

MURDOCK VILLAGE Community Redevelopment Plan

RFP No. 2006000119

Murdock Village Redevelopment Initiative
Sale and Disposition of Real Property
Submitted to Charlotte County, Florida

February 23, 2006



TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY**
- II. PROGRAM CONCEPT**
- III. INTEGRATION WITH OTHER COUNTY-CONTROLLED LANDS**
- IV. AFFORDABLE/WORKFORCE HOUSING**
- V. ENVIRONMENTAL PHILOSOPHY**
- VI. COMMUNITY CONSENSUS**
- VII. DESIGN STANDARDS**
- VIII. OVERVIEW OF PROPOSER**
- IX. PROPOSED MURDOCK VILLAGE DEVELOPMENT TEAM**
- X. ADDITIONAL ENTITIES CONTRIBUTING TO PROJECT**
- XI. PROJECT EXPERIENCE**
- XII. COMMUNITY INVOLVEMENT**
- XIII. GRAPHICS**
- XIV. FINANCIAL CONSIDERATIONS**
- XV. DEVELOPER’S ORGANIZATION**
- XVI. FINANCIAL CONDITION OF PROPOSER**



EXECUTIVE SUMMARY

Based on an extensive community planning process, Charlotte County has developed a detailed vision for the Murdock Village site that calls for a mixed-use, high tech, energy efficient and environmentally friendly community. It creates a real and substantial opportunity to reshape the economic and social core in the immediate area and enhance one of the gateways into Charlotte County. The vision calls for a mixed-use village center surrounded by distinct, interconnected, and diverse residential neighborhoods with varying housing types (both single-family and multi-family), architectural treatments, and price ranges. The village center will have higher densities than is typical of modern suburban development and will include civic uses, retail shops, offices, hotel, and multi-family dwellings. Pedestrian friendly streets and accessible transportation networks will encourage internal transportation capture between residential neighborhoods and community services.

Development of the Murdock Village master plan takes into account economic realities and human nature without losing sight of the goal of a livable sustainable community. The plan offers an opportunity not only to redefine a large in-town site, but to create a model for the future of Charlotte County. This project should be viewed not in isolation but rather as a first step in developing a long-term plan for the surrounding region.

The master plan calls for 3,865 residences including single-family detached homes, townhomes, condominiums, and flats. Residential neighborhoods are supported by 75 acres of commercial and civic uses. Connecting these various uses is a network of more than 220 acres of parks, recreation, open spaces, and waterways. The core of Murdock Village is the town center, with retail, restaurant, and urban-density residential opportunities, situated adjacent to the North Charlotte Regional Park and fronting on State Road 776.

The developer will work with existing churches located on site to negotiate relocation of facilities. The developer will also work to purchase existing commercial sites along US 41 that improve gateways into the site.

The master plan for Murdock Village is based on three key principles that will guide decisions related to the physical planning of the site. They include:

ENVIRONMENT

In order to build a sustainable community, the master plan reflects an understanding of the local environment. Natural systems such as wetlands and waterways are viewed in their entirety rather than as a series of isolated or fragmented features. The

EXECUTIVE SUMMARY

master plan promotes development that works in concert with nature rather than in spite of it. Natural features such as vegetation will be treated as amenities, not as obstacles, to be preserved and protected.

TRANSPORTATION

The master plan promotes a balanced transportation system that provides freedom of choice and efficient use of energy. Emphasis is given to pleasant, non-polluting pathways that promote bicycling and walking. The plan recognizes the importance of the automobile but strives to minimize its effects. Enhancing the pedestrian experience will be a priority. Each residential neighborhood, based on a ten-minute walk from end to end, will have its own center with a village green or open space with easy access to the greenway/blueway network that traverses the site. Basic services will be within short walking distances to minimize automobile use and promote a sense of community. Ample open space will be provided and the site's natural features, notably waterways, will be enhanced. Every attempt will be made to harmonize the natural and built environments and create a special place reflecting the character and feel of the surrounding area.

DEVELOPMENT PATTERNS

The master plan promotes a rich mix of land uses and residential densities that support a variety of lifestyle choices and needs. It fosters active lively neighborhoods while placing the desire for tranquility and privacy at a premium. In keeping with the County's vision, the new community will be integrated with the surrounding neighborhoods. Points of connection will be maximized to increase connectivity. The local block pattern and street system from adjoining neighborhoods will extend into the site so that the new community blends seamlessly with the old, strengthening both.

The Murdock Village development will focus on creating a vibrant and attractive gathering place for the entire community in the form of a village center, adequate provisions for distinct and interconnected socially and visually diverse neighborhoods, access to parks, facilities and services, a pedestrian friendly street network, and greenway/blueway open space linkages that integrate the proposed development with existing County resources. The North Charlotte Regional Park will be enlarged and enhanced so that it becomes a destination and a focal point of the community, not only for residents of Murdock Village, but for residents of the county in general.



PROGRAM CONCEPT

The development program proposed for Murdock Village represents the goal of creating a community that is beautiful, sustainable, and livable. The master plan offers a central park system that incorporates a regional concept, a balanced transportation system, an array of distinct neighborhoods, and a vibrant village center. Diversity of development, including both commercial and retail uses, is essential for both marketability and financial viability. This new sustainable community will reflect the following principles:

- A respect for the environmental setting in which it is located.
- A recognition of the value of regional resources found on the site.
- Buildings to house a mix of uses to bring people together.
- Buildings that are designed to respond to climate.
- A provision for development patterns that do not infringe on or damage natural systems.
- A development that finds the opportunity to restore natural systems found on the site.

The proposed master plan for Murdock Village builds on the foundation created by Charlotte County in their Conceptual Diagram Area Study for Murdock Village. It provides a model for future development that is responsive to the needs of the surrounding community yet sensitive to the environmental setting. The location of the project, between two primary roadway arteries (U.S. 41 to the north and SR 776 to the south), provides visibility, market appeal, and multiple points of access. The master plan includes land use designations that are compatible with the surrounding existing neighborhoods. The proposed street system will connect with many existing streets, allowing an evenly distributed interchange of pedestrian, bicycle, and automobile trips between similar uses.

This new community will include 3,865 housing units, 150,000 square feet of office & retail uses within the village center, 150,000 square feet of civic/institutional uses, and over 220 acres of park lands and open space. A master plan key sheet is included in this section for reference.



NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.

4750 New Broad Street, Orlando, Florida 32814
 Tel: 407.422.3330 | Fax: 407.422.7585 | www.msccwinc.com

MASTER PLAN - KEY SHEET
 MURDOCK VILLAGE
 COMMUNITY REDEVELOPMENT PLAN

PROGRAM CONCEPT

The table below indicates the development information for each parcel number within the master plan:

Parcel	Area (ac.)	Use	Units	Square Feet	Notes
1	53.0	Residential	212		Mixed Products
2	83.0	Residential	332		Mixed Products
3	48.0	Residential	192		Mixed Products
4	27.0	Residential	432		High Density/Workforce
5	18.5	Residential	296		High Density Products
6	22.0	Park			
7	78.0	Park			
8	4.0	County			Water Facility
9	42.0	Park			
10	25.0	Institutional			Elementary School
11	32.0	Residential	512		High Density Products
12	55.0	Village Center	525	175,000	Mixed Uses
13	20.0	Institutional		150,000	County Offices
14	34.5	Residential	138		Mixed Products
15	53.0	Residential	212		Mixed Products
16	44.0	Residential	176		Mixed Products
17	51.0	Residential	204		Mixed Products
18	88.0	Residential	352		Mixed Products
19	70.0	Residential	280		Mixed Products

Notes:

Mixed Product = Townhomes, 50'/60'/70' wide detached Single Family lots.

High Density Product = Condominiums, Apartments, Urban Flats

Mixed Use = Retail, Office, Residential, Civic

PROGRAM CONCEPT

The master plan incorporates a village center comprised of commercial, retail and office uses, surrounded by distinct and interconnected socially and visually diverse neighborhoods. Greenway and blueway open spaces will provide linkage to all areas within the project. By encouraging residents to walk, the plan will reduce the number of car trips and promote interaction among neighbors. Typical homes will feature front porches and modestly-scaled front yards, offering residents an opportunity to interact with passing residents while placing a premium on privacy for those desiring it. The project's first phase will include realignment of the existing stormwater canals, development of the village center infrastructure, construction of the north-south parkway link between US 41 & SR 776, and the residential development south of this parkway. This roadway will begin to frame some of the green spaces of the park system and provide access to parcels adjacent to the village center. Additional portions of the community will be developed on a neighborhood-by-neighborhood basis in subsequent phases. The central park system will be developed in increments as the residential neighborhoods are built.

VILLAGE CENTER

The village center will be the community's commercial hub and principle gathering place. Emphasis will be placed on the creation of a high-quality pedestrian environment by means of attractive storefronts and a pleasant streetscape. Restaurants and main street retailing will help generate a lively street scene in both day and evening hours. A mix of retail, commercial, civic, and multi-family housing will further enhance the village center's vitality. This will be the signature place within the proposed community for both residents and visitors to gather, shop, and stroll.

The developer is committed to providing the latest technological advancements within the village center. Internet access will be installed during building construction. Wireless high-speed internet access will be available to help promote a high-tech atmosphere and increase business and personal productivity. Free Wi-Fi access may be provided in certain public spaces.

Urban Design Character

All buildings will generally orient to the main street to reinforce a pedestrian-based character, and all buildings will incorporate active ground-level uses including retail, office, commercial services, and access to upper level uses. Sidewalks will be shaded by trees, awnings, canopies, or arcades. Outside of the core area, buildings will be designed to create a strong street edge and to accommodate additional landscape, stoops, or porches. Attached housing will range in density and unit type per block. Full-block attached housing products of similar scale and expression are discouraged.

PROGRAM CONCEPT

Various products per block introducing architectural variation are encouraged. Building height will be generally lower than in the village center core.

Transportation

The street grid with short block lengths will extend throughout the village center. The small blocks are intended to create a village center easily accessible. The grid of streets will also help to distribute traffic throughout the village center. On-street parking will be utilized. Key pedestrian connections will be located along edges and parkways.

Open Space

The village center will be marked by several key open spaces, including a park on the western portion of the village center, a linear water-front plaza on the eastern portion of the village center that includes a tiered gathering area, and a park on the northeastern portion of the site that is suitable for installation of a community statue or monument. All of these areas will be focal points for the community, representative of the significance of each area. Sidewalks will generally include street trees.

CIVIC/INSTITUTIONAL SITES

Community and public facilities within the site will play an important role in the master plan. These may include public facilities such as an elementary school, religious institutional sites, recreation centers, governmental offices, or a library. In addition, civic sites may include special public/private partnership projects.

Urban Design Character

Civic buildings should act as community landmark focal points utilizing key sites and architectural emphasis through materials, massing, and detail. Building sites will be identified and reserved in key locations to terminate visas or strengthen public spaces. Buildings will be oriented to the street with parking behind. Religious institutions will also create community landmarks. Buildings will be well-scaled and compatible with adjacent residential buildings.

NEIGHBORHOOD CENTERS

The neighborhood centers provide a focus to each residential area. Most housing will be located within a five-minute walk (roughly one-quarter mile) of a neighborhood center. The center will generally include a small open space, park, or civic use.

PROGRAM CONCEPT

NEIGHBORHOODS

Residential neighborhoods surround the village center. Each neighborhood will be approximately a ten-minute walk from end-to-end and each will include a neighborhood center. All neighborhoods will tie into the pedestrian paths and bikeways which lead to the village center and the central park.

Urban Design Character

The neighborhoods will be made up of small blocks and a grid of narrow streets. Residential neighborhoods will not be walled or gated and the local streets will connect from one neighborhood to the next wherever possible. Within each neighborhood, residential development will be undertaken to provide diversity. Diversity in a residential neighborhood will be achieved through a mix of housing types (both attached and detached), design, and tenure.

Each residential neighborhood will be developed around a fundamental design framework. This framework will include similar intensities fronting across streets with changes in scale occurring along the rear lot lines or alleys. Buildings will have a primary orientation to the street and parks. Many lots will orient to ponds and waterways. Deep setbacks from the street are seen as exceptions created by unusual conditions (i.e. preserving existing trees). Garages will orient to alleys, or be set back from the face of the house if they address the street. The design will also recognize the presence of strategic neighborhood anomalies that provide opportunities for deviation from the standard.

Transportation

Neighborhoods will be characterized by slow-moving cars and narrow, low-volume streets with on-street parking. Streets will be continuous rather than ending in cul-de-sacs unless specific site constraints exist. Tree-lined parkways separating sidewalks from the street will include handicap access. Pathways will connect neighborhoods, recreation areas, and centers of activity and interest.

Open Spaces

Open space within each neighborhood will be provided by the neighborhood parks and the adjacent central park system. All streets will consist of continuous parkways with canopy trees and lawn or ground cover.

PROGRAM CONCEPT

TRANSPORTATION

In keeping with the County's vision, the proposed master plan maximizes points of entry from surrounding neighborhoods on US 41 and SR 776. With the exception of the proposed north-south parkway, the plan will avoid through streets likely to bring high-speed traffic into and through the site. Two-lane streets are preferred. Traffic calming devices will be used to slow vehicular speeds and in some cases, reduce traffic volume along certain streets. Speed may be controlled or influenced by a number of measures. The following traffic calming methods will be incorporated during the neighborhood plan process where needed:

- On-street parking.
- Change in street surface texture or material.
- Optical street width reduction such as street trees, median plantings, paving patterns, street lights, and street furniture.
- Stop signs.
- Pedestrian operated signals at crossings.

The following guidelines reflect standards for most street types including boulevards, village center streets, and residential streets:

Local Streets

The concept for the local street system is a soft grid of curving streets. Connected streets rather than cul-de-sacs will be provided (unless specific site or environmental conditions prevent connections). In addition, the softly curving geometry creates a unique neighborhood identity, relates to natural forms, and terminates street vistas.

On-Street Parking

Most streets will provide on-street parking. Parallel parking is generally proposed for streets, although angled parking can be proposed as an alternative within the village center. On streets with angled parking, bump-outs or other methods should be established at intersections to reduce the distance necessary for pedestrian crossings.

Sidewalks

In residential areas, sidewalks shall be a minimum of six feet in width. Sidewalks in commercial areas shall provide a minimum of eight feet of walking clearance and generally range from 12'-15' in width. Handicap access shall be provided on approaches at all intersections and at all pedestrian crossing areas.

PROGRAM CONCEPT

On village center streets and boulevards, sidewalks will be installed at the same time as the roadway. On residential streets, sidewalks will be installed as neighborhoods are developed. Sidewalks will be provided to connect residential neighborhoods to the great park and the village center.

Parks/Open Space Network

The master plan proposes the creation of a central park system which will meander through the site and is accessible from all neighborhoods. It will develop with an overall ecosystem approach to landscape design. Recommended wetland vegetation will be used along channeled waterways to provide wildlife corridors throughout the site and filter stormwater discharge. In some areas, the banks of waterways will be flattened to provide gathering spaces for people. Approximately 220 acres will be dedicated to common open space uses. Open spaces will be used for social, recreational, stormwater management, and/or natural environmental preservation purposes. The uses allowed within parks must be appropriate to the character of the open space, including its topography, size, and vegetation as well as the character of the development (size and density), the characteristics of the expected population, and the number and type of dwellings are to be provided.

Although all streets should have slow vehicle speeds and accommodate bicycles, special pathways will be located within the park system. These paths will connect all neighborhoods to the waterways, parks, and village center. Dedicated paths (within parks) will be a minimum of 10'-0" wide, with a width of 12'-15' preferred. Dedicated bike lanes (5'-0" wide) will be included in the design of boulevards. On village center and residential street types, bikes will share the street with other vehicles. The streets will combine with the central park system to establish the overall public open space framework for the community.

Landscaping will be used in open space areas for both aesthetic and functional purposes that benefit both the site and adjacent land uses. Buffers and screening may include trees, shrubs or hedges, grass or other living ground cover, berms, walls, or fencing. The purposes for buffers and screens are multiple. They will serve as buffers between varying land uses on and off site. They limit the visual and physical intrusions that may be perceived by persons residing in neighborhoods adjacent to the site.

The central park system will be composed of:

Resource-based parks

Enhancing the natural ecological system and developing linkages to these habitats (i.e. wetlands) will provide an opportunity to create passive recreational facilities in the urban park. Through enhanced public access and interpretive

PROGRAM CONCEPT

signage, these natural areas will be better preserved.

The following activities will assist in the development of resource-based parks:

- Protection of open space from incompatible land use.
- Assessment of endangered and threatened flora and fauna.
- Maintenance of the most valuable ecological communities.
- Enhancement of public access through pedestrian ways, bicycle paths, and waterways.
- Educational opportunities through interpretive signage.
- Sound management of future development that protects natural resources.
- Greenway paths for walking, jogging, and bicycling will be provided within the framework of the great park system.

Activity-based parks

Active recreational areas will include facilities such as ball fields, playgrounds, or play areas and will be evaluated by analyzing their relationship with the availability to the population. The primary recreational activities for Murdock Village will be located within the North Charlotte Regional Park. The existing park is well-maintained and the developer believes that expanding the range of recreational opportunities offered at the park will increase user interest and activity. Additional exposure and cross-use may be gained by connecting the North Charlotte Regional Park to the Charlotte County Stadium Park and Tippecanoe Environmental Preserve, both located across SR 776 from Murdock Village. Existing activities within the park include soccer, ball fields, and disc golf. The proposed master plan indicates that additional activities, including ball fields, soccer fields, tennis courts, and multi-use fields can be integrated into a park expansion during development of Murdock Village. These facilities will include landscape features and will provide connections to smaller neighborhood parks.

A bandshell type facility will be contributed by the developer. The proposed location is in the southeast portion of the North Charlotte Regional Park near the village center. The grassed-area facility will provide the setting for a wide variety of activities including County events, concerts, plays, public gatherings, and weddings.

Neighborhood Parks

The neighborhoods will include small, passive neighborhood parks that provide

PROGRAM CONCEPT

each residential area with a unique identity. Many parks will include a water body. It is intended that no residential unit be more than a five-minute walk from a neighborhood park.

Neighborhood parks will be designed as gathering places for residents, in both day and evening hours. They will include places for strolling, sitting, and informal recreation such as block parties, picnics, and holiday events.

The neighborhood parks are intended for passive recreational uses. However, during the planning process, Charlotte County may find that some of these parks are well suited to activity-based uses. These parks may include formal/informal gardens, children's play areas, walkways, fountains, park benches, and pedestrian-scale lighting. Activity-based facilities such as basketball, tennis, and volleyball courts may also be permitted in the neighborhood parks.

Landscaping

The objective of landscaping is to encourage a seamless integration of the urban environment with the surrounding natural systems. Public and private realm landscape standards will be required to respond to existing conditions within the upland and wetland areas on site, and to enhance the existing landscapes of each area of the plan. Generalized landscape and vegetation standards that pertain to all areas of the site have been developed to guide the articulation of the landscape vision:

Preservation

The highest priority will be given to the preservation of existing ecologically sound plant and animal communities.

Significant natural wetland systems, namely protected and transitional wetlands, will be delineated and preserved intact wherever possible. Some disturbance is expected to occur when alterations are made to the stormwater channels (In accordance with the proposed street network). On-site mitigation will be performed as necessary to improve the overall quality of wetlands on site. Undisturbed upland habitats of 15 to 25 feet in width will be maintained around preserved wetlands.

Heritage or historic trees as defined and designated by Charlotte County will be protected, monitored, and maintained wherever possible. The same consideration and protection afforded heritage or historic trees will be given to unique plant material occurring naturally on site.

PROGRAM CONCEPT

To the greatest extent possible, healthy native plant species that cannot be preserved at their current location will be relocated to other suitable areas on site. Suitable areas will be determined based on soil, microclimate, moisture, and drainage appropriate to the specific species of plant. Any plant material that cannot be relocated on site will be recycled.

Landscape Enhancement

The second highest priority is the enhancement of existing vegetation through the installation of native plant species and restoration of existing natural systems. Any wetland impacts that will have a detrimental effect on the water quality will be avoided.

When practical, invasive or exotic species (i.e. Chinese Tallow Trees, Primrose Willows, Grapevines, Guava, and Brazilian Pepper) will be removed from all areas of the site and replaced by the native species identified in the plant palette.

All properties, including detached housing, will take xeriscape design principles into consideration such that plants with similar drought tolerance characteristics will be grouped together. Plants range in terms of their water needs from high to moderate to low. The emphasis will be on using plant material that survive on natural rainfall but may require supplemental water during seasonal dry periods.

Installation

Landscape material will be selected and installed according to size constraints, spacing requirements, and compatibility with the architectural styles of adjacent buildings. Additionally, all trees and vegetation will be properly located and installed according to their normal growth requirements. Landscape materials will be installed based on an ecosystem approach to landscape design.

An additional area of landscaping that the developer intends to address is beautification of US 41 and SR 776 adjacent to the project site. Median plantings, tree planting, and vegetation management will help promote an identity for Murdock Village and enhance the gateways to the project.

Stormwater Management Plan

The stormwater management concept for the Murdock Village includes two components. First, the system must be designed to adequately attenuate and pre-

PROGRAM CONCEPT

treat stormwater runoff prior to discharge into the existing drainage system. Second, the water management system, including all conveyances, must be integrated with the site plan in order to provide an aesthetically pleasing environment.

From an engineering perspective, the Murdock Village stormwater management system will be designed in accordance with criteria established by both Charlotte County and the Southwest Florida Water Management District. Stormwater runoff from the entire project will be directed by overland flow and through pipe conveyance into the proposed pond system for pre-treatment and attenuation of runoff prior to discharging into the existing conveyance system. The existing system is comprised of five waterways. Four waterways (Crestwood, Flamingo, Como, and Auburn) traverse through the site in a north-south direction. A fifth waterway (East Fork) terminates in the southwest portion of the site. The proposed stormwater design will consider minimum elevations required for roadways and buildings, in order to meet FEMA 100-year flood zone requirements and provide vertical storage for the proposed drainage system. Consideration of drainage areas upstream and downstream from the property will also be evaluated in order to maintain existing drainage characteristics of the area.

