita Grande; \$12.5MM Land Investment Project, Bonita Springs, FL. Acquisition, Equity Raise, Entitlement and Project Management.