From a site plan perspective, the first design concept to be implemented will be realignment of the existing waterways to complement the proposed roadway network and central park system. The new waterways will be widened to serve as open space amenities. The beginning and ending points of the conveyance system will remain in their existing locations in order to avoid off-site impacts. The proposed master plan will include an interconnected pond system located throughout the project that provides additional amenities to the residents of the community. Portions of the ponds will be planted with native littoral plantings and will include vegetated and forested shelves in order to provide a higher level of stormwater runoff pre-treatment. The overall design intent of the plan is to provide a stormwater management system which will maintain existing drainage patterns, provide an acceptable level of service for the project, and serve as an amenity to the community.



INTEGRATION WITH OTHER COUNTY-CONTROLLED LANDS

INTEGRATION WITH OTHER COUNTY-CONTROLLED LANDS

In addition to the North Charlotte Regional Park located within the boundaries of Murdock Village, there are two additional recreational opportunities located directly south of Murdock Village on SR 776 – The Charlotte County Stadium Park and Tippecanoe Environmental Preserve.

The Charlotte County Stadium Park is an 85 acre site that was once the spring training facility for the Texas Rangers. A new master plan for the park has been approved by the Charlotte County Board of County Commissioners that includes the following primary program elements: sporting and special events stadium venue; five-field lighted baseball complex; gymnasium and fitness center; 50-meter competitive pool and aquatic interactive play area; group picnic pavilions; and an adventure playground.

To improve the choice of recreational activities in the area, Charlotte County has developed a plan to connect the Stadium Park with Tippecanoe Environmental Preserve. The 376-acre preserve will provide such activities as kayaking, bird watching, and hiking, with direct access to the Myakka River. Interconnecting trails, free flow picnic areas, and directional signage will allow a seamless connection between the two parks.

The proposed master plan for Murdock Village suggests that the North Charlotte Regional Park will be enlarged so that the southern boundary of the park abuts the SR 776 right-of-way. The two parks south of Murdock Village provide direct extensions of recreational opportunities offered by the North Charlotte Regional Park to a variety of users and it is logical to connect the uses to provide a continuous pedestrian corridor. Trails will connect all portions of the parks and signage will be used for directional information and wayfinding. Trail distances will be noted on all directional signage.

Since SR 776 is a high speed four-lane divided highway, it is likely that a pedestrian / bicycle bridge would need to be constructed over the roadway to provide a safe link between all facilities. The design and signage of this bridge would help identify Murdock Village and create an entry feature to help define the gateway.



AFFORDABLE/WORKFORCE HOUSING

The provision of workforce housing is encouraged within Murdock Village to achieve social diversity and reduce external transportation trips.

Public-private partnerships are often necessary for sustainable solutions to workforce housing. Housing exists within the context of markets – real estate markets, financial markets, labor markets, and economic markets. Given their scale, complexity, and nature, problems in housing finance systems respond best to solutions that work with and build upon market forces, aligning the complementary strengths of public and private sectors in order to achieve sustainable workforce housing outcomes.

In order to maintain a sustainable community, the three factors of environmental protection, economic prosperity, and community well-being must be addressed. The decline of community well-being and an increase in expenditures and environmental degradation is often marked by reduced productivity; an increase in homelessness, public assistance, and criminal behavior; a decline in education performance and proper nutritional health; road and parking congestion resulting in increased pollution, and higher costs for road maintenance and systems; increased fuel consumption resulting in increased pollution; increased travel time resulting in a decrease of family time and reduced hours of volunteerism with schools, churches, non-profits, and local government.

Quality of life is directly related to the ability to provide workforce housing. Unless steps are taken to assure that Murdock Village is a community for the young as well as the more affluent aging population, this development will lose its sense of community and inclusion.

The developer is prepared to work with Charlotte County to provide a workforce housing component to the Murdock Village project. They are willing to consider several options, including:

A cash donation to Charlotte County. This would give the County control as to where they would like to see that segment of the housing market develop. This cash can be used for down payment assistance in ongoing County programs or the developer will join with the County to explore new avenues to assist in providing housing.

A land donation to Charlotte County based on the unit needs of the County, with the County controlling the development process. This can take the form of a mixed income approach to home ownership where housing receiving assistance will be in market rate neighborhoods. This blending of market rate housing and

AFFORDABLE/WORKFORCE HOUSING

assisted housing has proven to be successful in projects in which the developer has participated.

A land donation to Charlotte County based on the unit needs of the County, with the Developer working with the County to design, plan, engineer, construct, and sell units. In order to make the project feasible, the developer would likely implement financing programs to provide aggressive loans to value (LTV's) to qualify buyers, based on the County parameters for affordable housing. Programs could be setup with the County to address property taxes, impact fee waivers, water and sewer connection fees, neighborhood maintenance, and landscaping programs.

A workforce housing rental project, where rents would be capped based on an income number agreed upon by the developer and County. The proposed master plan reflects a location that can be used for a workforce housing rental project. It is the intent of the developer to market this site to groups that specialize in this type of rental property. The developer will strictly control the quality of the project to assure that it is in keeping with the balance of Murdock Village.



ENVIRONMENTAL PHILOSOPHY

The master plan promotes development that works in concert with nature rather than against it. Sustainable planning and design cannot ignore the natural environment. Open space resources will be incorporated into the plan wherever practical. Natural features provide visual relief and establish a unique character for a community. They serve dual purposes, as resource protection and public access, and should be encouraged so that habitats are protected and natural features become an integral part of the community. Open spaces will be designed to help shape and enhance neighborhoods, provide a scenic resource from roadways, and serve as permanent wildlife corridors. The following environmental resources will be considered during development of the Murdock Village master plan:

Wetlands

Wetland functions include water quality improvement, floodwater storage, fish and wildlife habitat, aesthetics, and biological productivity. Although the Soil Survey of Charlotte County, Florida indicates that a majority of land on the site has characteristics associated with hydric soils, it appears that only a few small isolated wetlands are present. Wetlands will be identified and preserved during development of the site plan. Unavoidable impacts will be minimized wherever possible and compensatory mitigation will be provided to offset any adverse impacts. Mitigation would most likely be provided on-site through wetland creation, restoration, and/or enhancement.

Wildlife

Vegetation within the site provides habitat for a variety of wildlife. This wildlife is equally important to the health and survival of the habitat as the habitat is to the wildlife. The master plan proposes that efforts be made to preserve and encourage the presence of wildlife in natural areas on the site. A professional biologist from MSCW will review existing wildlife assessments that have been completed by Charlotte County, as well as perform additional field studies, to assess the wildlife present within this site and develop a plan to provide a haven for urban wildlife. Strategies include limiting human intrusion into natural areas, providing connections among natural areas, and enhancing wildlife habitats on the site as well as preserving natural systems as they relate to wildlife. Special consideration will be given to threatened and endangered species, which would be considered a valuable resource. Their continued existence is important to the health of the natural systems. A key component in the protection of these species is the protection of their habitats as the Murdock Village community develops. The master plan will take into account the importance of these habitats to wildlife. Strategies for protecting these species and their habitats include the following criteria:

ENVIRONMENTAL PHILOSOPHY

Assessment of Species and Habitats

A biological assessment update of animal species, as well as potential habitats existing on site, will be performed by a professional biologist from MSCW. The resulting plan will identify animal species found on site according to type and population. Additionally, the assessment will identify any existing habitats that could support protected species. These habitats will be assessed according to the location, the extent, the condition, the rarity, and the type of wildlife supported by this habitat.

Protection of Species Habitat

Based on the results of the biological assessment, a plan for the protection of any threatened or endangered fauna will be developed. This plan will be drafted according to the requirements of federal and state law for the species found on site. Preservation of significant habitats will be considered in the development of the protection plan.

Previous assessments have indicated evidence of protected species on the site through direct observation and through observation of signs such as tracks, nests, and fecal material. The results of the surveys reveal the presence of active gopher tortoise (*Gopherus polyphemus*) burrows. The gopher tortoise is designated as a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission and therefore a permit relative to the gopher tortoise will be required prior to development of any gopher tortoise habitat. The five most common options for permitting are avoidance, buffering of burrows from development, incidental take, on-site relocation, and off-site relocation. A more thorough survey will be required prior to permitting to fully determine the density of gopher tortoises on the site. The plan will strive to incorporate management tools that sustain a reasonable population of gopher tortoises on site.

Previous assessments have also identified habitat for various wading bird species and observed the following wading birds: great blue heron (*Ardea herodias*), little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), great egret (*Casmerodius albus*), and wood stork (*Mycteria americana*). According to the Florida Fish and Wildlife Conservation Commission, Florida scrub jay (*Aphelocoma coerulescens*) habitat is located on the site. Florida scrub jays are protected under the Endangered Species Act and Florida Administrative Code. Development of areas containing active Florida scrub jays must undergo a permitting and mitigation process. Because this process is long and can be expensive, Charlotte County has

ENVIRONMENTAL PHILOSOPHY

chosen to include the Murdock Village mitigation requirement within its Habitat Conservation Plan. The use of this approach is beneficial in that the County will receive pre-approval for the development of Murdock Village. For the Murdock Village mitigation, the County has chosen an off-site location of just over 25 acres located south of the site along Flamingo Boulevard that is adjacent to existing Florida scrub jay habitat under control of the County. The County will retain ownership of the site and will assume the responsibility for its future management.

Vegetation

The objectives of landscaping and vegetation protection activities are to provide overall shade coverage for the site to produce a pleasant microclimate, reduce air pollution, provide a haven for wildlife, and enhance the appearance and experience of the site. The master plan will build upon the natural systems and plant communities and the principles of protecting native plant communities and trees will be continued throughout the process of developing the site through the following activities:

Landscape Assessment

Existing vegetative cover will be assessed by its health, value, and benefit to the proposed land development plan. The assessment will be made based on how these characteristics pertain to enhancing community appearance, assisting in the natural control of solar and radiant heat, promoting soil conservation, and reducing flooding, air pollution, and noise. Particular attention will be given to heritage or historic trees as determined by their size, age, historic association, species, or other unique characteristics. Based on the inventory of the existing landscape assessment, a plan will be developed to address strategies for utilizing existing plant materials. This information will be incorporated into a master landscape plan.

Vegetative Preservation

The master landscape plan will identify potential tree and vegetative communities to be preserved and/or relocated. More specifically, the plan will outline strategies for the preservation, conservation, protection, relocation, and enhancement or removal of existing plant material.

Tree Protection

Based on the master landscape plan, a detailed inventory of landscape material will be identified by location, type, size, character, health, and

ENVIRONMENTAL PHILOSOPHY

status. Requirements for a holding area and/or nursery and relocation procedures and guidelines will also be established. The preservation of trees greater than 4 inches in diameter (at breast height, 4.5 feet above the ground) will be a priority in the development of the master landscape plan. This plan will identify those trees which interfere with infrastructure development, lotting, or are not desirable due to species and/or condition.

Green Space

The plan will work to preserve the natural environment by incorporating a mix of open space, greenways, and blueways (waterways). These areas will be interconnected where possible to create a continuous open space network throughout the project. The plan must strive to ensure continuous and connected open space systems which support diverse ecosystems and wildlife.



COMMUNITY CONSENSUS

In order for the development of Murdock Village to succeed, a partnership including Charlotte County, the community, and the development team must be established and nurtured. The beginning of this partnership has already begun, as Charlotte County has held public hearings, workshops, and design charrettes to solicit input on the development of Murdock Village from members of the surrounding community. Additionally, Charlotte County has created a seven-member Murdock Village Community Redevelopment Agency Advisory Committee. This committee is supported by staff members of the Community Development Department and the County Attorney's office. The development team anticipates that additional public hearings will be beneficial as the development of the project progresses.

The following principles form a basis and justification for the building of this community and serve as a framework for the design and review of the project by members of the partnership:

The partnership will be committed to providing a lasting and positive contribution to the natural and man-made community by applying best practices of sustainable development and traditional neighborhood design (TND). This is in contrast to general current practices that focus primarily on developing an individual product. If this vision is not shared by all contributors of the partnership, it will be impossible to set priorities concerning the plan, documents, and process.

The partnership will develop a design framework that works effectively for residents, county officials, architects, developers, builders, and designers from a range of backgrounds.

Processes will be created to uphold the vision while recognizing the market demands of development and the needs of all parties within the partnership.

The review processes must reflect, over a long period of time, the need to sustain plans for the village center, and residential areas as they have been designed as well as site specific architectural and landscape architectural plans.

Objective criteria proven to work over time will be created that the partnership agrees upon, otherwise it will be difficult to administer. Tools are needed to clearly communicate intent - this includes codes, design guidelines, and review process.

A balance in the planning process must be achieved between sufficient details

COMMUNITY CONSENSUS

to maintain the vision and general guidelines. This will allow for changes to be made within the plan. Structure within the development regulations will allow the partnership to keep sight of the vision over time as principals involved in shaping the vision change. Conversely, it would be self-defeating to create a plan that is so rigid that it cannot respond to changes in market demands and through lessons learned in earlier phases.

A strong public realm must be inclusive of both the primary natural infrastructure of the site's ecological systems and the secondary built infrastructure (street, park, and plaza network and its surrounding building envelope with civic and institutional elements). It is required that the entire public realm explicitly and implicitly be inviting and accessible to the public. Correct design standards must be established to avoid ambiguities about rights of ownership and use.

We recognize that the primary infrastructure of the open space system with its wetlands, uplands, parks, street tree network, and water management system are part of an on-site and regional ecosystem. These relationships must be understood, maintained, and enhanced such that there will be an overall improvement to the quality of the environment. This will include the preservation, restoration, and enhancement of wetland and upland vegetation. Strategies will be developed from the best current ecological practices. It is important to reach for the highest standards because this project, as all others, places enormous demands on the environment; and there is an ever-present danger of overloading the delicate hydrological system that runs through the site and beyond.

The public realm must be defined in a way that respects the character, standards, and public safety requirements agreed upon by Charlotte County so that it can successfully take possession and maintain these areas after their creation. A list of all streets, alleys, parks, plazas, etc. that the County will be accepting and those that will be maintained under other agreements will be created by the developer with the County.

Diversity in the physical design of the community is desired. Diversity will be sought at the levels of neighborhood or district and the block and street level through the inclusion of a variety of types, densities, setbacks, and their landscapes. Allowing for this mix of designs and programming within each area, there will be more opportunity for a rich sense of place to develop. Requiring that a variety of people design and build reasonably sized parcels will greatly contribute to the quality of the areas created. Each area of the plan should call out special parcels that will be custom built or allowed to be anomalies within

COMMUNITY CONSENSUS

the plan such as civic and institutional spaces, corner lots, and terminating lots. There will be no monolithic development.

The design of the physical environment can impact the instances and fear of crime, and therefore the quality of life. Crime Prevention Through Environmental Design concepts and standards will be incorporated to reduce the propensity of the physical environment to support criminal behavior.

Together, the partnership will create a sustainable community. Social, economic, civic, cultural, and environmental endeavors need to be actively supported by establishing appropriate institutions and programming. A plan will be developed that ensures the residents are able to effectively assume the long-term responsibilities associated with true community building.



DESIGN STANDARDS

In order to promote flexibility and creativity in design throughout Murdock Village, dimensional requirements are not specifically identified. Development and design standards will be prepared by the developer during the planned development review process and submitted to Charlotte County in the form of a “Standards Manual” for review, comment, and approval. The manual will include development and design standards for all residential and non-residential uses, in addition to all rights-of-ways, open spaces, and recreational areas. The following should be considered as general design guidelines in establishing development and design standards:

General

In order to demonstrate an urban profile, build-to lines shall be established along all individual streets and/or blocks. The build-to lines should determine the width and ratio of enclosure for each public street or space.

Lot widths should create a relatively symmetrical street cross section that reinforces the public street as a simple yet unified public space.

Parking lots must have a minimum setback from the street right-of-way of 5 feet.

At least one public entrance to all principal structures shall be oriented to the primary street. Vehicular openings such as driveways to garages shall not be considered as a pedestrian or public entrance.

Structures on opposite sides of the same street should follow similar architectural styles. This does not apply to buildings bordering civic uses.

Street lighting should be scaled for the pedestrian and provided on all streets throughout Murdock Village.

Exterior building and/or site lighting shall be designed to minimize glare and prevent spill onto adjacent properties. Dark sky issues will also be addressed.

DESIGN STANDARDS

VILLAGE CENTER GUIDELINES

Character

Buildings always oriented towards the street with main entrances and/or windows facing the street.

Parking placed to the side and/or rear of the building in order to maintain pedestrian-friendly street edges.

Service areas placed away from the addressing street and screened from view.

Well-designed buildings which use high-quality materials limited to brick, painted stucco and architectural precast concrete, natural stone, or wood trim.

Residential densities shall range from 6-15 dwelling units per acre and shall be located on a separate floor level from office or commercial uses on multi-use sites.

Building Placement

Buildings are encouraged to have a clear relationship to the street. Buildings sited close to the street strengthen the activity and vitality of the street. On larger parcels, buildings should also address secondary streets.

Structures in the village center have no minimum setbacks.

Commercial and government buildings should abut the sidewalks or a public gathering or access facility.

Orientation to the Street

All buildings are encouraged to reinforce the street framework by locating the main building façade either parallel or perpendicular to the street. Buildings placed at irregular or random angles to the street are not permitted. Similarly, multiple building complexes are encouraged to maintain a consistent street orientation and should be organized at right angles to each other. Buildings may also reinforce the curved nature of streets.

Placement of Entrances

Building entrances shall be visible from the street, well-lit, and easily accessible by employees and visitors. Entrances shall be conveniently located adjacent to visitor street parking and on-site employee parking and shall accommodate

DESIGN STANDARDS

pedestrian access from public transportation stops. Canopies, lighting, and roof forms shall identify entrances. Through-lobbies or breezeways that address both the street and parking lots are encouraged.

Building Expression

Buildings are encouraged to have consistent window expressions visible from the street. A punched window expression is encouraged. A minimum of 50 percent of the street level facades of non-residential buildings shall be transparent consisting of window and door openings allowing views into and out of the interior. Streetside, windowless building elevations are discouraged. Buildings shall express a clear base, middle, and top. Sloping roofs or strong cornice lines are also encouraged. Sloping roofs are encouraged at strategic locations, such as corners, mid-block entries, etc.

OFFICE BUILDING GUIDELINES

Character

Many traditional neighborhoods feature high-quality office buildings with a positive orientation to the street and a well-defined main entrance.

Buildings always oriented towards the street with main entrances and/or windows facing the street.

Parking placed to the side and/or rear of the building wherever possible in order to maintain pedestrian-friendly street edges.

Service areas placed away from the addressing street and screened from view.

Well-designed buildings which use high-quality materials limited to brick, painted stucco and architectural precast concrete, or natural stone.

Building Placement

Buildings are encouraged to have a clear relationship to the street. Buildings sited close to the street strengthen the activity and vitality of the street. On larger parcels, buildings should also address secondary streets.

Orientation to the Street

All buildings are encouraged to reinforce the street framework by locating the main building façade either parallel or perpendicular to the street. Buildings placed at irregular or random angles to the street are not permitted. Similarly,

DESIGN STANDARDS

multiple building complexes are encouraged to maintain a consistent street orientation and should be organized at right angles to each other. Buildings may also reinforce the curved nature of streets.

Placement of Main Entrances

Main building entrances will be visible from the street, well-lit, and easily accessible by employees and visitors. Entrances that are conveniently located adjacent to visitor street parking and on site employee parking, and accommodate pedestrian access from public transportation are preferred. Canopies, lighting, and roof forms are encouraged for marking identifiable entrances. Through-lobbies that address both the street and the parking lots are encouraged.

CIVIC BUILDING GUIDELINES

Building Placement

A site within the master plan is designated for an elementary school. This site will accommodate the building footprint, perimeter landscaping, and recreational park space (ballfields). The proposed master plan has located this site adjacent to the North Charlotte Regional Park and north of the village center, in the center of the project site. This placement allows the school to blend with other elements of the Murdock Village development. The building complex is proposed to be built up to the sidewalk with the front doors facing the entry boulevard. The auditorium and gymnasium component of the school program should be oriented to the park. Building materials will conform to the architectural standards.

A site within the master plan is designated for a Charlotte County governmental complex.

Civic and government buildings should be located on prominent sites within Murdock Village.

Buildings must not conflict with the immediate surrounding land uses.

During the development process for Murdock Village, property owners and Charlotte County will discuss the need to locate public facilities such as sheriff substations, fire stations, and other public facilities within the development. If there is a demonstrated need, the uses shall be designated on an appropriate site so negotiated between the affected parties.

DESIGN STANDARDS

BUILDING EXPRESSION

Bandshell/Bandstand/Amphitheatre

To be integrated into the plan of the village center and park to accommodate seating and define the civic space.

Permanently installed light and sound systems are required for the bandshell and bandstand components.

A minimum of two public restrooms will be provided in the design.

Materials will conform to the architectural standards.

ATTACHED HOUSING RESIDENTIAL GUIDELINES

Building Placement

Buildings should build out to the build-to line, with parking internalized, avoiding surface parking between buildings and the street.

Residential densities shall range from 6-24 dwelling units per acre.

Single-family attached residences and multi-family residences should have a front building setback between 5 and 15 feet and a minimum rear setback of 20 feet or 5 feet from the back of a garage when set back from the residence.

In order to make the living area of a residence visually more dominant than its parking facilities, all garages (attached or detached from the principal residence) shall be set back a minimum of 3 feet from the front façade building line of the principal structure. The preferred design is for garages to have rear or side entry or be set back from the front façade building line 10 feet for front entry.

Orientation to the Street

Front doors and windows to major rooms will address the street. Walkways which lead to the front door, separate from the driveway, are also encouraged. The front door should be a prominent and welcoming feature on the front façade of the house. Building designs that create blank wall conditions facing the street or orient front doors so that they are not visible from the street will not be allowed.

Placement of Main entrances

Main building entrances or individual unit entrances will be visible from the street, well lit and easily accessible.

DESIGN STANDARDS

Building Expression

Large buildings will be expressed as individual units. Roof forms and facades shall accentuate smaller unit massing. Buildings are encouraged to have consistent window expressions. A punched window expression is encouraged.

Residences shall have an architectural feature such as a front porch, pent roof, or roof overhang to define the front entrance.

Secondary Structures

Porches may be located within the buildable area in the front or rear of the primary structure. Decks and garages may be located within the buildable area in the rear of the primary structure.

Mixing Project Types

Combining a variety of attached housing types with varied architectural style creates diversity on a residential block. Smaller parcels will integrate with larger parcels within a neighborhood.

Parking

Parking shall be provided by an enclosed garage, or screened parking area, accessed from a rear alley. Garages are set back a minimum of three feet from the rear property line. At least fifteen feet shall exist between a parking lot and a principal façade of a building.

Corner Conditions

Facades of the primary building shall be located along both the front and side setback lines, and within the specified buildable area.

Development Block

Maximum block size: 200'-300' width x 300'-500' length.

Trash, Waste, and Recycling Containers

Trash and waste containers shall be located within the garage and/or area in the rear yard screened from the public view.

Swimming Pools

Pools can be located in the designated buildable area provided that they are no closer than eight feet to any property line. Pool houses must be located within the buildable area.

DESIGN STANDARDS

DETACHED HOUSING RESIDENTIAL GUIDELINES

Building Placement

Detached housing should be built out to the build-to line to the greatest extent possible.

Residential densities shall range from 3-6 dwelling units per acre.

Garage apartments shall be permitted.

Single-family residences should have a front building setback between 0 and 25 feet and a minimum rear setback of 20 feet or 5 feet from the back of a garage when set back from the residence.

Zero lot-line residences shall be permitted as long as pedestrians have access to the rear yard through a method other than through the principal structure. Access may be through an easement or alleyway.

Orientation to the Street

Front doors and windows to major rooms will address the street. Front walkways will lead to the front door, separate from the driveway. The front door will be a prominent and welcoming feature on the front façade of the house. House designs that create blank wall conditions facing the street or orient front doors so they are not visible from the street are not allowed. To the greatest extent possible, front entrances should be articulated with a covered front porch. The size of front entry porches shall be a minimum of 6'-0" deep and 10'-0" in width.

Building Expression

Roof forms and facades shall accentuate smaller unit massing. Buildings are encouraged to have consistent window expressions. A punched window expression is encouraged.

Residences shall have an architectural feature such as a front porch, pent roof, or roof overhang to define the front entrance.

Mixing Project Types

Combining a variety of detached housing types with varied architectural style creates diversity on a residential block. Smaller parcels will integrate with larger parcels within a neighborhood.

DESIGN STANDARDS

Development Block

Maximum block size: 260' width x 400'-600' length.

Transportation

The following guidelines reflect standards for all street types:

Entry Boulevard

- Right-of-way width: 100'
- Face of curb to face of curb: 24'
- Traffic lanes: two-way
- Traffic lane width: 11'
- Parking lanes: none
- Parking lane width: n/a
- Design speed: 30 mph
- Parkway width: 7.5'
- Median width: varies
- Sidewalk width: 5'
- Curb radius: 25'
- Bike lanes: yes
- Striping: yes
- Street tree spacing: 40'-60' O.C.
- Lighting: single acorn, 100'-150' O.C.

Village Center

- Right-of-way width: 72'
- Face of curb to face of curb: 36'
- Traffic lanes: two-way
- Traffic lane width: 10'
- Parking lanes: parallel, both sides
- Parking lane width: 8'
- Design speed: 25 mph
- Parkway width: n/a
- Median width: n/a
- Sidewalk width: 7'-18'
- Curb radius: 25' maximum
- Bike lanes: no
- Striping: yes
- Street tree spacing: 20'-40' O.C.
- Lighting: double acorn, 60'-75' O.C.

DESIGN STANDARDS

Village Center Service Streets

Right-of-way width: 56'
Face of curb to face of curb: 36'
Traffic lanes: two-way
Traffic lane width: 10'
Parking lanes: parallel, both sides
Parking lane width: 8'
Design speed: 20 mph
Parkway width: n/a
Median width: n/a
Sidewalk width: 7'-10'
Curb radius: 25' maximum
Bike lanes: no
Striping: yes
Street tree spacing: 20'-40' O.C.
Lighting: single acorn, 60'-75' O.C.

Residential Street

Right-of-way width: 52'
Face of curb to face of curb: 27'
Traffic lanes: two-way
Traffic lane width: 10'
Parking lanes: parallel, both sides
Parking lane width: 8'
Design speed: 20 mph
Parkway width: 7.5'
Median width: n/a
Sidewalk width: 5'
Curb radius: 15'
Bike lanes: no
Striping: no
Street tree spacing: 40'-60' O.C.
Lighting: single acorn, 100' O.C. staggered and at block ends

One-Way Alley

Right-of-way width: 16'
Roadway width: 12'
Traffic lanes: one-way
Traffic lane width: 12'

DESIGN STANDARDS

Parking lanes: none
Parking lane width: n/a
Design speed: 5 mph
Parkway width: 2'
Median width: n/a
Sidewalk width: n/a
Curb radius: 15'
Bike lanes: no
Striping: no
Street tree spacing: n/a
Lighting: standard utility at block ends

Two-Way Alley

Right-of-way width: 20'-24'
Roadway width: 16'-20'
Traffic lanes: two-way
Traffic lane width: 8' minimum
Parking lanes: none
Parking lane width: n/a
Design speed: 5 mph
Parkway width: 2'
Median width: n/a
Sidewalk width: n/a
Curb radius: 15'
Bike lanes: no
Striping: no
Street tree spacing: n/a
Lighting: standard utility at block ends

Natural Features

Natural features shall be preserved and integrated into site design/development where appropriate.

Landscaping

The quality of the landscape treatment shall serve to enhance the entire community. Overall location and composition of any landscaping shall complement the scale of development and its surroundings. The following guidelines should be considered:

DESIGN STANDARDS

In general, larger, well-placed contiguous planting areas are preferred over small disconnected areas.

Street trees shall be used to provide form and shade with understory plant materials providing interest, defining space, and serving as physical and visual buffers.

Landscape design shall follow appropriate Crime Prevention Through Environmental Design standards.

All landscape materials shall be installed per current industry standards.

Landscape maintenance shall incorporate environmentally sound management practices including the use of reuse water, the use of energy efficient irrigation systems, and planting design based on water zone requirements.



OVERVIEW OF PROPOSER

FALCONE GROUP OVERVIEW

The Falcone Group is a privately held multi-billion dollar entity that specializes in the real estate, telecommunications and financial industries. Founded by three brothers the company is overseen by a staff of highly experienced and dedicated professionals. The Falcone Group is comprised of six divisions: Falcon Commercial, Falcon Land & Development, Falcon Residential Development, Falcon Funding, Falcon Construction and subsidiary Century Communications.

The Falcone entities are all headquartered in Boca Raton, Florida with current projects and operations in Florida; Philadelphia, Pennsylvania; Las Vegas, Nevada and the Bahamas.

Each of the Falcon entities operates as a stand-alone enterprise while also fully utilizing the obvious benefits of cross-pollinating within the Falcone umbrella.

Falcone was previously the parent entity of Transeastern Homes, which was the sixth largest home builder in Florida, and one of the largest privately held builders in the nation. In August of 2005, Transeastern was sold to Technical Olympic USA (TOUSA). This transaction has benefited all of the Falcone companies through significant liquidity and the ability to focus exclusively on the development aspects of projects throughout Florida without the daily demands created by the home building process.

As a result, both Falcon Land & Development and Falcon Commercial in particular have much greater freedom in pursuing large scale development projects throughout Florida, with the aid of vastly enhanced resources.

OVERVIEW OF PROPOSER

FALCON LAND & DEVELOPMENT OVERVIEW

Falcon Land & Development, a core member of the Falcone Group of companies, is exclusively a Land Development enterprise which currently operates in 19 Counties in Florida and the Bahamas. Through the extensive development and construction experience of the Falcone Group, we have developed the Falcon Land business model as one which does not actually build the projects we complete.

While this might seem initially to be a limitation, it is in fact a benefit, allowing Falcon to focus on the macro level issues of large scale land development without being burdened by the demands of permitting and constructing the actual homes themselves. This freedom has allowed Falcon Land & Development to become much more involved in pro actively creating growth management solutions in areas such as traffic, schools, utilities and public services, which have traditionally been seen as hindrances to the development process.

Examples of this include providing turn-key public facilities which are constructed in their entirety during initial development phases. This has been done in numerous ways utilizing creative combinations of public and private funding including developer contributions of land and cash, prepayment of impact fees, establishment of Community Development Districts, special benefit taxation entities such as Educational Benefit Districts and Municipal Taxing districts as well as the actual contracting for and completion of schools, fire stations, roads and other infrastructure. This approach has the proven benefit of fast track completion of improvements which are greater in magnitude than the impacts created by the actual development. This relies on Falcons ability to fund the improvements entirely up front rather than relying solely on the traditional fair-share and impact fee driven approaches which result in longer timeframes to actually construct the improvements to public facilities and infrastructure.

OVERVIEW OF PROPOSER

DEVELOPER CONTACT LIST

Falcon Land & Development

JOHN EVASIUS- *President and C.O.O.*

Responsible as principal overseeing all aspects of project.

johne@falconegroup.info

1951 NW 19th Street, Suite 200 Boca Raton, FL 33431

P 561-961-1000 | F 561-338-2957

CHIP BRYAN- *Vice President*

Will serve as overall Project Manager for Murdock Village.

chipb@falconegroup.info

1951 NW 19th Street, Suite 200 Boca Raton, FL 33431

P 561-961-1840 | F 561-338-2957 | M 561-703-4686

Tramell-Webb Partners

JOHN L. “CHIP” WEBB- *Principal Partner*

Will serve as principal manager of single family components.

chipwebb@cfl.rr.com

1420 E. Robinson Street Orlando, FL 32801

P 407-897-3330 | F 407-897-3320

JOE TRAMELL- *Principal Partner*

Will serve as principal manager of single family components

joetramell@cfl.rr.com

1420 E. Robinson Street Orlando, FL 32801

P 407-897-3330 | F 407-897-3320

Broad Street Partners

DAMIAN MADSEN- *Principal Partner*

Will serve as principal manager of Multi-Family and Mixed Use

dmadsen@broadstreetpartners.com

250 Park Avenue South, Suite 200 Winter Park, Florida 32789

P 407-647-3290 | F 407-647-7865



DEVELOPMENT TEAM

Proposed Murdock Village Development Team

The team will consist of the following experienced developers which will form a joint venture entity specific to the Murdock Village project upon a successful bid. The individuals within each organization who hold key positions of responsibility will also serve as the core of the unified Murdock Village team, and accordingly those persons are also identified. The resumes of those individuals as well as the examples of projects completed can be found in the prior experience addendum included in this submission package. A brief summary of the key experience of each entity is highlighted below.

Falcon Land & Development-*Joint Venture Principal Member*

- Large scale development and project management experience.
- Six DRI scale development projects recently completed or under review.
- Significant experience in the funding and implementation of large scale public improvements similar to those envisioned at Murdock Village.
- Experience in mixed use as well as redevelopment involving public-private partnering.
- Falcon Commercial will incorporate experience in mixed use and high intensity commercial development.
- Falcon Construction adds experience in the construction of commercial, multifamily and public facilities projects.
- Falcon Residential with experience in constructing a range of for sale, rental and workforce multifamily housing.

DEVELOPMENT TEAM

Key Individual Team Members

Falcon Land & Development

1. John Evasius, President and C.O.O. - *Principal overseeing project.*
2. Chip Bryan, Vice President- *Murdock Village Project Manager*
3. Albo Antenucci, President Falcon Commercial- *Project Advisor*
4. Juan Delgado, Vice President Falcon Construction- *Project Advisor*
5. Evan Rabinowitz, President Falcon Residential- *Project Advisor*
6. Jon Ginsberg, Associate Falcon Funding- *Project Finance Manager*
7. Zelica Quigley, Esq.- In-house Counsel- *Transactions and agreements*

DEVELOPMENT TEAM



Julian "Chip" Bryan IV

Project Experience

- **City Place, West Palm Beach FL**
Served as Project Manager of firm responsible for site planning, civil engineering and surveying for entire large scale mixed use project which redeveloped blighted portion of downtown through CRA and condemnation. Project was awarded through RFP process.
- **Broward County Civic Arena (Office Depot Center)**
Served as site planning project manager of large scale public facility. Oversaw DRI amendment process and all aspects of design and permitting. Fastrack design-build resulted in completion of entire project from design through opening in 24 months.
- **Las Olas River Front, Fort Lauderdale**
Served as project manager for civil and site design and permitting team. Project is large scale commercial center redeveloped in downtown Fort Lauderdale on surplus school board property, centered around public-private partnering between developers and City of Fort Lauderdale, including developers agreement, complex easements over public lands allowing varying degrees of redevelopment to occur.
- **Bexley Park, Delray Beach FL**
Served as primary site planning consultant on design team which was awarded infill development through City RFP and review process. Site was surplus charter school location. Development plans included 35 acres of regional park and linear park pedestrian network incorporated into residential neighborhood consisting of single-family, townhouse and multifamily condominium units. Each housing category included workforce/affordable units.

Professional Experience

- **2005 to present-** Vice President, Falcon Land & Development

DEVELOPMENT TEAM

Responsible for entitlement and acquisitions throughout Florida. Currently managing approximately 40,000 acres of active development in 19 Florida Counties including five active DRI's

- **1999 to 2005-** Vice President, Julian Bryan & Associates
Principal in planning consulting firm. Responsibilities included all aspects of design and approval processing for a broad range of residential, commercial and mixed use projects. Client list included three of the top five largest home builders in the nation.
- **1997 to 1999-** Senior Planner, Craven-Thompson & Associates
Served as site planner and project manager for second largest multi discipline firm in South Florida. Projects included areawide public improvement projects, public parks, CRA redevelopment and private sector commercial and residential development.
- **1995 to 1997-** Staff Planner, Carnahan-Procter & Associates
Served as site planner for a range of commercial and residential projects both public and private at multi-discipline firm.
- **1989 to 1995-** Site Planner, Landevco
Served as site designer for primarily residential client base located in South Florida and Raleigh-Durham area of NC.

Education

North Carolina State University- School of Architecture and Design
Bachelor of Environmental Design, Magna Cum Laude in 1989
Curriculum included Architecture, Landscape Architecture, and Industrial Design. Minor in Philosophy.

Coral Gables High School- Coral Gables, Florida
Graduated with honors in 1984

DEVELOPMENT TEAM

Tramell Webb Partners, Inc.

The Firm

Tramell Webb Partners, Inc. is a full service real estate company specializing in land development and real estate consulting services. The company was formed in 1989 and it has successfully developed property in the Central Florida area for the last seventeen years.

The principals in Tramell Webb have extensive experience in large planned communities including planning, designing, financing, construction and development.

DEVELOPMENT TEAM

Resume of Joe B. Tramell

Joe B. Tramell, P.E. is a Registered Professional Civil Engineer. He is a Principal of Tramell Webb Partners, Inc.

Prior to co-founding Tramell Webb Partners, Inc. in 1989, Mr. Tramell was involved in land development in the Central Florida area. His experience includes Vice President of Development for Landstar Homes, development manager of the Lake Nona Corporation, project engineer with Reynolds, Smith and Hill and project engineer with Martin Marietta Corporation.

Mr. Tramell is a 1980 graduate of the University of Florida, with a Bachelor of Science degree in Civil Engineering. He has served two terms on Orange County's Development Advisory Board and also served on Osceola County's Subdivision Regulation Committee. He is a member in good standing with the American Society of Civil Engineers.

DEVELOPMENT TEAM

Resume of John L. (Chip) Webb

John L. Webb is a Certified Public Accountant and a principal in Tramell Webb Partners, Inc. Prior to co-founding Tramell Webb Partners, Inc. in 1989, Mr. Webb was a Senior Manager in the Real Estate Consulting Group for KPMG Peat Marwick and was in charge of its Orlando, Florida practice. He has experience in commercial, residential, industrial and public sector real estate development projects.

Prior to joining Peat Marwick's Real Estate Consulting Group, Mr. Webb was a Senior Tax Manager in its Orlando office. His practice focused on real estate tax and accounting. His clients included national Real Estate Investment Trusts as well as state and local real estate developers.

Mr. Webb is a 1980 graduate of the University of Florida with a Bachelor of Science (Chemistry), a Bachelor of Science in Accounting and a Masters of Accounting with a specialization in Tax. He is a member in good standing with the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. Mr. Webb is a past Chairman of the Central Florida YMCA Board of Directors and currently serves as its Treasurer and on its Executive Committee. He also currently is a board member of the Orlando Housing Authority.

DEVELOPMENT TEAM

References:

Banking:

Matt Ravenscroft, RBC Centura Bank, phone # 407-835-7999

Legal:

Mike Sheahan - Partner with Godbold, Downing, Sheahan, phone # 407-647-4418

John C. Bales – Partner with Bales and Weinstein phone # 813-223-2206

Bond Underwriter:

Doug Sealy - Prager, McCarthy & Sealy, phone # 407-481-9182

CDD District Manager:

Tom Tukdarian - District Offices, phone # 407-566-1935

Engineers:

Steve Miller - President, Miller, Sellen, Conner and Walsh, phone # 407-422-3330

Accountants:

Johnnie James - Partner, Tedder, James, Worden, phone # 407-898-2727

Community Involvement:

Jim Ferber - President, Central Florida YMCA, phone # 407-896-9220

DEVELOPMENT TEAM

FACT SHEET

- Broad Street Partners, LLC, is active in the acquisition, development and investment management of multi-family housing, commercial, and mixed-use projects in the Southeast.
- Broad Street Partners and its predecessor entity have been involved in the acquisition and development of 14,000 multi-family units representing approximately \$800 million in rental and condominium housing value since the 1970's.
- In addition, the principals of the firm have been responsible for the development of Class A office, flex office/warehouse and large scale mixed-use land developments totaling over \$400 million in value.
- Broad Street Partners has brought distinctive developments to the Southeastern cities of Charleston, Rock Hill, Myrtle Beach, Greensboro, Greenville and Columbia, SC; Charlotte, Winston Salem, Hickory, Raleigh, Durham Willmington, Fayetteville and Asheville, NC; Atlanta, Stone Mountain and Powder Springs, GA; and Orlando, FL.
- Currently, the company is developing major multi-family and mixed-use projects in Charleston, SC; and Orlando, FL.

FOUNDED: 1994

COMPANY HEADQUARTERS: Broad Street Partners, LLC
35 Broad Street
Charleston, SC 29401
843/853.2171
843/853.2173 Fax

ORLANDO REGIONAL OFFICE: 250 Park Avenue South
Suite 200
Winter Park, FL 32789
407/647.3290
407/647.7865 Fax

SUBSIDIARY COMPANIES: BSP/Florida, LLC

Ashley Management
A wholly-owned property management company

DEVELOPMENT TEAM

STEPHEN R. WALSH

Managing Partner

Stephen R. Walsh, a native of North Carolina, has been involved in real estate development, construction, finance and management for over 30 years. He has spent the majority of his business career creating high-quality apartment developments in the Southeast. He has enjoyed the support, partnership and financial backing of some of the country's premier institutional investment groups. He has been personally responsible for the development, ownership, building and management of approximately 14,000 apartment units, representing a current value estimated in excess of \$800 million. In addition to his multi-family development experience, Mr. Walsh has also developed office properties including the 32 story Wachovia Bank Building in downtown Charlotte, NC.

Walsh has also been active in other business and financial endeavors, including the acquisition and ownership of MetroBank, N.A. where he served as Chairman prior to its sale. He also founded a highly successful cable television company, StarChannel, Inc. In addition, he served as chairman and chief executive officer of Kroy, Inc., a former NYSE-listed company based in Scottsdale, Arizona.

The following is a selection of some of the communities in which Walsh acted as owner, developer, builder and manager:

RALEIGH/CARY, NC:	Governor's Point	346 units
	Amberwood at Lochmere	232 units
	Ravinia	274 units
	Windermere	152 units
CHARLOTTE, NC:	Berkshire Place	240 units
	Summit Creek	260 units
	The Cedars	360 units
	Summit Ridge	240 units
	Lake Point	210 units
	EastPointe	282 units
	River Birch	212 units
	Winterwood	384 units
	The Hamptons	272 units
Cross Creek	400 units	
HICKORY, NC:	Forest Hills	208 units
	Forest Hills (Phase II)	225 units
MORRISVILLE, NC:	Waterford Place	300 units
ATLANTA, GA:	Ashley Run	360 units
	Ashley Lakes	240 units
	Ashley Creek	232 units
	Ashley Forest	225 units
	Ashley Mill	250 units
	Hampton Meadows	400 units
	Hampton Ridge	250 units
Tuxworth Springs	272 units	
ORLANDO, FL:	The Tradition	451 units
	Windermere	280 units
	Willa Springs	250 units

DEVELOPMENT TEAM

STEPHEN R. WALSH (CONT.)

Managing Partner

CHARLESTON, SC:	Ashley Knoll	408 units
	River Oaks	360 units
	Woodbridge Apartments	198 units
MYRTLE BEACH, SC:	Palmetto Pointe	320 units

Walsh was responsible for the rehabilitation of two properties in Charleston, South Carolina, both developed under the 221-d4 program. These two properties, Melrose and Wildwood, are both 100 percent occupied.

Walsh is currently the managing partner of Broad Street Partners, LLC. Broad Street Partners is a Charleston, SC-based real estate development firm specializing in multi-family housing. Through Broad Street Partners, Walsh currently is involved in the development of the following properties:

The Tradition (Phase II)	303 units	Orlando, FL
The Tradition at Alafaya	252 units	Orlando, FL
The Tradition at Summerville	232 units	Charleston, SC
University Club Tower	300 units w/retail and office	Orlando, FL

DEVELOPMENT TEAM

KEN L. KUPP

Partner

Ken L. Kupp is a principal in Broad Street Partners, a real estate development firm with offices in Charleston, South Carolina and Orlando, Florida. Based in Orlando, he is actively involved in the development, acquisition and redevelopment of multi-family projects through-out the southeastern United States.

Mr. Kupp has twenty-one years of business experience and nineteen years of commercial real estate and construction related experience. In addition to his management experience, his hands on real estate experience includes all aspects of a project's life cycle including acquisition, pre-development, environmental assessment, financing, project management, marketing, lease-up, property management and disposition. During his career he has acquired income producing properties for his own account, on behalf of capital partners and for a large public syndicator, been involved in the clean-up of environmentally contaminated properties, and provided investment banking services as well as consulting services to third parties. His development and management activities have taken him to a number of U.S. metropolitan markets.

Prior to his association with Broad Street Partners, Mr. Kupp was the Executive Vice President and Director of Development – Southern Region of ORIX Real Estate Equities, Inc., a "Top 50" U.S. commercial development company. In this capacity, he was responsible for developing office, industrial, retail and multi-family projects in the Southern U.S., which included a geographic region spanning from Texas, east to Georgia, and down to Florida. His various project activities included both speculative and build-to-suit construction, and were structured either as self-developments or joint ventures with landowners or development partners. While at ORIX, Mr. Kupp's projects included the development of two multi-family projects totaling 800 units, a 340,000 square foot bulk industrial building, a 100,000 square foot mid-rise office building, and a 50 acre land development that will ultimately contain 500,000 square feet of low-rise office product. Mr. Kupp became an EVP at ORIX as a result of his efforts in successfully spinning off the development subsidiary of Jones Lang LaSalle and merging it into ORIX.

As President and Chief Executive Officer of Jones Lang LaSalle Development, Mr. Kupp was responsible for managing a full service, commercial real estate development company with offices and projects throughout the United States. In 2000, the development company had 2.8 million square feet of projects in process valued at \$400 million. Mr. Kupp was responsible for the company's profit and loss, strategic planning, project approval, capital relationships and administration. In addition to overseeing each regional office of the company, Mr. Kupp also managed the Florida region, and actively oversaw a number of developments in that state including: Millenia, a 450-acre mixed-use land development; Millenia Lakes, a two-phase 400,000 square foot office development; the DeVry build-to-suit, a 75,000 square foot single story office building for DeVry University; Cypress Park, a 60-acre, 900,000 square foot light industrial development; and Miramar Centre, a 94-acre 1.4 million square foot and light industrial park in Miramar, Florida.

Education

Mr. Kupp holds a Bachelor of Science degree in mechanical engineering from Texas Tech University. He has also earned a Master's in Business Administration degree from the University of Texas.

DEVELOPMENT TEAM

DAMIEN F. MADSEN

Partner

As Partner, Damien Madsen brings nearly 20 years of commercial real estate brokerage experience to Broad Street Partners. He has been a leader in the Orlando commercial real estate market, successfully completing nearly three million square feet of transactions valued at approximately \$750 million. In 1997, he started Orlando's SouthPark Center and has helped develop and lease its nine new office buildings, totaling 1.3 million square feet. Damien was selected as "Office Broker of the Year" three times by the Central Florida Chapter of the National Association of Industrial and Office Parks. He entered the commercial real estate business as a commissioned agent after graduating from the University of Central Florida in 1986 with a degree in finance. During his career, he served as Senior Vice President of Harbert Realty Services, Executive Director of Advantis, and Senior Director of Leasing for the Flagler Development Company.

DEVELOPMENT TEAM

PAUL L. GAWLEY

Construction Management

Mr. Gawley provides construction management services as an owner representative on commercial and residential projects throughout the United States including Florida. He is involved in the review of construction plans and specifications, cost control, schedule maintenance, technical performance, due diligence investigation, environmental risk management, and the permitting & approval process.

Mr. Gawley has twenty-five years of construction management experience that has included positions at general contracting firms as well as development companies. He has also owned and operated a site contracting firm in the State of Florida. He has wide ranging experience in commercial and residential product types including office, industrial, retail, hotel, multi-family and municipal buildings.

Mr. Gawley holds an Associates in Applied Science degree in Building Construction from the College of DuPage and a Bachelor of Science degree in Building Construction Technology from Pacific Western University, California. He is also a Florida State Certified General Contractor (inactive) and a member of NAIOP Chicago Chapter and The Concrete Contractors Association of Greater Chicago. Please see the representative project list below:

- 77 West Wacker Drive, 1,000,000 SF fifty-story office building, Chicago, Illinois.
- Harold Washington Library, 756,640 SF, ten-story public library, Chicago, Illinois.
- Traditions Apartments, 451-unit apartment development with related amenities, Orlando, Florida.
- Admirals Walk, 241-unit apartment development with related amenities, Sarasota County, Florida.
- American Medical Association, 650,000 SF, thirty-story World Headquarters, Chicago, Illinois.
- Hewlett Packard, 171,420 SF, five-story office building w/surface parking, Englewood, Colorado.
- Northgate North, 324,000 SF, four-story retail, power center, including an adjacent nine-story parking structure linked by a plaza and two bridges, Seattle, Washington.
- 5th & Bell, 197,986 six-story urban office building with 2.5 levels of below ground parking, Seattle, Washington.
- Prime Center at Briargate, 6 office buildings, totaling 283,708 SF w/surface parking, Colorado Springs, CO.
- DeVry at Northridge, 72,000 SF one-story campus for DeVry University w/surface parking, Westminster, CO.
- Prime Center at Northridge, Two one-story office buildings totaling 125,343 SF w/surface parking, Westminster, CO.
- Pueblo Crossing Phase I, 264,500 SF retail power center. Pueblo, Colorado.
- Homewood Suites Hotel, 163 room hotel with two sub-level parking on a urban site, Seattle, Washington.
- Highlands Ranch I & II, two three-story office buildings totaling 91,000 SF w/surface parking, Highlands Ranch, Colorado.
- E-470 Administration Building, 55,338 SF two-story office building with surface parking, Aurora, Colorado.
- Metropolitan Theaters, 63,900 SF, 16 screen theater and surface parking, Rancho Mirage, California.
- Briargate I, 75,338 SF three-story office building w/surface parking, Colorado Springs, Colorado.
- Elk Lakes Shopping Center, 128,035 retail center with surface parking on 16 acres, Greeley, Colorado.
- Container Store, 23,684 SF one-story BTS retail store w/surface parking, White Plains, New York.
- Cirrus Logic, 50,960 SF three-story office building w/surface parking, Broomfield, Colorado.
- 360 Interlocken, 51,618 SF three story office building w/surface parking, Broomfield, Colorado.
- Shops at Oak Brook, 175,000 SF retail power center w/surface parking, Oak Brook, Illinois.
- Town Center, forty-acre retail development for various big box Tenants.
- LaSalle National Bank Data Center, 113,000 SF, five-story facility for computer operations, Chicago, Illinois.
- Crate and Barrel Headquarters' warehouse expansion, 72,000 SF addition to existing warehouse facility (keeping warehouse operations open at all times), Northbrook, Illinois.
- Apple Computer Building Two, 50,000 SF, commercial warehouse/office building, Rolling Meadows, Illinois.

DEVELOPMENT TEAM

JEFFREY A. ROBBINS

Development Partner

As Project Developer, Mr. Robbins lends more than 15 years of real estate industry experience to Broad Street Partners in overseeing the entire project development process. Jeff manages all aspects of a project, including site identification, due diligence investigation and project coordination, as well as third party contract negotiations and partner relationships. Prior to joining Broad Street, Jeff served as Vice President of Development for ORIX Real Estate Equities, a U.S. "Top 50" commercial development company. He earned MAI (Member Appraisal Institute) certification and worked as an appraiser for more than 10 years.

DEVELOPMENT TEAM

THE MSCW TEAM

Success in planning and design demands professionals who see the big picture and appreciate the long term view. MSCW, one of Florida's most respected planning, design and engineering firms, has a reputation for innovation in visioning and master planning. Since 1977, MSCW has been at the forefront of identifying idea driven solutions to Florida's growth management challenges. To that end, our mission is to create lasting communities.

At MSCW, we understand how planning, design, engineering and economics work together. We devise and implement smart, innovative solutions that benefit communities, respect our fragile ecosystems, and contribute to economic development. Our foremost goal is to provide maximum value to our clients. At MSCW, we are committed to creating innovative solutions that produce the greatest results possible from balancing available land and resources.

MSCW employees a talented, multidisciplinary staff, providing the following services utilizing in house resources:

- Community Planning & Design
- Civil Engineering
- Transportation Planning & Design
- Environmental Services
- Landscape Architecture & Experiential Design
- Economics & Market Analysis

MSCW planners and designers understand marketability, and our engineers share ideas with our landscape architects. Collaboration is at the core of all we do. This allows us to create teams to meet specific client needs, giving each project its own unique character based on creative, strategic solutions. We take seriously the need to ensure Florida's communities remain beautiful and desirable places to live well into the future.

MSCW is considered an authority on Sector Planning and Specific Area Plans. Sector planning involves public consensus building for a planning vision. The planning process incorporates consideration of all elements of growth, including environmental effects and how to provide environmental resource protection. The MSCW team has significant experience in visioning, community planning and design in Florida.

DEVELOPMENT TEAM

The MSCW team has received numerous awards for our work including: the 2005 Healthy Community Initiative Champion Award; 2004 ULI Award of Excellence with Baldwin Park Development Corp.; the 2003 Sustainable Florida Best Practices Award; the 2003 Florida Planning and Zoning Association's (FPZA) Outstanding Public Report or Study—The Renaissance of Public Schools in the City of Orlando; the 2003 FPZA Outstanding Public Report or Study—The North Jacksonville Shared Vision Plan; the 2003 FPZA Innovation Award of Merit—The Champions of Sustainability Awards Program; the 2003 FPZA Innovation Award of Merit—CityView at Hughes Square: The Entitlement Stage; the 2001 Sustainable Florida Leadership Award; and the 1995 FPZA Innovative Planning Award.

DEVELOPMENT TEAM

NEIL FRAZEE, RLA

Vice President

KEY QUALIFICATIONS

Neil Frazee joined MSCW in 1990 with twelve years of experience including nine years as an owner of a landscape architecture and planning firm in Nashville, Tennessee. Since joining MSCW his experience includes community planning and design, and project management/coordination for a variety of mixed-use and residential projects throughout central Florida. Neil has been a partner with MSCW since 1996.

RELEVANT EXPERIENCE

Neil's dedication to excellence and detail are exemplified by the project results he has achieved. He has worked with numerous property owners and developers to create projects that are not only financially successful, but are responsive to the needs and lifestyles of the residents and/or users. His extensive experience includes: preparation and evaluation of the site's opportunity and constraints; conceptual design; master planning; citizen consensus development, and governmental entitlement processes and approvals. Current projects include: Baldwin Park (f.k.a. Orlando Naval Training Center) and development of the Master Plan for the 2,767-acre Williams Property in Lakeland, Florida.

EXEMPLARY PROJECTS

Neil has worked on the following major projects:

Williams Property, Lakeland, Florida

The Williams property is a 2,767-acre Master Planned Mixed Use project that is located within the City of Lakeland along the I-4 high tech corridor. The Master Planned Community, based on the principles of New Urbanism, contains an integration of housing types and density, an open space/park system, a golf course, a centrally located site for an elementary/middle school campus, community and interstate commercial, a research/business park, and a pedestrian friendly village center. The village center strategically located on one of the inter-connected water bodies includes retail, office and residential uses. Neil Frazee as project manager was responsible for the preparation and processing of a Development of Regional Impact, the comprehensive plan amendment, rezoning, and preparation of the illustrated master plan for this proposed community.

DEVELOPMENT TEAM

Baldwin Park, Orlando, Florida

Project Manager responsible for the coordination with Skidmore, Owings & Merrill, LLD, for the redevelopment/reuse of the 1,110 acre former Naval Training Center property strategically located between Winter Park and Fashion Square Mall northeast of downtown Orlando. Services to create this new sustainable community included: identifying the planning characteristics associated with surrounding traditional neighborhoods such as Lake Davis, Lake Cherokee, and Thornton Park in the preparation of the conceptual master plan; assistance with and preparation of the Planned Development documents for city approval; and preparation of the neighborhood master plans and design standards.

Sand Lake Road Complex, Orlando, Florida

Project Manager for the comprehensive planning service for the 2,314 acres of property owned by Lockheed-Martin Corporation, strategically located east of International Drive within the Convention Plaza Overlay District. Service included an opportunity and constraints analysis, preparation of conceptual master plan alternatives for economic optimization evaluation, and preparation of detailed conceptual site plans for the entertainment/retail urban core with multi-modal/convention hotel facilities.

Charles Hosmer Morse Foundation, Winter Park, Florida

Neil was responsible for the evaluation and preparation of master plans for the foundation's varied properties scattered throughout the residential and commercial districts of the City of Winter Park. The goal was to maximize and enhance the value, contribute to the financial endowment that supports the Charles Hosmer Morse Museum of American Art, and preserve the environmental and aesthetic integrity of each parcel. The overall scope of work included: an opportunities and constraints analysis; strategic planning; alternative master plans in preparation for a community consensus approval process to position the properties for development; and assisting the Foundation with the preparation of a development agreement with the City of Winter Park that addressed the disposition, use and development of the Foundation's properties.

Highland Reserve, Polk County, Florida

Project Manager for the 799 single-family residential golf course community along the U.S. 27 corridor north of I-4 in Polk County. Services included preparation of the master plan, coordination with the golf course architect, preparation of the Planned Unit Development documents and coordination with the County to establish the necessary entitlements on the former orange grove property.

DEVELOPMENT TEAM

Shadowlawn Farms Master Plan, Clay County, Florida

Neil was responsible for the development of a master land use plan for 30,000 acres in Clay County, Florida. Services included: a site analysis establishing the opportunities and constraints for development; and establishment of a development mater plan to accommodate near term development opportunities and continued agribusiness investments.

Other Projects

Following are some of his other major project work: Baldwin Park – Orlando Naval Training Center Reuse, Meadow Woods PD, Avalon Park PD, and Sierra Land DRI.

REGISTRATIONS

Landscape Architect, State of Florida (LA0000974)

EDUCATION

Masters in Landscape Architecture from Louisiana State University (1978); Bachelor of Science in Business Administration from the University of Tennessee (1973)

MEMBERSHIPS

American Society of Landscape Architect and Home Builders Association of Mid-Florid Developers Council.

DEVELOPMENT TEAM

DAVID S. NELSON, L.A.

Senior Project Manager

KEY QUALIFICATIONS

David Nelson joined MSCW in 2006. Prior to joining MSCW, Mr. Nelson's 23 years of experience includes master planning and development for projects in Florida, Georgia, and South Carolina. These projects include the design of private and public recreational facilities, golf course conceptual planning and routing and design, feasibility studies and layouts for commercial and industrial office parks, development of multi-use PUD's and single/multi-family residential developments, landscaping, engineering design, permitting, soil erosion and sedimentation control planning and construction coordination.

RELEVANT EXPERIENCE WITH OTHER FIRMS

Sean has worked on the following major projects:

Brazell's Creek Golf Course, Reidsville, Georgia

Layout and design for 9-hole golf course, practice areas and maintenance facility. Named best 9-hole public course in Georgia by the Atlanta Journal-Constitution newspaper, April 1991.

Hampton Club, Saint Simons Island, Georgia

Golf routing plan for 18-hole course, layout of practice areas, maintenance facility and tennis/pool complex. Named one of the top ten resort courses in Georgia by the Atlanta Journal-Constitution newspaper, April 1991. Project master planning for 250 dwelling units.

Savannah International Airport Golf Course, Savannah, Georgia

Layout and design for 9-hole par 3 course, practice areas and maintenance facility. Golf routing plan for 27-hole course. Layout of clubhouse and parking areas. Construction coordination/field design during golf course construction.

Wilmington Island Club, Savannah, Georgia

Layout for clubhouse and parking areas. Layout and design of tennis/pool complex. Modifications to existing golf course layout and routing.

Armstrong Atlantic State University, Savannah, Georgia

Renovation and expansion of tennis complex. Grading, storm drainage and irrigation system upgrades for baseball diamond.

DEVELOPMENT TEAM

Mobbly Bayou Wilderness Preserve, Oldsmar, Florida

Master plan for 20-acre beach park including parking areas, shelters, playgrounds, walking trails, and beachfront areas.

Crossroads Business Park, Savannah, Georgia

Master planning for 1,800 acre Class I industrial/commercial park. The park contains 11 development sites ranging from 27 to 325 acres. It is a landmark project being the first time a developer was granted a broad-based wetland permit, instead of individual businesses/sites seeking permits. It was the first such permit granted by the U.S. Corps of Engineers since new wetland regulations were adopted in 1989.

Genesis Point, Richmond Hill, Georgia

Conceptual master planning, including 18-hole golf course routing, marina and community dock facilities for 1,800 dwelling units.

Del Webb's Sun City, Hilton Head, South Carolina

Master planning for 350 dwelling unit Riverbend tract. Conceptual master planning, including 18-hole golf course routing, marina and community dock facilities for 1,750 dwelling unit Argent II Tract.

Schults Tract, Hilton Head, South Carolina

Master planning for 205 dwelling unit Hidden Lakes tract.

Yankee Landing Tract, Brunswick, Georgia

Conceptual master planning, including park and community dock facilities, for 366 dwelling unit tract.

Southbridge Golf Community, Savannah, Georgia

Site layout of 70 dwelling unit golf villa project. Layout of Steeplechase and Bridle Chase tracts, each approximately 50 dwelling units. Conceptual master planning for future single-family and multi-family tracts.

Belle Island, Richmond Hill, Georgia

Conceptual master planning, including park, community docking facilities and maintenance/communication center, for 60 dwelling unit estate lot tract.

SPA Industrial Park, Savannah, Georgia

Layout of Phase III (16 sites ranging from 2 to 17 acres) and relocation of entrance road into project.

DEVELOPMENT TEAM

Okatie Center, Hilton Head, South Carolina

Layout of retail tract including grocery and drug stores.

Old Barge Landing, Richmond Hill, Georgia

Layout of retirement community including medical facilities, nursing home, assisted living quarters, recreation facilities and single-family home sites.

Southchase PUD, Orlando, Florida

Site layout of 272 multi-family and 267 single-family dwelling units for Southmeadow Tract. Site layout for 14-acre retail shopping center.

Golden Isles Gateway Tract, Brunswick, Georgia

Inventory (man-made elements and natural resources) and analysis of 7,800-acre tract in Glynn County, development plan showing areas of proposed residential, commercial/retail, office, distribution/industrial and long-term timber management uses.

Interstate 16/U.S. Highway 280 Corridor, Blythe, Georgia

Inventory and analysis of 20,000 acres in north Bryan County, development plan showing possible growth patterns of residential, commercial, industrial and recreational uses over a 10 to 20-year period.

U.S. Highway 278 Corridor, Hilton Head, South Carolina

Inventory and analysis of 40,000 acre tract in Beaufort and Jasper counties, development plan identifying long-term development priorities for the next 25 to 50 years. This study helped identify sites for the Del Webb Sun City project and the University of South Carolina satellite campus.

Jimmy DeLoach Parkway, Savannah, Georgia

Layout of eight mile road section including cost and impact analysis for several alternate routings.

Skidaway Road, Savannah, Georgia

Layout plan for five-mile widening project including demolition/relocation of existing structures and assessment of existing vegetation within right-of-way.

Richmond Hill Forest, Richmond Hill, Georgia

Inventory and analysis of 25,000-acre tract in Bryan County, preliminary layout of major spine road through project, identification of potential development areas and location alternatives for proposed interchange on Interstate 95.

DEVELOPMENT TEAM

MOUT Facility, Fort Bragg, North Carolina

Layout of a Military Operations on Urbanized Terrain (MOUT) training complex. Primary facilities include a command tower and 32 buildings with paved streets and parking, a bridge, drainage canal, underground sewer network, airport and other features to simulate an urban setting.

Parade Deck, Parris Island, South Carolina

Master plan for the restoration and upgrade of the parade deck facility including parking, walkways, fixed seating, monuments and landscaping.

Stowers Elementary School, Fort Benning, Georgia

Rehabilitation and upgrade of playground and walkway systems due to drainage and erosion problems.

Sea Pines Plantation, Hilton Head Island, South Carolina

Median plantings at Greenwood Drive/Plantation Drive intersection.
Berm construction and plantings along open space area near Wren Drive.
Screen plantings along walkways adjacent to Lawton Canal.

Jenkins Street Pond Expansion, Plant City, Florida

Landscaping for trail and parking areas surrounding 10-acre pond site, including littoral zone plantings and buffers.

EDUCATION

BLA, University of Georgia – School of Environmental Design, 1983

REGISTRATIONS

Registered Landscape Architect in Florida, Georgia and South Carolina

MEMBERSHIPS

American Society of Landscape Architects (ASLA)

DEVELOPMENT TEAM

DAVID A. PERRY, RLA, ASLA

Landscape Architectural Services Manager

KEY QUALIFICATIONS

Mr. Perry serves as our Manager of Landscape Architectural Services for the firm, and as such leads our team of landscape architects, landscape designers and graphic artists. He has more than 18 years experience in all aspects of urban planning, hospitality/resort planning and design, residential community planning, commercial/institutional planning, landscape architectural design and construction, and governmental approval coordination. His areas of expertise include multi-disciplinary team management, pre-development planning analysis, community master planning, commercial site planning, recreation planning, detailed landscape architectural design and construction, and governmental approval representation.

PROJECT EXPERIENCE

Residential Community Planning & Design

- Boca Isle, Boca Raton, FL
- Broken Sound, Boca Raton, FL
- Callery Judge Groves, Palm Beach County, FL
- East Wood (Phase II), DRI/PD, Orange County, FL
- Egret Landing, Jupiter, FL
- Emerald Bay Resort, Great Exuma, Bahamas
- Ibis Country Club, Palm Beach Gardens, FL
- The Falls at Boca Raton, Boca Raton, FL
- Little Lake Bryan, DRI/PD, Orange County, FL
- Ocala Springs, Ocala, FL
- Palm Beach Polo Club, Wellington, FL
- Sutton Lakes Resort, Orange County, FL
- Saturnia Isles, Palm Beach County, FL
- The Shores at Boca Raton, Boca Raton, FL
- Vista Lakes PUD, Orange County, FL
- Waterford Lakes DRI/PD, Orange County, FL
- Wellington DRI, West Palm Beach, FL
- Woodbridge Country Club, Boca Raton, FL

(Numerous other Developments for Pulte, Transeastern, Falcone Development, Centex, US Homes, MI Homes, Morrison Homes, Hovnanian, Moronda, Fort McCaully, ITT (Palm Coast), Landmar, KB Home, Ryland, etc.)

DEVELOPMENT TEAM

Resort and Hospitality Design

- Caliente Beach Resort, Casa de Campo, Dominican Republic
- Playa Minitas Beach Club, Casa de Campo, Dominican Republic
- Casa de Campo Golf Resort Redevelopment, Casa de Campo, Dominican Republic
- Emerald Bay Resort, Great Exuma, Bahamas
- Paradise Island Yacht Villas, Grand Bahamas
- Ritz Carlton Hotel, Manalapan, FL
- Aqua Terra La Fontana Resort, Orlando, FL
- La Hacienda, Ras Sudr, Egypt
- Lake Nona Country Club Rehabilitation, Orlando, FL
- Sugar Bay Resort, St. Thomas USVI
- Sapphire Beach Club, St. Lucia
- Four Seasons Resort, Great Exuma, Bahamas
- Harbor Yacht Club & Villas, Great Exuma, Bahamas
- Maho Hotel & Beach Club, St. Maarten, N.A.
- Turtle Bay Resort, St. Kitts, N.A.
- The Breakers, Palm Beach, FL (Entry Redesign Only)
- Cruise Ship Disbursement Facilities, St. Maarten, N.A.
- Visitors Complex, St. Maarten, N.A.

(Numerous Others through Conceptual Design throughout the Caribbean)

Streetscape/Urban Redevelopment

- Avon Park Historic Streetscape
- Clematis Streetscape Redevelopment (Phase II), West Palm Beach, FL
- El Campeon Streetscape, West Palm Beach, FL
- Flagler Drive Waterfront Promenade, West Palm Beach, FL
- Delray Beach 2nd Avenue Streetscape/Redevelopment
- Boynton Beach US 1 Corridor Streetscape Design Guidelines
- City of Boynton Beach Master Streetscape Design Guidelines
- City of Cocoa/US 1 Streetscape
- Front Street Streetscape & Redevelopment Plan, St. Maarten, N.A.
- Nova Lima Downtown Redevelopment Plan, Nova Lima, Brazil
- Summerport Village Center, Orange Co., FL
- Boca Riverwalk, Boca Raton, FL
- Dunn Avenue Streetscape, Jacksonville, FL
- City of Jacksonville Commercial and Industrial Design Guidelines

DEVELOPMENT TEAM

Commercial/Office Planning & Design

- Disney Casting Facility
- Disney FAM Cast Members Office Building
- Festival Bay, Orlando, FL
- Gran Park @ Southpark, Orlando, FL
- Jupiter Farms Town Center
- Osceola Convention Center, Osceola County, FL
- Millenia Park, Orlando, FL
- Mizner Park, Boca Raton, FL (Field Construction Only)
- North Boca Village Center
- Millenia Gardens Town Center
- Tupperware Corporate Campus Redesign, Osceola County, FL
- Vista Lakes Town Center
- Waterford Lakes Town Center
- Wellington Greenwood Shoppes
- Woodfield Center, Boca Raton, FL
- Woolbright Place, Boynton Beach, FL

Recreational & Trail Facilities

Mr. Perry has designed and managed the construction of over 50 parks and recreational facilities within the last ten years ranging in scope and size from waterfront parks, to regional sports facilities, to collegiate facilities to active water parks.

REGISTRATIONS

Florida Registered Landscape Architect #1538

EDUCATION

BSLA, University of Florida

CURRENT PROFESSIONAL AFFILIATIONS

- Orange County Development Advisory Board Member
- Chair of Orange County Urban Design Commission
- Member of Urban Land Institute
- Member of American Society of Landscape Architects
- FCASLA Governmental Affairs Vice Chair
- Member of National Parks and Recreation Design Association
- Member Lake Nona and Isleworth Architectural Review Boards
- Member of Florida Redevelopment Association, APA, FPZA

DEVELOPMENT TEAM

DARLA J. MILLER, B.S., M.B.A.

Environmental Services Manager

KEY QUALIFICATIONS

Darla J. Miller has been working in the environmental field for over 20 years. Her current experience includes client development, project coordination, environmental assessments, environmental permitting, agency negotiations, wetland delineation and threatened and endangered species assessments and permitting of Developments of Regional Impact (DRIs). The goal of project design is to add value to the property for the landowner while protecting and/or enhancing the natural environment and establishing sustainable, responsible growth for the community.

RELEVANT EXPERIENCE

Project Management

Responsibilities include management of over 70 environmentally related projects annually, project budget development and oversight and the development and solicitation of new work and/or additional services.

Environmental Permitting

Darla has extensive permitting experience, which includes the completion of all aspects of environmental permitting from initial site review, wetland delineation, endangered species assessments, coordination with the client and project team to design a responsible site plan, agency jurisdictional review and approval, pre-application meetings, preparing site conditions reports, mitigation plans, conducting all relevant forms of wetland functional assessments, habitat suitability assessments, agency negotiations, representation at agency board meetings and post permitting/construction supervision within mitigation areas.

Environmental Constraints Review

Darla has created a vast in-house database of the protected flora and fauna of Florida. This database is used to initially assess which species may occur within a given county. Following this assessment, an environmental constraints review is conducted. These include an onsite wetland functional assessments, endangered and threatened species review and agency jurisdictional wetland review. A key aspect of this is to produce a deliverable so that the client may assess the project feasibility and design. Darla also assists with and makes recommendations for design alternatives to incorporate environmental considerations into the project design.

DEVELOPMENT TEAM

Wetland Delineation

Throughout her career, Darla has conducted many jurisdictional wetland delineations based on the criteria set forth by the environmental regulatory agencies, including the Water Management Districts, local government agencies, and the ACOE. In depth knowledge of pre-Henderson, pre-Environmental Resource Permit (ERP) and ERP criteria.

Wildlife Censuses and Management Plans

Complete census and management plans for listed wildlife species. Work extensively with the Florida Fish and Wildlife Conservation Commission staff to obtain protected species permits. Through the DRI process, a specific survey methodology is needed to meet the 9J2 permitting rules.

Grandfathering Rules

In depth knowledge of the environmental permitting grandfathering rules and how they pertain to wetland delineation and development criteria. Have completed grandfathering evaluations of the properties owned by the Central Florida Research Park, Busch Properties of Florida, Inc., Sea World of Florida, Inc., International Corporate Park and Airport Industrial Park at Orlando.

EXEMPLARY PROJECTS

Darla has worked on the following major projects:

Williams Company, City of Lakeland, FL

This is a 2,700+ acre DRI. This project is a result of a cooperative effort with city of Lakeland, Polk County, the ACOE, Florida Department of Environmental Protection and Southwest Florida Water Management District. It is based on Sustainable Community Criteria, which is a non-sprawl approach that provides for major economic development and employment opportunities and traditional town planning. This site establishes a critical link for a regional wildlife corridor and provides a unique opportunity for enhancements of wetlands in the Tenoroc Wildlife Management Area by restoring the historical hydrological connections. A portion of this site was chosen in 2003 as the northern campus of the University of South Florida.

Horizon West Town Center, Orange County, FL

Rather than continuing expansion in an unplanned sprawl pattern through project-by-project, property-by-property development, Horizon West promotes sustainable communities and neighborhoods, preserves important environmental areas and creates economic opportunity without the effects and attendant costs of *laissez-faire*, sprawled development patterns.

DEVELOPMENT TEAM

Randall Johnson, Orange County, FL

This is a 700+ acre site within the southeastern portion of Orange County. The environmental focus is to delineate the limits of the wetlands, review the site for protected species and work with the project team to develop a site plan that would satisfy the regulatory agency permitting criteria, while adding to the regionally important primary conservation network.

Universal Studios, Orange County, FL

Universal Studios, Florida purchased lands that were previously owned by Lockheed Martin. These lands included many previous permits through the South Florida Water Management District (SFWMD), Florida Department of Environmental Protection, Orange County, and the Orange County Environmental Protection Department. The lands purchased included over 2,000 acres of wetlands and uplands, Shingle Creek floodplain areas that had a wide range of disturbance as a result of weapons testing. Worked with the Universal Studios, Florida project team to develop a comprehensive site plan for the site that would include the required master stormwater system, provide developable parcels, and preserve and protect over 500 acres of uplands and wetlands within the Shingle Creek corridor.

Orange County Convention Center Phases V and VI Expansion, Orange County, FL

This included the 250+ acre expansion of the Orange County Convention Center north of the existing convention center. The environmental consultants were the lead for this permitting effort. Tasked with preparing a mitigation plan that would be acceptable to the Orange County Board of County Commissioners, as well as the ACOE and the SFWMD. Prepared the applications, mitigation plan, and negotiated the permitting of the 60+ acres of wetland impacts with the ACOE and SFWMD.

DEVELOPMENT TEAM

COMMUNITY INVOLVEMENT

- Oakland Nature Preserve Board Member, 2005 - present
- Member of the West Orange Chamber of Commerce, 2001 - present
- Leadership West Orange, 2005
- Strategic Planning Work Group, West Orange Visioning, 2003 - present
- Leadership Orlando, Class 57, 2002
- Florida Sustainable Communities Summit: Resource Efficiency in the Built Environment, hosted by Audubon International and UF Program for Resource Efficient Communities, February 8, 2005
- Florida Watersheds: A Primer for Decision-Makers, The Nature Conservancy, March 18, 2005

EDUCATION

- Masters of Business Administration (with honors), Crummer Graduate School of Business, EMBA Class XXI, Rollins College, 2004
- International Study Trip (England and Ireland), 2004
- Bachelors of Science, Majoring in Forestry at Mississippi State University, 1993

AWARDS/CERTIFICATIONS

- MSCW Outstanding Educational Achievement Award, December 2004
- Hydric Soils and Wetland Delineation Workshop, 2004
- Yearly attendance at the Environmental Short Course in Marco Island, Florida
- Invaluable Contributions to Reaching the 1998 Goals Appreciation Award, Castle & Cooke/Golden Bear Community, Dec 1998.
- Impact Award for extra effort provided to clients with the best possible service, Breedlove Dennis & Associate, January 1997.
- Superior Performance Award, United States Forest Service, 1991, 1992, 1993, and 1994.

DEVELOPMENT TEAM

R. LANCE BENNETT, P.E.

Vice President

KEY QUALIFICATIONS

Lance Bennett's expertise comes from a unique blend of employment with the water management district and private consulting. He has over 14 years of professional experience in site planning and development, stormwater management, roadway and utility design and permitting.

RELEVANT EXPERIENCE

Lance Bennett joined MSCW in 1993 following employment with the St. Johns River Water Management District. He has managed the design, permitting and construction administration of many large residential and mixed use communities, roadways, and commercial sites within Central Florida. His permitting experience includes local government, water management districts, FDOT, OOCEA, ACOE, FEMA and FDEP.

EXEMPLARY PROJECTS

Lance has worked on the following major projects:

Baldwin Park, City of Orlando, Florida

MSCW has provided planning and engineering services for the 1,110 acre former Naval Training Center property strategically located between Winter Park and Fashion Square Mall northeast of downtown Orlando. Lance has managed the engineering services MSCW has provided for the Baldwin Park development, consisting of single-family and multi-family residential parcels, along with the Village Harbor commercial center.

Independence (FKA Signature Lakes P.D.), Orange County, Florida

The Signature Lakes P.D. is located within the Village of Bridgewater, a village within the Horizon West Sector Plan area. The Signature Lakes P.D. consists of nearly 2,500 single-family and multi-family residential units along with associated parks, bike trails and recreational facilities. Lance has managed the design, permitting and construction administration services for the development since its inception in 2002.

Lake Hart P.D./ Northshore Golf Club, Orange County Florida

The Lake Hart P.D. consists of nearly 2,100 single-family and multi-family residential units along with an 18-hole golf course. Lance has managed the design, permitting and construction administration for the site infrastructure and golf course since the inception of the project in 1999.

DEVELOPMENT TEAM

Summit Greens/Diamond Players Club, Clermont, Florida

The Summit Greens/Diamond Players Club development consists of nearly 800 residential units with recreational facilities, along with an 18-hole golf course. Lance has managed the design, permitting and construction administration for the site infrastructure and golf course since the inception of the project in 1997.

Highlands Reserve, P.D./Golf Club, Polk County, Florida

The Highlands Reserve development consists of nearly 800 residential units along with an 18-hole golf course. Lance has managed the design and permitting for the site infrastructure and golf course since the inception of the project in 1997.

Moss Park Road – Widening and Realignment, Orange County, Florida

The Moss Park Road project, located in Orange County, consisted of the widening and realignment of nearly 3 miles of roadway. The limits of the project were from the intersection of Narcossee Road to an existing access road serving the Campus Crusade for Christ Headquarters. The design consisted of replacing the existing rural 2-lane road section to a 4-lane urban section, coordinating design with OOCEA for utilization of an existing underpass, large conspan structure for wetland crossing and various intersection improvements. The first phase is currently under construction. Lance served as the project manager for the design, permitting and construction administration for this project.

Turkey Lake Road Extension, Orange County, Florida

The Turkey Lake Road Extension project consisted of the nearly 2-mile extension of a 6-lane facility from Central Florida Parkway to Lake Avenue. Lance served as the project manager for the design, permitting and construction administration for this project.

Meadow Woods PD, Orange County, Florida

Meadow Woods is a 3,500+ acre planned development that is designed to accommodate 6,000 residential units, a commercial village center, and an 18-hole golf course. He has been involved with the Meadow Woods Development since 1994. He is currently the Team Leader for the development and is responsible for the ongoing design, permitting and construction administration.

The Oaks CDD, Osceola County, Florida

The Oaks, formerly known as Overoaks, is a 900-acre mixed use, planned development, which is designed to accommodate nearly 1000 dwelling units.

DEVELOPMENT TEAM

Prior to 1995, the Overoaks development consisted of partially constructed infrastructure and outstanding permits. MSCW was responsible for the re-design and permitting of the infrastructure to accommodate the revised Master Plan. Lance served as the project manager for the design, permitting and retrofitting of the existing infrastructure.

Lake Jessamine Water Quality Study, Orange County, Florida

Project Engineer responsible for computing the annual pollutant load to Lake Jessamine, resulting from stormwater runoff from a 1,200 acre drainage basin, rainfall and groundwater. The study involved identifying the 1,200 acre drainage basin and its sub-basins, computing the annual pollutant load generated within each sub-basin and the annual pollutant load reaching Lake Jessamine at each inflow point. In addition, recommendations based on cost/benefit ratios, were developed to reduce the annual pollutant load.

Econlockhatchee River Hydrologic Balance

Responsible for developing an annual hydrologic balance (water budget) for the 76 square mile Econlockhatchee River Basin. The study included analyzing historical rainfall and streamflow data for return frequencies, based on theoretical statistical distributions, analyzing various evapotranspiration models and recommending methods for maintaining surficial aquifer water table levels and stormwater management discharge controls.

Other Projects

Lake Olivia Restoration and Drainage Improvements; Seminole County-Midway - 21st Street Paving and Drainage Improvements; Highlands of Lake Mary Subdivision; Palm Lake Terrace Subdivision; The Woods of Jessamine Subdivision; Cypress Reserve Subdivision; Westminster Reserve Subdivision; Phillips Pond Outfall; Cypress Landing Phase 3 Subdivision, Turtle Creek Subdivision; Cypress Springs Subdivision, Sand Lake Cove Subdivision, Pines West Subdivision, Quail Ridge Subdivision; Baldwin Park; Moss Park P.D.; Regency Hills Subdivision.

REGISTRATIONS

Professional Engineer, State of Florida (PE0050698 since 1996)

EDUCATION

Masters in Civil Engineering from the University of Central Florida (1993); Bachelor of Science in Civil Engineering from the University of Central Florida (1991)

DEVELOPMENT TEAM

MEMBERSHIPS

American Society of Civil Engineers

PUBLICATIONS

August, 1992. "Econlockhatchee Hydrologic Balance: Maintaining the Balance." Report to the St. Johns River Water Management District. M.P. Wanielista, R.D. Eaglin, R.L. Bennett, S.L. Underwood.

August 1993. "Econlockhatchee River Flow Rates and Relationship to Surficial Aquifer Levels", University of Central

DEVELOPMENT TEAM

SEAN ELLS, P.E.

Project Manager

KEY QUALIFICATIONS

Sean Ells joined MSCW in 1997 and has over twelve years of engineering experience in the Central Florida area. His specialty areas include land development, stormwater management, utility engineering, roadway engineering and environmental permitting.

RELEVANT EXPERIENCE

Sean has worked on the following major projects:

Baldwin Park, City of Orlando, Florida

MSCW has provided planning and engineering services for the 1,110 acre former Naval Training Center property strategically located between Winter Park and Fashion Square Mall northeast of downtown Orlando. Sean has managed the engineering services MSCW has provided for the Baldwin Park development, consisting of multi-family residential parcels.

Meadow Woods PD, Orange County, Florida

Meadow Woods is a 3,500+ acre planned development that is designed to accommodate 6,000 residential units, a commercial village center, and an 18-hole golf course. He has been involved with the Meadow Woods Development since 1994. He is currently the Project Manager for the development and is responsible for the ongoing design, permitting and construction administration.

Moss Park Road Widening and Realignment Project, Orange County, Florida

Responsible Professional Engineer for the project which consisted of the widening and realignment of nearly 3 miles of roadway. The limits of the project were from the intersection of Narcoossee Road to an existing access road serving the Campus Crusade for Christ Headquarters. The design consisted of replacing the existing rural 2-lane road section to a 4-lane urban section, coordinating design with OOCEA for utilization of an existing underpass, large Con-span structure for wetland crossing and various intersection improvements. This project included providing construction observation for two of the three construction phases.

DEVELOPMENT TEAM

Summit Greens Community, City of Clermont, Florida

Responsible Professional Engineer for several project phases including interior road design, stormwater and utility engineering. The site contained challenging grading issues due to its location in the hilly terrain of Clermont and is interlaced with the existing Diamond Player's Club golf course. This project included providing construction observation services.

Pines West, Polk County, Florida

Responsible Professional Engineer for the Pines West subdivision located along US 27 in Polk County, Florida. This three-phase project included interior road design, stormwater and utility engineering and intersection improvements to US 27 as well as construction observation services.

Highlands Reserve Community, Polk County, Florida

Sean served as the Responsible Professional Engineer for Phases 5 and 6 within the Highlands Reserve Community project. These projects included interior road design, stormwater and utility engineering, along with providing construction observation services. This project presented challenging grading issues as the community is situated in an area of the County with as much as 100 feet of fall across the site.

Other Projects

The Oaks CDD, City of Kissimmee; Turkey Lake Road Extension, Orange County; Andover Cay, Orange County; Regal Palms, Polk County; Moss Park Reserve, Orange County; Moss Park Ridge, Orange County; Moss Park Enclave, Orange County; Emerald Cove, City of Apopka; Regency Hills, City of Clermont; Vizcaya Phase 3, Orange County; Cypress Springs Parcels L & V, Orange County

Permitting Experience

Sean has permitting experience with the City of Orlando, City of Clermont, City of Winter Garden, City of Kissimmee, City of Eustis, Polk, Orange, Osceola, Volusia, Lake and Seminole Counties, St. John's River Water Management District, South Florida Water Management District, Southwest Florida Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation and the Orlando Orange County Expressway Authority. Sean is experienced in coordinating between landowners and public agencies to provide a design that is mutually beneficial to public and private interests.

DEVELOPMENT TEAM

REGISTRATIONS

Professional Engineer, State of Florida (P.E. #54012)

EDUCATION

Bachelor of Science in Civil Engineering from the University of Central Florida
(1994)

MEMBERSHIPS

American Society of Civil Engineers



ADDITIONAL ENTITIES CONTRIBUTING TO PROJECT

ADDITIONAL CONTRIBUTING ENTITIES

The developer is committed to involving qualified local companies and individuals wherever possible during the design and development of Murdock Village, especially in areas where local knowledge and assistance may best serve the needs of the project. Areas where these services may prove timely include:

- Geotechnical investigations
- Survey/platting
- Engineering due diligence
- Eminent domain
- Real estate marketing
- Project advertising and promotion



PROJECT EXPERIENCE

FALCON LAND & DEVELOPMENT

Falcon projects include:

- Independence
- Village Center
- Twin Creeks
- Bronson
- Victoria Groves
- Live Oak
- North Boca Village
- Falcon Pines/Park

TRAMELL WEBB PARTNERS, INC.

Current Tramell Webb projects include:

- Remington - a 734 acre Development of Regional Impact (DRI) located in Osceola County. Tramell Webb is a principal/owner of this development. Remington is a Community Development District (CDD). This golf course community was approved for 2,400 units and will have approximately 1,800 units at buildout at the end of 2006. The project website is www.remingtonhome.com.
- Summerport in the Bridgewater Village – a 1,000 acre project in the Horizon West Sector Area in west Orange County. Tramell Webb serves as Development Manager for this 2,300-unit, new urbanism community. Duties involve development and engineering planning, financial structuring, loan acquisition and sales and marketing. This project has single family and multifamily homes, apartments, two elementary schools, one middle school and a village center with 286,000 square feet of commercial and retail development. Builders include Park Square Homes, Levitt and Sons Homes, Transeastern Homes and Ryland Homes. The project website is www.summerportfl.com.
- Springlake in the Bridgewater Village – an 500 acre addition to the above Bridgewater Village. Tramell Webb was an owner and development advisor to the ownership group of this 1,550 unit neighborhood. The project continues the new urbanism theme and will begin construction in 2006.
- Turtle Creek – a 250 acre new urbanism community planned for 729 units in Osceola County. Tramell Webb is a principal/owner of development. Construction is currently under way.

PROJECT EXPERIENCE

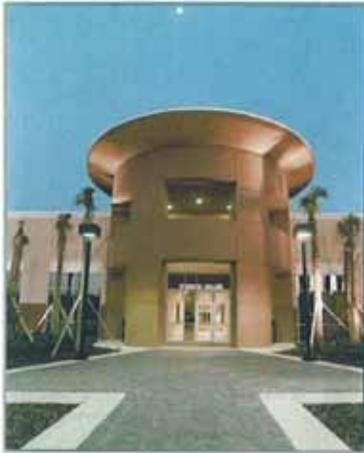
- Village H of Horizon West – this new urbanism village will include over 6,500 single family and multifamily units and is planned in the new urbanism style. Tramell Webb represents the owners of approximately 25% of this village. This village will participate in numerous public-private agreements to provide utilities, roadway improvements and schools.
- Village F of Horizon West – this new urbanism village is similar to Village H and will include over 4,000 units. Tramell Webb is an owner and development advisor to the ownership group planning this village. This village will also participate in numerous public-private agreements to provide utilities, roadway improvements and schools.

Tramell Webb has extensive experience in Community Development Districts including the planning, establishing, funding and operating of districts. They have participated in the issuance of over \$40 million in CDD bonds in two projects.

PROJECT EXPERIENCE

integration of design concepts into the bridge spanning I-4 which now is the gateway interchange to the city.

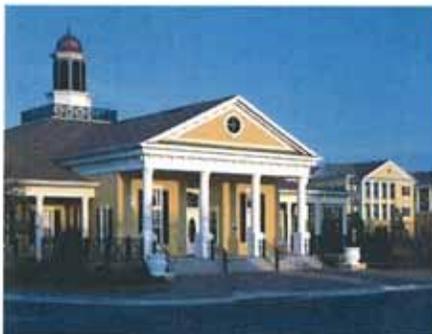
The project is nearing full build-out now and includes as its centerpiece The Mall at Millenia, a 1.0+ million sf high-end enclosed mall anchored by Macy's, Neiman Marcus and Bloomingdales. The development also includes over 500,000 sf of additional retail and restaurants, a Mercedes dealership, 350,000 sf of class A office with 100,000sf more under development, two four year universities, Nova Southeastern and DeVry Institute, and a public park located next to a lake feature within the development. Nemours has recently purchased land in the project to build a 400,000 sf campus and 1,000 multi-family for rent and for sale residential units are in the design stage following on the purchase of the land by the developer.



As a part of this project, principals of BSP masterplanned a 800,000 sf office complex and developed the first phase building, a six story, 200,000 sf class A office project which is known as Millenia Lakes One.

In addition the principals were awarded the DeVry Institute build-to-suit which resulted in the development of an 80,000sf campus for the school within Millenia.

Immediately across Conroy Road from the Mall at Millenia, Broad Street Partners masterplanned a 3 phase 900+ unit multifamily residential project. In the first phase the developer completed 450 class



AA units which is presently being converted to condominium

m ownership. A for sale project is being built on the second phase land by a national residential developer, and Broad Street is under construction on the third phase of 300+ for rent class AA units.



PROJECT EXPERIENCE

Oviedo Town Center

Broad Street Partners is presently under development of a 50+ acre neo traditional town center project in Oviedo (Orlando), Florida. The development will be centered on a lake and active, multi-use park which will also include an 3,500 person amphitheatre complex. The mixed use development will have brick streets flanked by buildings which will combine retail, restaurant and commercial uses with residential uses in a true live/work/play environment.



Complete design standards are being developed to guide building, signage, landscape and hardscape standards and a property owners association will manage and maintain the entire project. A very active pedestrian environment is envisioned with creative traditional streetscapes to be delivered which will encourage pedestrian use and movement.

The city has worked closely with the landowner and developer to create entitlements to



PROJECT EXPERIENCE

allow for the project to move forward, develop an approved masterplan and to create funding mechanisms in the form of bonds to pay for the park and amphitheatre and portions of the road infrastructure. These bonds have been issued and funding is available.

The project will ultimately contain 1200+ residential units with a mixture of both for sale and for rent products. The units will vary from flats to townhomes and there will be high-density complexes that have central parking structures wrapped by the residential units, residential units over retail and commercial buildings and stand alone units with both garage and surface parking. In addition there will be 100,000+ sf of commercial development integrated into the projects streetscape in both stand alone facilities as well as integrated into mixed use buildings. A regional library and history center is also envisioned to be a part of the development.

Tradition Towers

Tradition Towers is a planned 39 story, \$250 million, mixed used development which will be located on the University Club site in downtown Orlando, Florida. The project is



unique for Orlando in that the multiple uses are vertically stacked as opposed to being contained in separate towers. The project will contain 275 units of high-end residential, 50,000 sf of class A office, a 28,000 sf city club, 17,000 sf of restaurant and retail space and an 800 car parking garage.

Broad Street has worked closely with the city to create a development agreement and an incentive package which provides for tax increment sharing and provides for an air rights reservation over adjoining city owned property in order protect the westerly views of the residents. In addition the agreement calls for public infrastructure improvements to be provided by the developer.

The project has been fully designed and is in the process of being permitted for construction.

PROJECT EXPERIENCE

Maitland Uptown West

Maitland Uptown West is a planned “city center” project that will contain 290 units of high-end residential and 35,000 sf of restaurant and shop space which “wrap” a structured parking garage. The project, which is positioned on 5.5 acres, required the negotiation of a development agreement which created a public/private partnership. The agreement calls for the swapping of lands between the developer and the city which completes the final assembly of land necessary for



Maitland Uptown West

FLAGLER

construction of a road extension, pond and passive park. The pond will provide master stormwater retention for 25 acres in downtown Maitland including the project and the road extension provides a significant arterial by-pass which is critical to the city’s long range traffic plans. This construction is being executed by the Broad Street Partners on behalf of the city; however, it is paid for by bonds secured by the city. The project is also a part of a larger community redevelopment area the tax increment of which will go to repay those bonds.

SouthPark Center

A Principal of Broad Street Partners has been involved in the land assembly, design,



development, build-out and leasing of Southpark Center which is located near the intersection of John Young Parkway and Sand Lake Road in Orlando, Florida. Southpark Center is a master-planned class A office park situated on 176 acres which will eventually contain 18 single story and multi-story buildings totaling 2.9 million sf. To date, nine class A office buildings have been completed totaling 1.3 million sf. In addition to the

PROJECT EXPERIENCE

office space which spans from flexible use space to multi-story single user and multi-tenant corporate space, the park contains restaurant and retail outlets, a fitness facility and pedestrian friendly trails.

One of the most significant achievements of the project to-date has been its ability to market to and secure large corporate users for the park. Some of Orlando's largest companies have located to SouthPark Center; they include Fairfield Resorts-225,000rsf, CHEP-144,852rsf, Starwood-136,000rsf, KB Home 62,000rsf and many more. Currently there are in excess of 4,000 employees that work at SouthPark Center. This development has been recognized as one of the most successful business parks in the Southeastern United States and has won numerous awards due to its success.

AVALON PARK

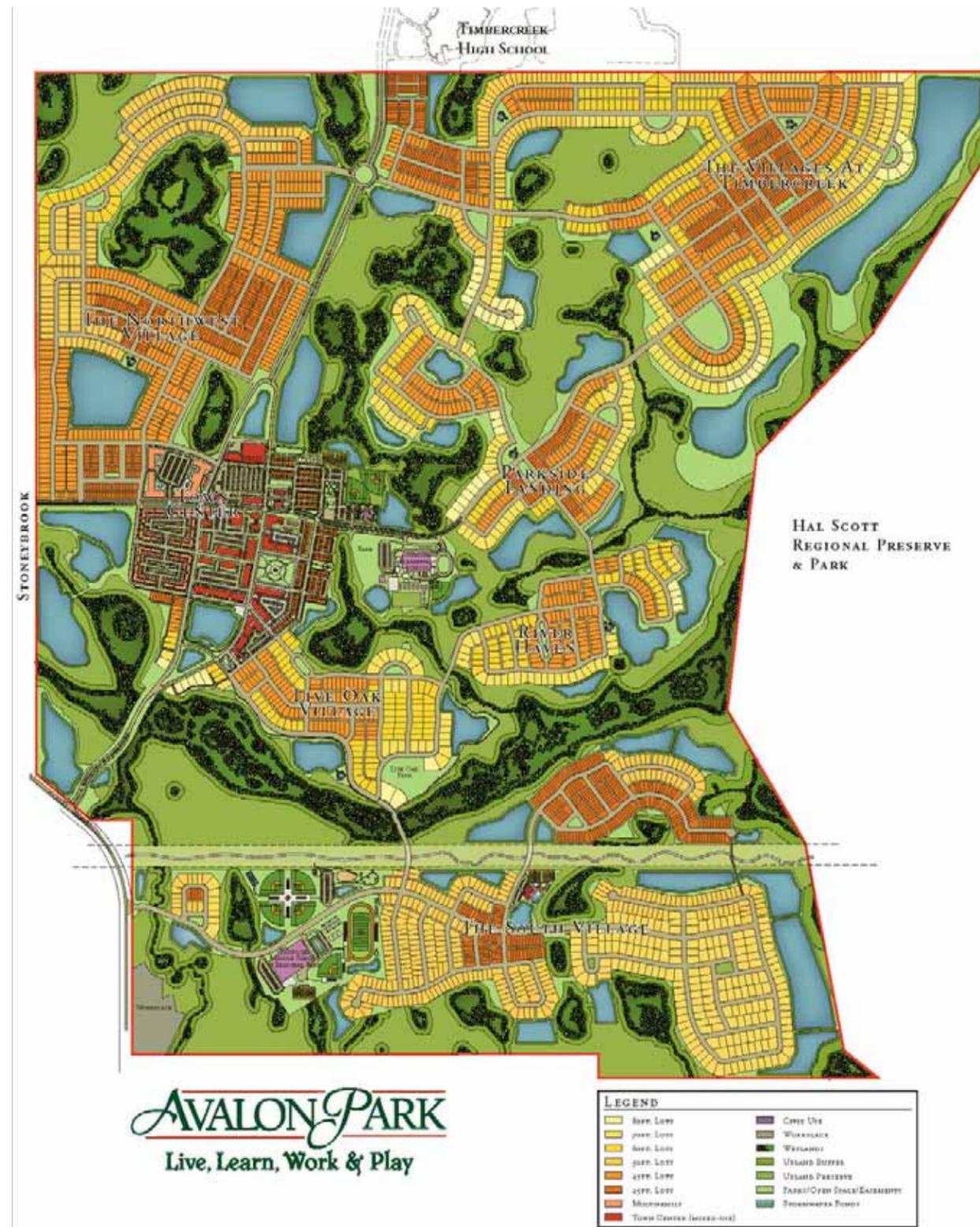
Orange County, Florida

PROJECT OVERVIEW

One of Central Florida's best-selling communities, Avalon Park is among the first in the country to feature housing in a Traditional Neighborhood Design (TND) setting that appeals to a broad range of family incomes. Within Avalon's TND setting lie a Town Center shopping/business district, public schools and numerous community parks – all within walking or biking distance from every residence. Planned for 20,000 residents at buildout, Avalon Park also was created with an environmentally harmonious design that preserves and enhances sensitive wetlands in the Econlockhatchee River Basin. MSCW has consulted on the planning and design of this highly complex undertaking for more than a decade and has led the engineering of several phases, both residential and commercial.

With our interdisciplinary team approach, we tackled numerous goals simultaneously. Our planners and community designers worked with the developer and regulatory agencies to create commercially viable development guidelines that would articulate Avalon Park's theme of "Live, Learn, Work & Play." Our engineering team assisted in the creation of mitigation plans to preserve Avalon's natural environment and water systems. We designed a 1,500-foot entrance road for Avalon Park, incorporating a bridge and stormwater system that performs dual functions: a vital stormwater management tool and stage-setting community amenity feature.

Avalon Park has proven to be highly successful, quickly becoming one of the fastest selling developments in Central Florida. The community integrates housing types and lot sizes with six villages and a Town Center offering a variety of commercial and civic uses. Avalon residents are well connected to the community with bike/walk paths that weave through individual villages, linking them with the town center, the conservation areas, parks, and schools. Avalon has received national accolades for its design and integration with the natural environment.



"This project proved to be a challenge, and we were able to tackle it with great innovation and teamwork. While many other developers may have walked away from this complex project, we remained determined and inspired. MSCW has been a great asset to our team every step of the way. The type of experience gained here will bring reward for us and the community for years to come."

— Beat M. Kahli

BALDWIN PARK

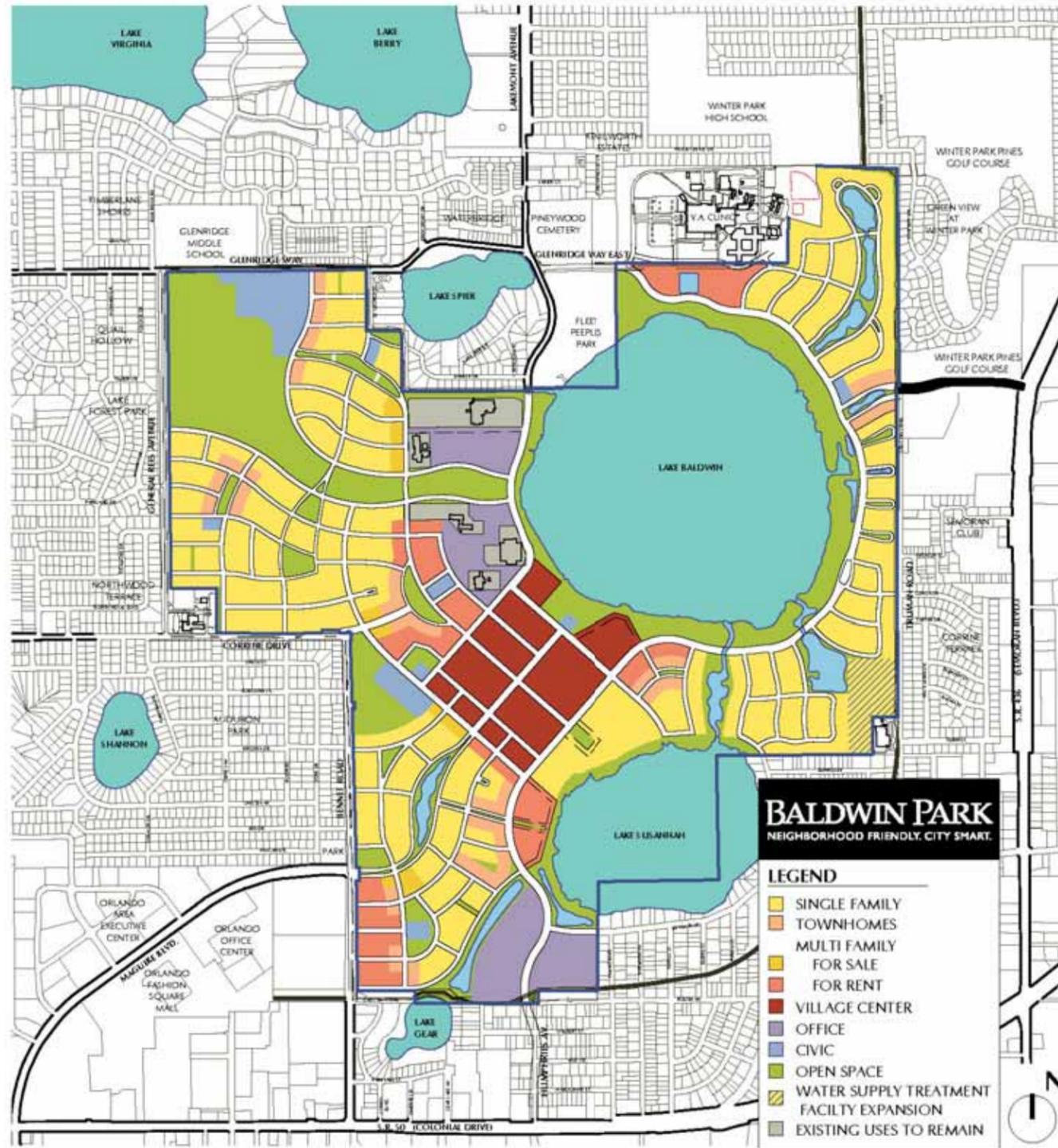
Orlando, Florida

PROJECT OVERVIEW

Destined one day to be home to more than 8,000 residents, Baldwin Park is regarded as one of the nation's premier showcases for large scale, urban infill redevelopment. The 1,100-acre site formerly served as Orlando Naval Training Center. Abandoned by the federal government in 1993, and sold to the city of Orlando, the site was subjected to an intensive competition among potential owner/developers who were required to submit their vision of a master redevelopment plan.

MSCW played a key role on the team that developed the winning plan, which offered a mix of residential and commercial development—styled in 1940s-style architecture—that would harmoniously blend with existing neighborhoods. Since then, we have continued in an ongoing consulting capacity, assisting in the refinement of the community's Traditional Neighborhood Design entitlements and providing civil engineering services for both residential and commercial centers.

At the outset of this multi-year planning project, MSCW devoted significant research toward understanding the dynamics of the successful, sustainable neighborhoods that surround Baldwin Park. We used this research to create a development framework emphasizing pedestrian- and bike-friendly streetscapes; a greenway system of trails linking the community's recreational areas and a Town Center concept to tie the community together. From an engineering perspective, MSCW helped design Baldwin Park's dramatic streetscapes, its pedestrian-friendly roadways and an array of community amenities, all while simultaneously making it possible to realize the highest allowable results in terms of development opportunities.



“Baldwin Park is the extraordinary result of a group of talented people who established a vision and had the expertise and the courage to see it through. The folks at Miller Sellen Conner & Walsh have been linchpin members of that group. They have stood with us from the beginning.”

— David Pace
Baldwin Park Development Co.

CITY VIEW AT HUGHES SQUARE

Orlando, Florida

PROJECT OVERVIEW

With the City of Orlando placing growing emphasis on the economic development of its downtown core – and on the revitalization of the Parramore neighborhood – this 3.9-acre redevelopment project is one of the highest profile projects undertaken within the urban center over the past decade. Within a relatively compact geographic area, a plethora of stakeholders drew up plans for multiple property uses, including: a new, five-story corporate headquarters for Fortune 500 company Hughes Supply; 210,000 square feet of retail/office space; a 1,000-space parking garage and a 266-unit apartment complex with a community swimming pool.

This was truly an MSCW team effort. MSCW planners worked with the stakeholders – Orlando Neighborhood Improvement Corporation, Bank of America and Hughes to gain entitlements to the property. We collaborated with Orlando city staffers – at their request – to change the City’s Growth Management Plan to accommodate density bonuses, establishing densities that otherwise would not have been allowed. We also worked very closely with the architects to address a multitude of urban design concerns raised by the City. MSCW engineers then served as the engineer of record for design, permitting and construction administration for all site improvements. We worked at length with stakeholders to produce creative design concepts needed to resolve infrastructure challenges.

This project is the first in a number of major economic development efforts that will bring new investment and renewed interest in the Parramore neighborhood. Among the greatest impacts: The City View apartments will be offered to families of varying incomes, helping increase the economic diversity of the Parramore neighborhood. Other major projects to follow – which owe in part to the success of Hughes Square – include a new law school for Florida A&M University, a new federal courthouse and a new headquarters for the Orlando Police Department.



BRIDGEWATER SPECIFIC AREA PLAN

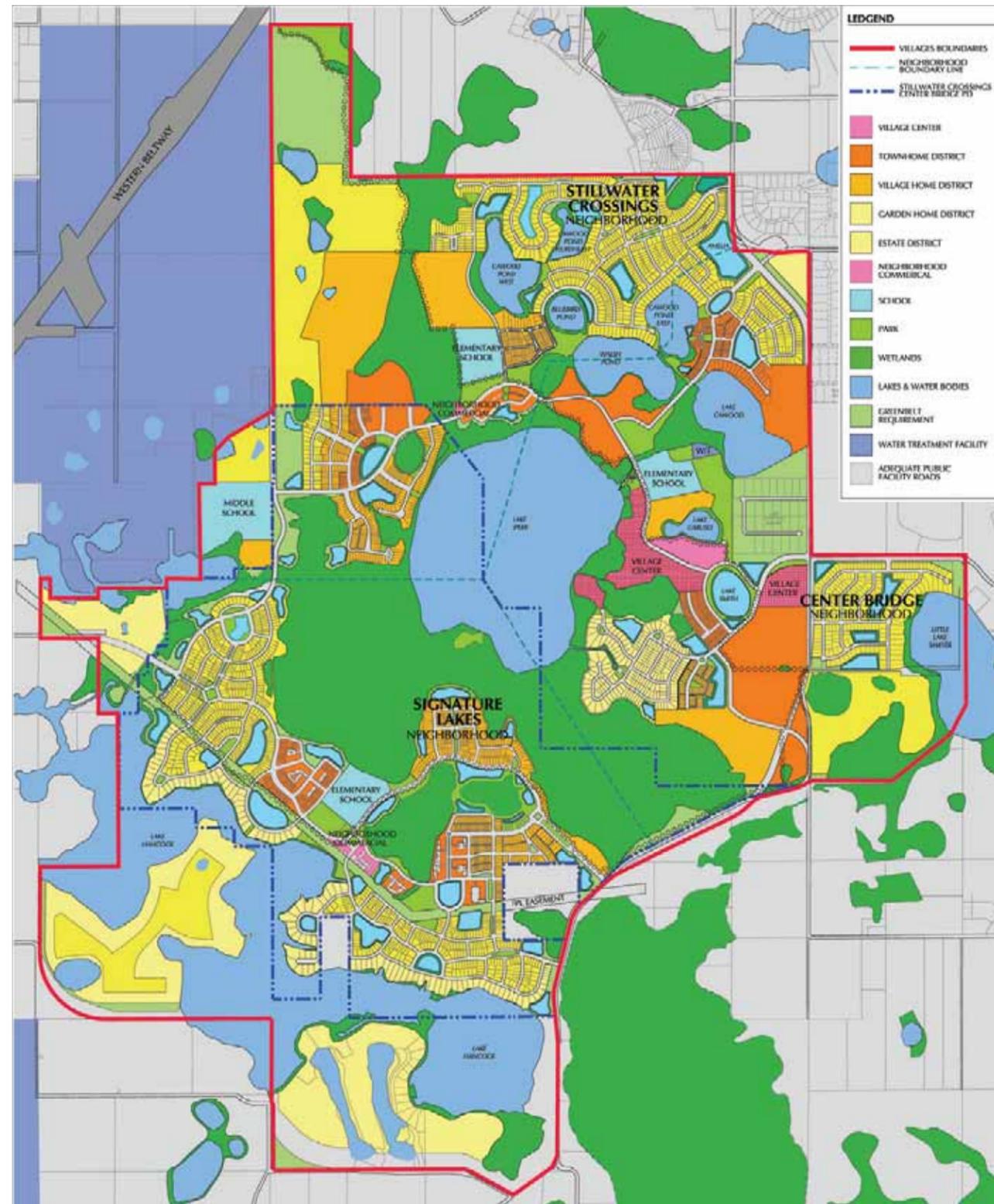
Orange County, Florida

PROJECT OVERVIEW

Building on nearly a decade of work to shape west Orange County's future, Bridgewater is one of the first realizations of Central Florida's dreams for Horizon West, a 38,000-acre tract for which MSCW has served as the lead planner since the project's inception. Bridgewater is one of the first of two villages to be developed under the Horizon West framework, which we developed in partnership with the state of Florida, Orange County and wide-ranging group of landowners and local residents.

The 4,022 acres within the Bridgewater Specific Area Plan will contain three distinct neighborhoods, the first of which is called Summerport. The second is Independence. Both neighborhoods were planned under the principals of Traditional Neighborhood Design. They will contain ~5,000 housing units, more than 200,000 square feet of commercial space in the Village Center and three Neighborhood Centers, along with extensive parks, playgrounds, common areas and environmentally significant greenbelt and corridors.

Working in concert with Orange County planners and our community contacts in West Orange County, our teams of community planners, engineers and economists developed the Specific Area Plan for Bridgewater, adhering to the original Horizon West vision and accommodating larger regional needs, such as a corridor for future collector road connections to the Western Beltway. After winning acceptance of Bridgewater plan, the MSCW team has continued in a consulting planning, design and engineering capacity for Bridgewater, developing site plans, subdivision plans and construction engineering.



BRIDGEWATER VILLAGE CENTER

Orange County, Florida

PROJECT OVERVIEW

The MSCW team has provided planning, engineering, environmental and landscape architectural services for the development of the Village of Bridgewater's Village Center, within the Stillwater Crossings and CenterBridge Planned Development (PD). Based on the current concept plan, the development will consist of a total of approximately 151,346 square feet of commercial/office/retail use; 340 multifamily condominium, 70 town home units; civic, public park tracts, along with the associated street and parking network.

The Bridgewater Specific Area Plan, which serves as the basis for the Village Center required community visioning meeting facilitation for 40 separate property owners and involved illustrative plans, renderings, architectural and community character studies, report and plan document preparation, preparation of policies and design guidelines, land use, environmental and transportation modeling; and preparation of a financially feasible capital improvement program.

The Village of Bridgewater and its Village Center involved obtaining project entitlements through the Growth Management Plan Amendment process and the Planned Development Rezoning process.

Significant attention was paid to traffic patterns and accessibility for this initiative. Specifically, transportation analysis performed by the MSCW team recommended a collector roadway which is to be constructed from the existing Summerport Village Parkway to Parcel CB-4 (approximately 4129 L.F.).



CITY VIEW AT HUGHES SQUARE

Orlando, Florida

PROJECT OVERVIEW

With the City of Orlando placing growing emphasis on the economic development of its downtown core – and on the revitalization of the Parramore neighborhood – this 3.9-acre redevelopment project is one of the highest profile projects undertaken within the urban center over the past decade. Within a relatively compact geographic area, a plethora of stakeholders drew up plans for multiple property uses, including: a new, five-story corporate headquarters for Fortune 500 company Hughes Supply; 210,000 square feet of retail/office space; a 1,000-space parking garage and a 266-unit apartment complex with a community swimming pool.

This was truly an MSCW team effort. MSCW planners worked with the stakeholders – Orlando Neighborhood Improvement Corporation, Bank of America and Hughes to gain entitlements to the property. We collaborated with Orlando city staffers – at their request – to change the City’s Growth Management Plan to accommodate density bonuses, establishing densities that otherwise would not have been allowed. We also worked very closely with the architects to address a multitude of urban design concerns raised by the City. MSCW engineers then served as the engineer of record for design, permitting and construction administration for all site improvements. We worked at length with stakeholders to produce creative design concepts needed to resolve infrastructure challenges.

This project is the first in a number of major economic development efforts that will bring new investment and renewed interest in the Parramore neighborhood. Among the greatest impacts: The City View apartments will be offered to families of varying incomes, helping increase the economic diversity of the Parramore neighborhood. Other major projects to follow – which owe in part to the success of Hughes Square – include a new law school for Florida A&M University, a new federal courthouse and a new headquarters for the Orlando Police Department.

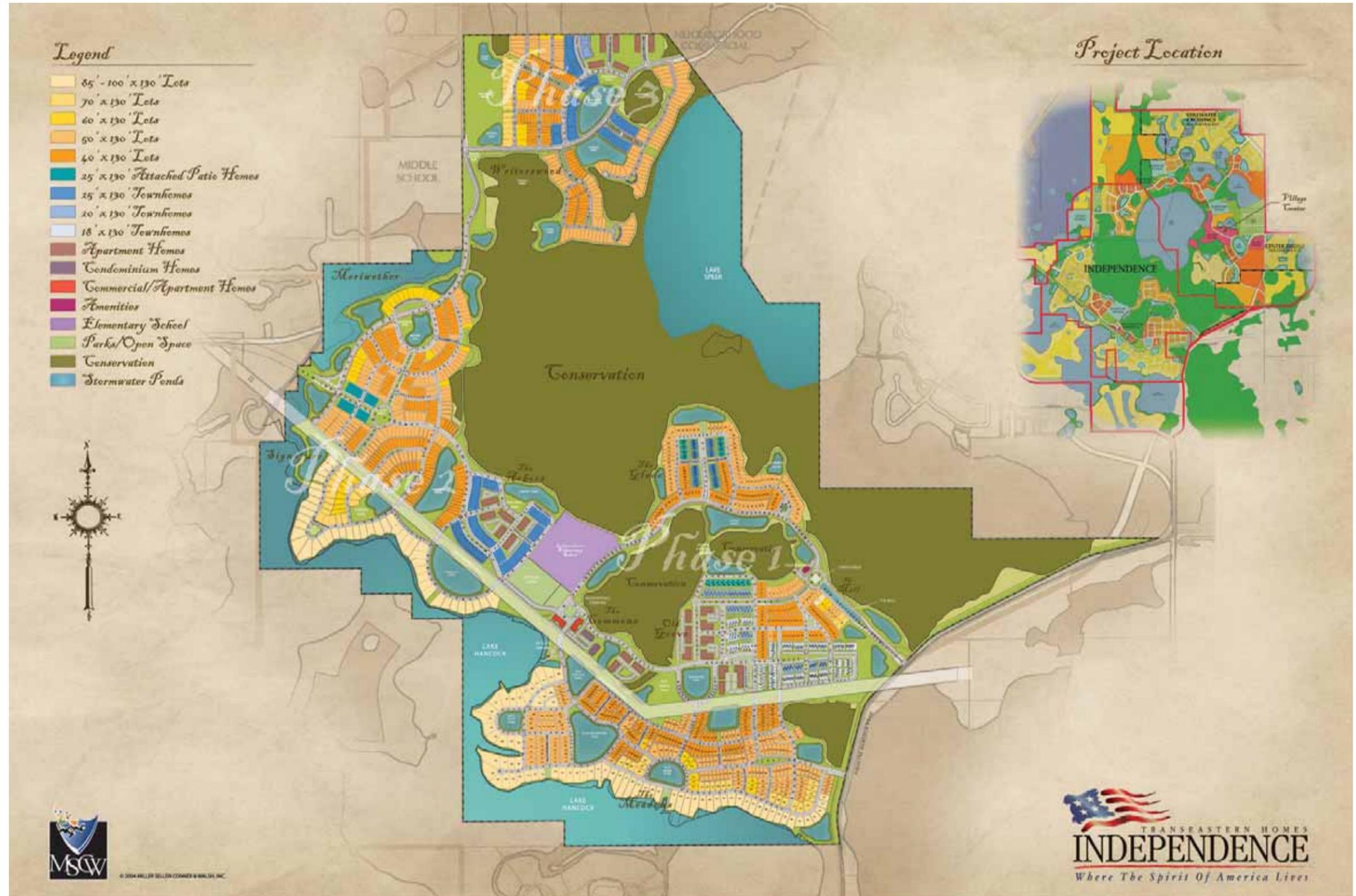


INDEPENDENCE

Orange County, Florida

PROJECT OVERVIEW

Transeastern Homes launched construction in Independence in late 2003 with plans to sell a spectrum of residential and commercial products. The community will be designed with an old-fashioned theme, marked by walking paths, front porches and alleys. The entranceway off Fiquette Road will feature two lighted monuments and a 50-foot-high brick-and-stone clock tower that will serve as a community landmark.



MAIN STREET & DUNN AVENUE CORRIDOR REVITALIZATION

City of Jacksonville, Florida

PROJECT OVERVIEW

The initiation of the Main Street & Dunn Avenue Corridor Revitalization Plan represents the City of Jacksonville's commitment to implement the North Jacksonville Vision and Master Plan, an initiative also spearheaded by the MSCW team. This corridor/redevelopment plan was contemplated in the Implementation Strategies of the Vision Plan as a Public Place Making Project. As such, the City is committed to changing the image of North Jacksonville.

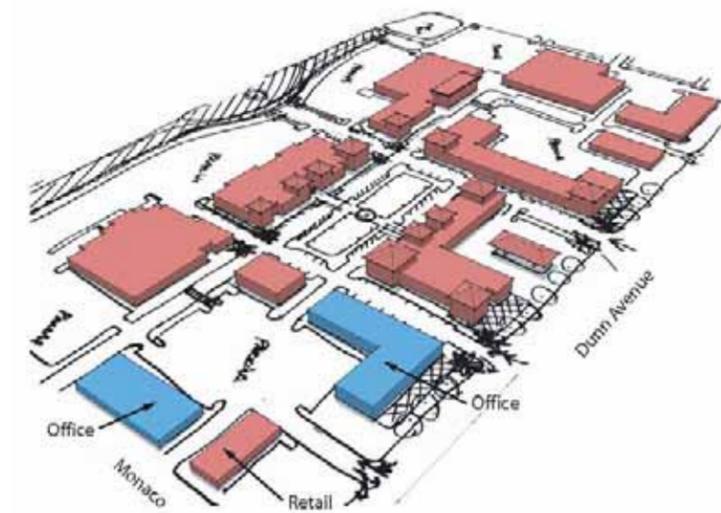
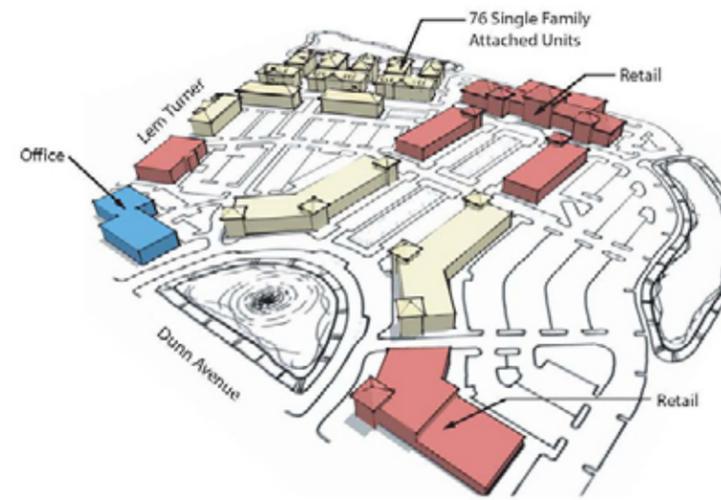
In conjunction with the framework provided by the Plan, the next set of mantras to guide implementation of the Main Street and Dunn Avenue Corridor Redevelopment Plan considers the following:

- Provide Leadership and Nurture Partnership
- Anticipate Evolution
- Know the Market
- Tame the Traffic

Creation of a sense of place and community, and reduction of visual blight along Dunn Avenue and Main Street are important components of the Vision and Master Plan. It is a critical component of an integrated approach to improving the North Jacksonville image and community character. The Vision Plan recommends that Dunn Avenue (from Main Street through Lem Turner) and Main Street (from Dunn Avenue to Pecan Park) should be provided an extensive, long-term and phased program of revitalization. The program will establish a greater pedestrian orientation of businesses and encourage development to contain a mix of retail shopping, entertainment, work places, civic facilities and parks that address the every day needs of the surrounding community and nearby neighborhoods.

Based on an analysis of the current uses and planned developments surrounding Dunn Avenue and Main Street, several development "nodes" were selected that present the greatest opportunity for future "placemaking" development. Each of these nodes was assessed for current and future opportunities based on a variety of factors inclusive of land availability (even where land assembly will be required), planned improvements in the area, access, visibility and competitive supply. From this analysis, the development opportunities were identified and described in the Economic Context Analysis as preliminary development program recommendations for the short, mid and long term.

The MSCW team also led an on-site design charrette based upon the refined and site specific development programs provided by the economic team. City and other government agency representatives were brought in to participate in the public and private realm design of development concepts within the nodes of opportunity.



NORTH BOCA VILLAGE CENTER

Boca Raton, Florida

PROJECT OVERVIEW

MSCW provided analysis of the conceptual planning and development program for the North Boca property, which includes approximately 20.9 acres adjacent to Dixie Highway and Federal Highway, north of Hidden Valley Boulevard and south of C-15 Canal, within the incorporated city limits of Boca Raton, Florida.

Working with the project's oversight committee, the MSCW team recognized that to be successful and sustainable, the plan must bring together surrounding communities, neighborhoods with residents and employees of the Village Center. The team considered character, visual intent, textures, spaces, attractions, entertainment, livability, in designing the Village Center as the gathering and community space for the surrounding North Boca neighborhoods.

The Plan ultimately brings all the pieces of density, building height, public spaces, activities, architectural character and land use mix into consideration to create an extraordinarily livable and memorable place. The foundation of the master plan is the Citizen's Master Plan, which provides for the following distinctive features of the Village Center:

- The new Caldwell Theater on a landmark location
- Additional right-of-way for Dixie Highway.
- A focal point for support and activity for the North Boca Community
- A sustainable, authentic pedestrian friendly a vertically and horizontally mixed use village center
- A village center with physically and visually interesting and useful urban public park, open spaces and private places

The Village Center is designed to serve as the defining gateway to Boca from Delray on both Dixie and North Federal Highway affirming that Boca Raton is a very special place. The Center design carefully includes pedestrian plazas, sidewalks and street patterns to reinforce view corridors to strengthen and define the public realm and the sustainability of retail uses. Additionally, the corridors improve safety and make movement through the site intuitive.

Street pattern allows for the central square to become a total pedestrian space for art festivals, farmers' markets, neighborhood events and similar special events. The area consists of a mosaic of public spaces framed by interesting and aesthetically pleasing building masses and heights and details fully consistent with the Citizens' Master Plan.

The MSCW team completed extensive 3-D models to more clearly illustrate the dynamics of the Village Center in context with the surrounding area.

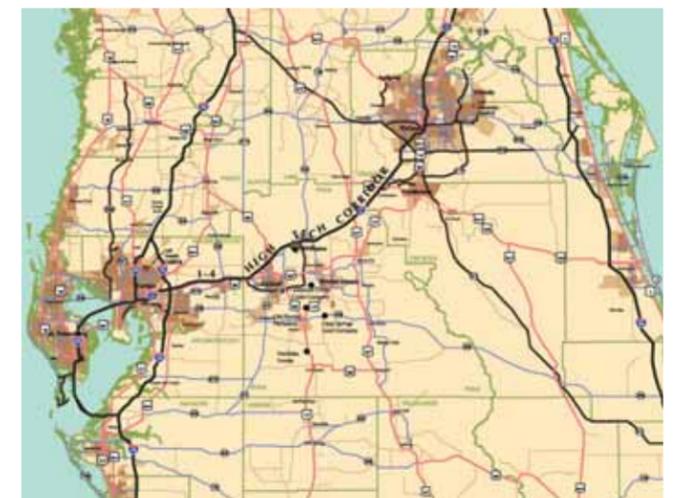
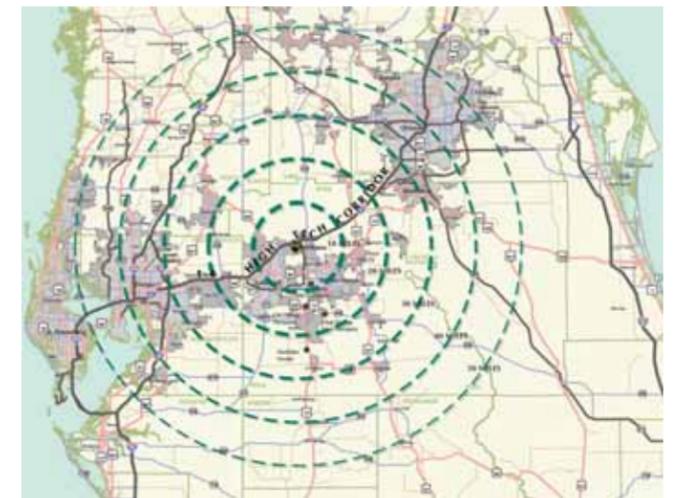
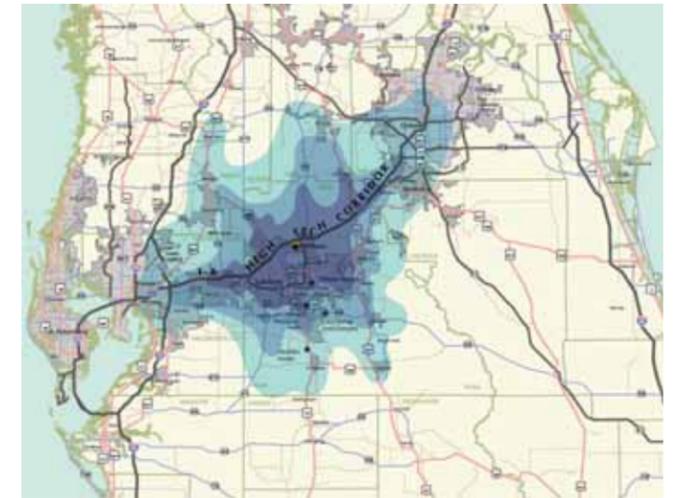


WILLIAMS PROPERTY

Lakeland, Florida

PROJECT OVERVIEW

The Williams property is a 2,767-acre Master Planned Mixed Use project that is located within the City of Lakeland along the I-4 high tech corridor. The Master Planned Community, based on the principles of New Urbanism, contains an integration of housing types and density, an open space/park system, a golf course, a centrally located site for an elementary/middle school campus, community and interstate commercial, a research/business park, and a pedestrian friendly village center. The village center strategically located on one of the inter-connected water bodies includes retail, office and residential uses. Neil Frazee as project manager was responsible for the preparation and processing of a Development of Regional Impact, the comprehensive plan amendment, rezoning, and preparation of the illustrated master plan for this proposed community.



WINDSONG

Winter Park, Florida

PROJECT OVERVIEW

Challenges Faced

MSCW was given the task of creating a 100-year vision for the Morse Family Foundation's real estate assets. The firm performed an opportunities and constraints analysis that identified which parcels should be brought to market and which should be preserved for future generations. The Windsong development was one of the most significant outcomes of this process.

Services Provided: Visioning, Master Planning, Design and Engineering

- Frontage on four lakes, preserving the health and beauty of natural environments
- Managing 80 acres of off site storm water runoff that traversed the development and discharged untreated into Lake Mizell
- Coordinating project needs and design requirements with the concerns of neighboring residents
- Ensuring continuity between new community and existing adjacent subdivisions

The most important part of the Windsong project was to create a plan that would consider the value of private development within the context of public concerns. The challenge was to be respectful of the historical traditions of Winter Park and create a development that meshed with the established surrounding neighborhoods.

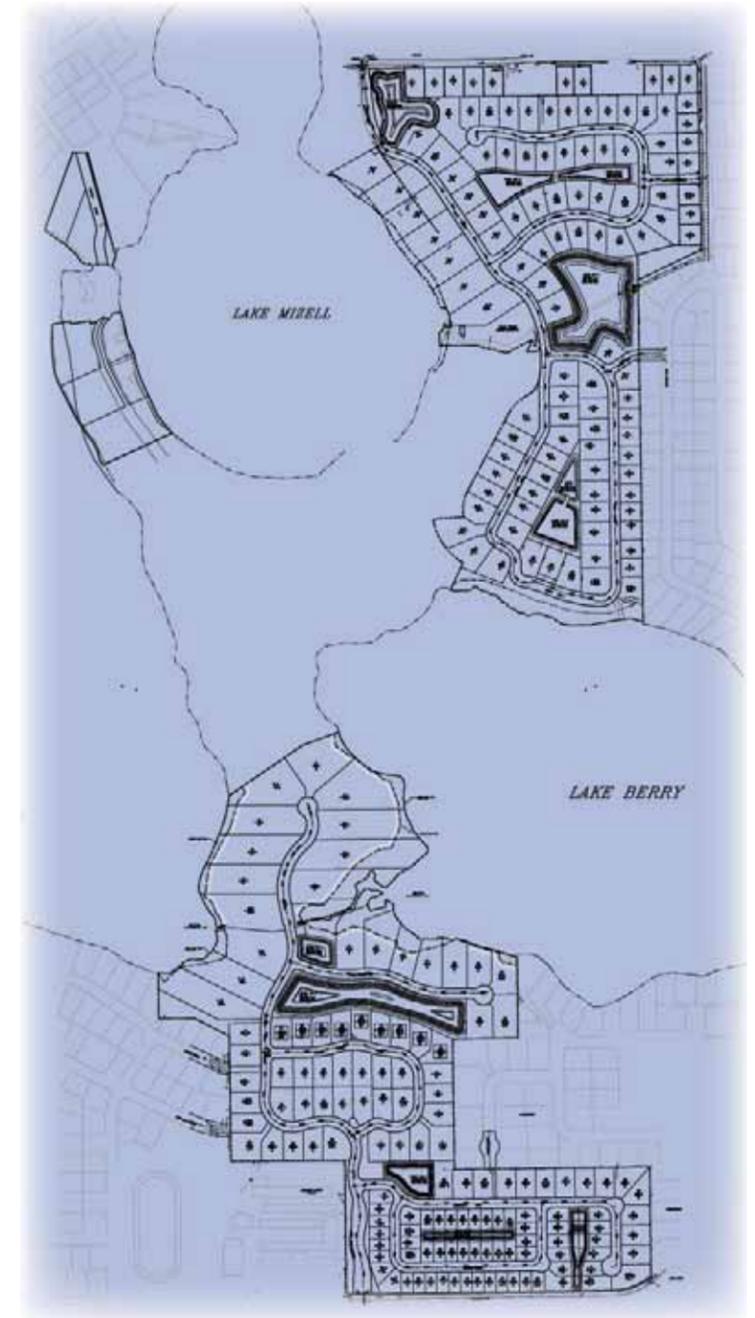
The role of MSCW was not just to create a developable plan, but also to work with city officials and community leaders to ensure a smooth process in the approval and execution of the plan. MSCW's design maximized the natural beauty of the land and paid homage to the historical significance of the area. Integral to the project

were the meetings conducted by MSCW to present the vision for the project and gain support from area residents, environmentalists and city officials. As part of the process, MSCW also worked with the City to design and permit a storm water management system and prepared final construction plans and permitting documents for the phased development of Windsong.

As of 2005, 100% of Windsong's home sites had been purchased. More important, this vibrant community has come to life. Residents actively ride bikes, walk dogs, gather on the community dock, or relax at the playgrounds or pools. Today, Windsong is also enjoyed and appreciated by neighbors and city officials, serving as a model for how new neighborhoods can be successfully integrated into established communities.

The Windsong project was made possible by the strength of the personalities involved, in particular, Dr. Hugh McKean, who spearheaded the development effort on behalf of the Morse Family Foundation.

Dr. McKean was a visionary and a statesman. He challenged MSCW to design a plan that would be viable for 100 years or more and encouraged the team to address the project from an entirely unique perspective, anticipating all the ways that the community (and in fact the world) might change over the next century.





COMMUNITY INVOLVEMENT

Members of the team have participated as developer or as volunteer board member and have completed or are working on the following innovative Public Private Partnerships:

Public Elementary School – YMCA combined facility: This ULI award winning public private partnership involved the joint effort of the Orange County School Board, the City of Orlando, the Central Florida YMCA, the developer and a local hospital. The result is the North Lake Park Community School. This elementary school has the unique distinction of having over 40% of the students on lunch assistance while maintaining an A rating for 2000 – 2005.

County Park – YMCA combined facility: This partnership involved the Central Florida YMCA and Orange County building a joint use facility run by the YMCA for the benefit of their members and non-member county residents. The facility is located in a County park and was built with funds from both the County and the YMCA.

Public High School – YMCA combined facility: This project currently being designed will combine a public high school and YMCA and involve City of Apopka, State of Florida, Central Florida YMCA and Orange County School Board funding.

Mixed Use Housing Development: This partnership involved the City of Orlando, a local developer, the Orlando Housing Authority and the federal government. This completed project combined affordable single family housing with market rate single family housing in a side-by-side housing pattern. It also included an 80 unit elderly public housing facility and commercial office buildings. Affordable housing was accomplished through city SHIP funds, HUD Section 8 funds and local housing authority funds.

Mixed Use Housing Development: This partnership is currently underway and will rely on the similar planning and the same team of partners as above with the same goal of improving housing offerings to lower income families and improving blighted conditions in an inner city area.

Public Middle School – Developer accelerated construction: This project involved a consortium of developers and builders joining together to accelerate the funding of a middle school by two years. The consortium paid the interest carry on a \$30 million construction loan to build a middle school two years earlier than school board funding was available.

COMMUNITY INVOLVEMENT

PTA – Developer partnership: This partnership involved the voluntary direct donation by the developer of \$1 million to a group of local PTA's to be used for projects to benefit their schools.

Industrial Development Revenue Bond Financing: the Central Florida YMCA along with five county governments has joined together on three different occasions to issue over \$50 million in IDR bonds to construct facilities throughout Central Florida.

Falcone Group supports the following charitable organizations:

CCFA (Crohn's and Colitis Foundation of America)

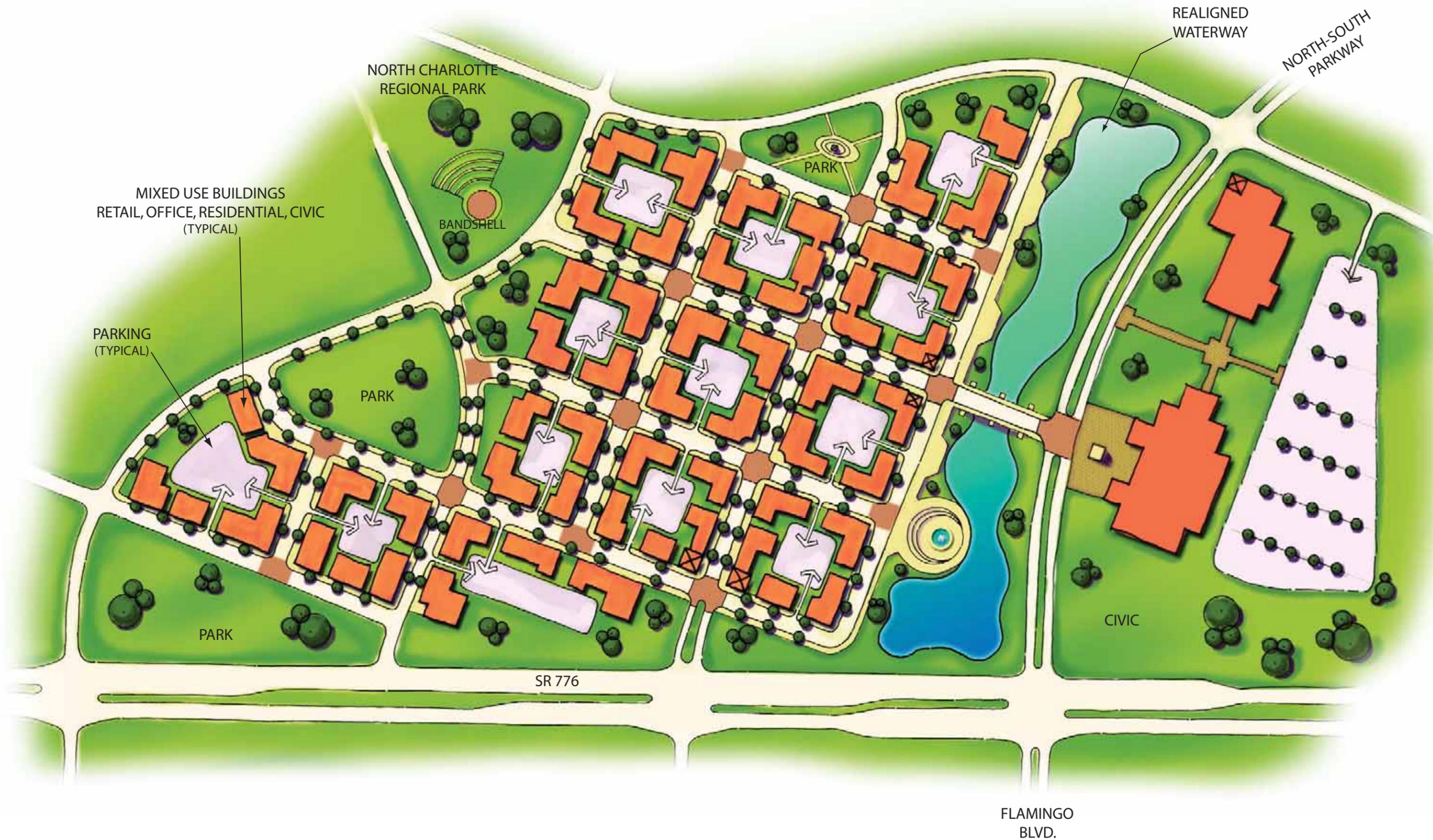
SOS Children's Village of Florida

Children's Home Society

Broward Boys and Girls Club

Boys and Girls Club of St. Johns County





VILLAGE CENTER PLAN
 MURDOCK VILLAGE
 COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
 FILE PATH: G:\060032\Creative\Graphics floor RFP
 DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
 Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





NEIGHBORHOOD PLAN
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
FILE PATH: G:\060032\Creative\Graphics floor RFP
DATE: 02/22/2006

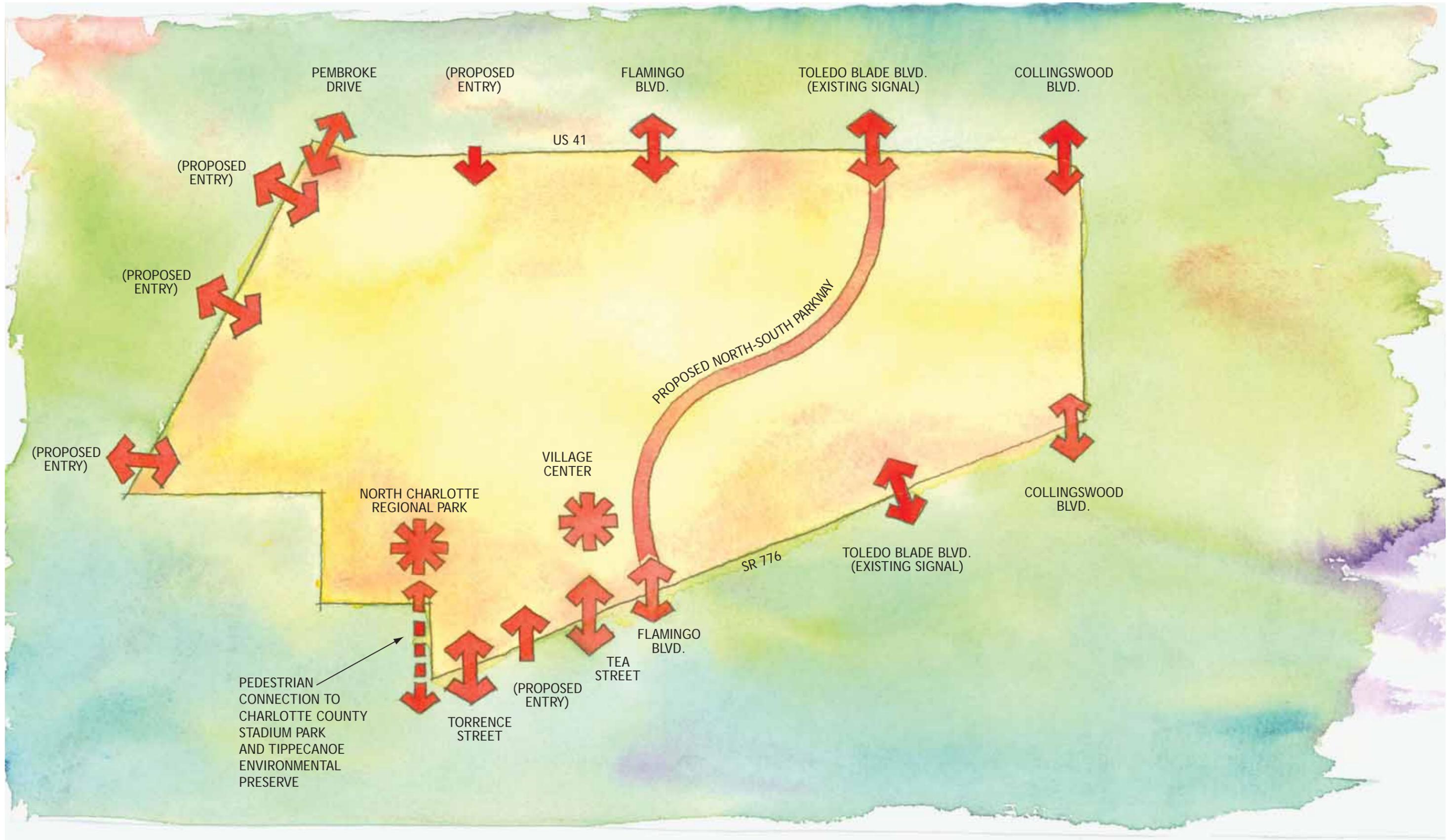
4750 New Broad Street; Orlando, Florida 32814
Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





A framework is established by combining the parks and greenways with the boulevards and major streets. This is the long range plan that will guide future growth, define neighborhoods and link this new community with the surrounding environs.



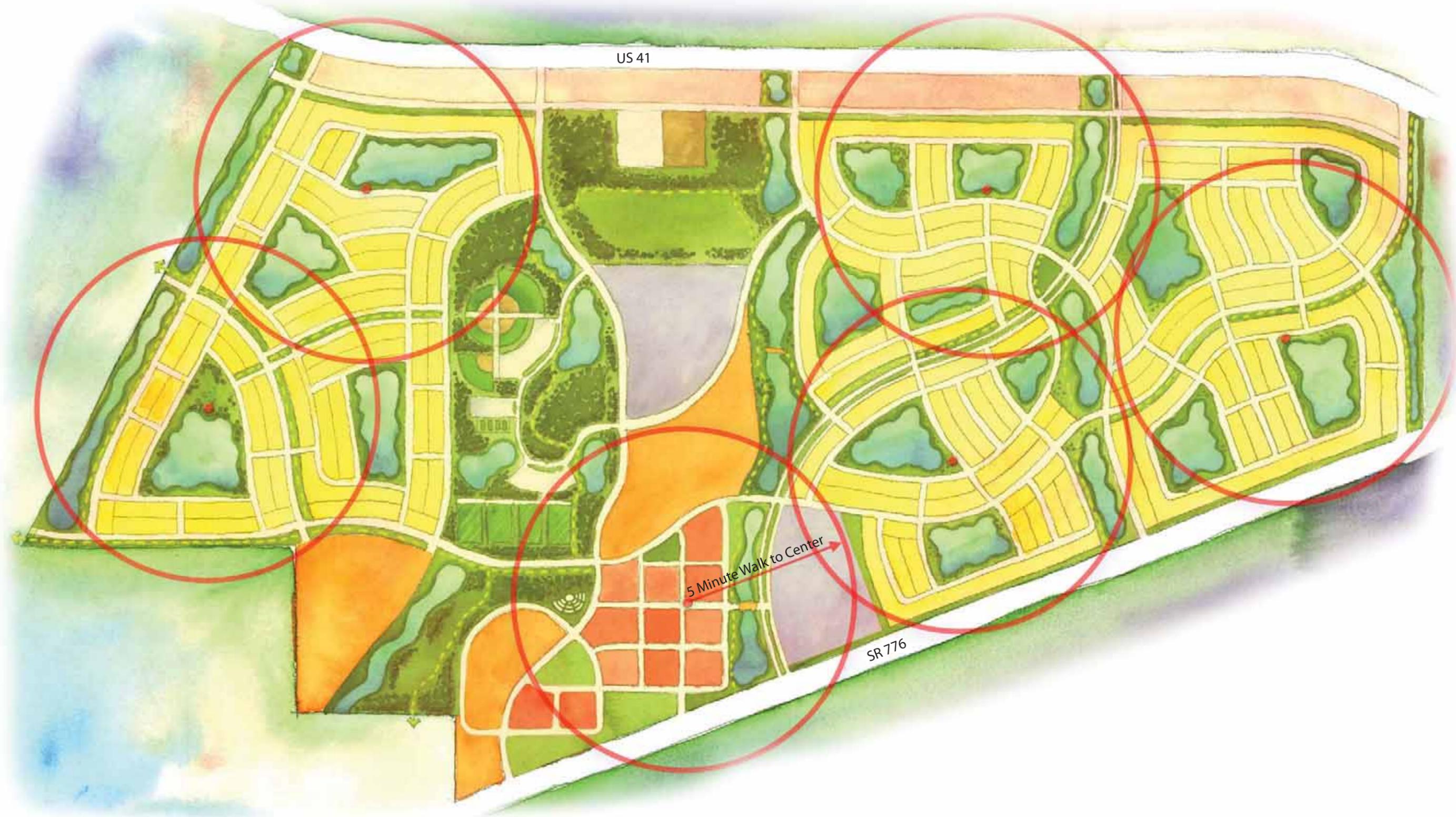


PROJECT LINKAGE WITH SURROUNDING AREAS
 MURDOCK VILLAGE
 COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
 FILE PATH: G:\060032\Creative\Graphics\four RFP
 DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
 Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





US 41

5 Minute Walk to Center

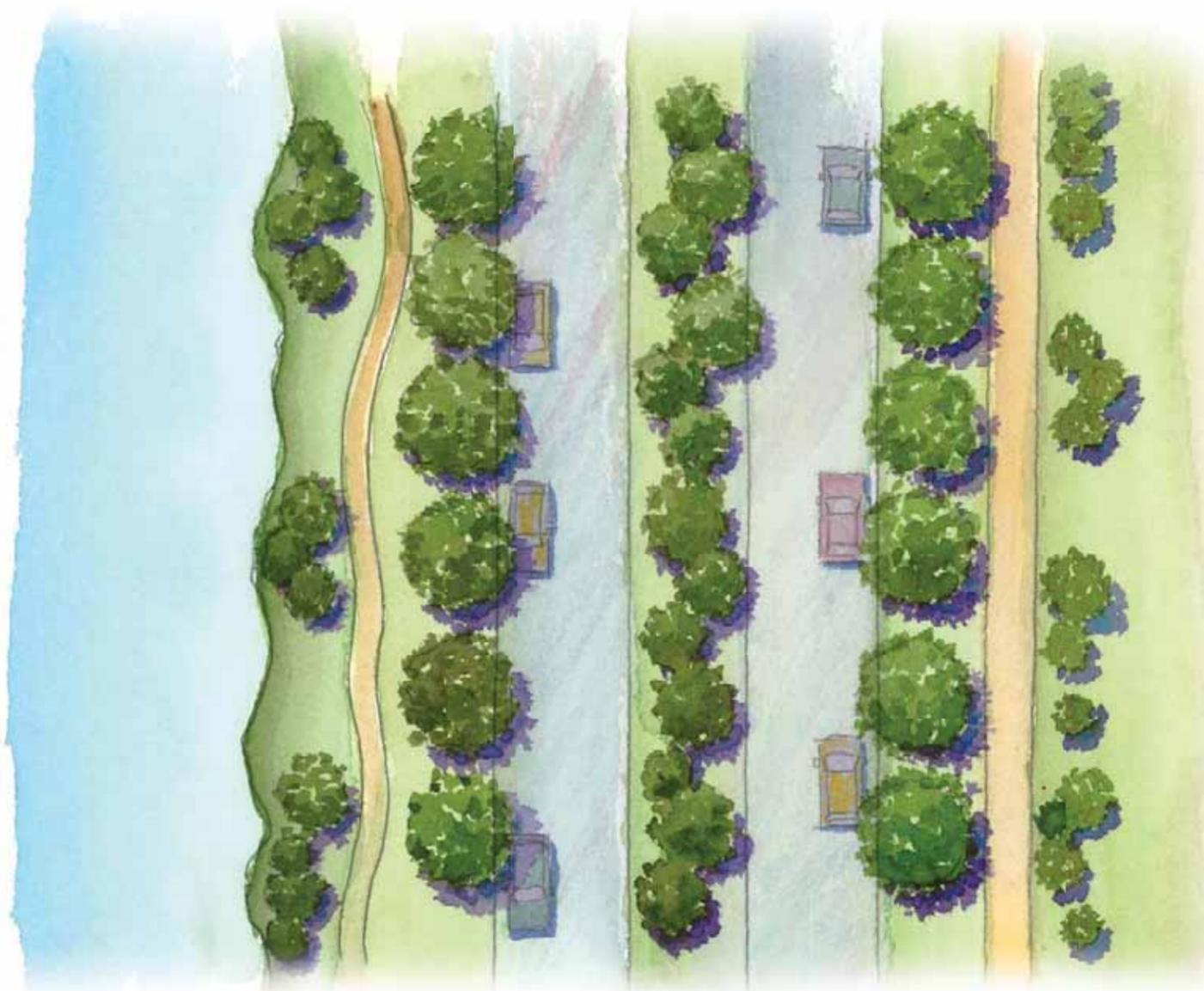
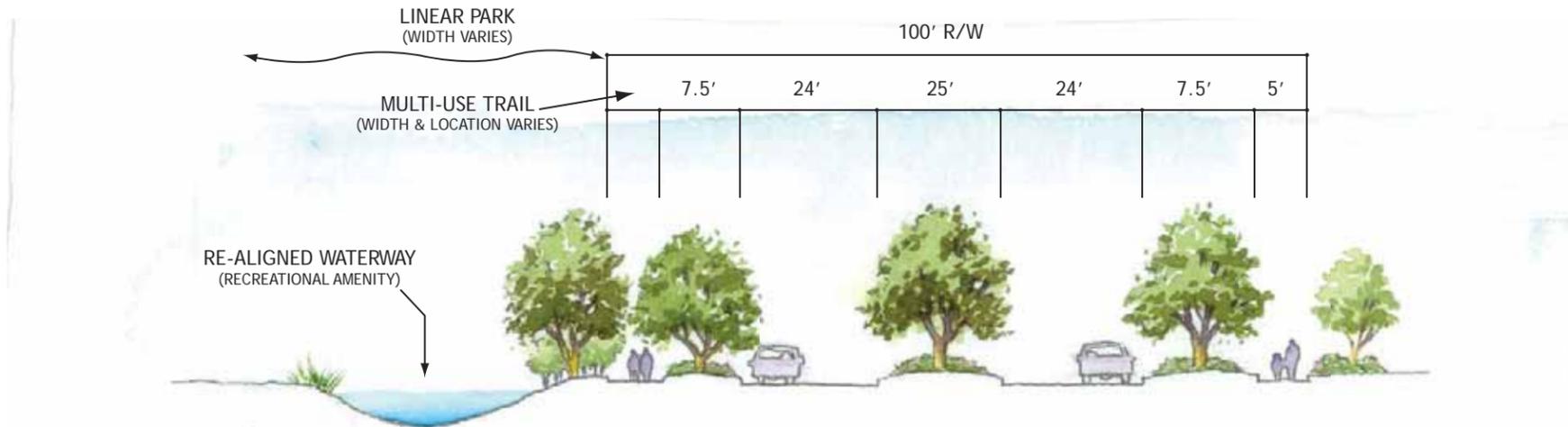
SR 776

NEIGHBORHOOD PLAN
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
FILE PATH: G:\060032\Creative\Graphics floor RFP
DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





TYPICAL ROAD ELEVATION AND PLAN - MAIN TRANSPORTATION NETWORK
 MURDOCK VILLAGE
 COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
 FILE PATH: G:\060032\Creative\Graphics\floor RFP
 DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
 Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





TYPICAL ELEVATION AND PLAN - TYPICAL LOCAL STREET
 MURDOCK VILLAGE
 COMMUNITY REVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PROJECT INFORMATION. © 2005 MSCW, INC.
 FILE PATH: G:\060032\Creative\Graphics\floor RFP
 DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
 Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





NEIGHBORHOOD RENDERING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.
FILE PATH: G:\060032\Creative\Graphics floor RFP
DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





ELEMENTARY SCHOOL RENDERING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PLAN

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION. © 2005 MSCW, INC.

FILE PATH: G:\060032\Creative\Graphics\for RFP
DATE: 02/22/2006

4750 New Broad Street; Orlando, Florida 32814
Tel: 407.422.3330 | Fax: 407.422.7585 | www.mscwinc.com





FINANCIAL CONSIDERATIONS

Financial Considerations

The developer intends to present a financial package that is not only well capitalized, but is creative in its approach to the financing of the improvements to Murdock Village. The offer to purchase will reimburse the County for its expenditures to date and provide for future County revenue streams from the TIF revenue as well as increased ad valorem taxes.

The developer has provided the following financial information to meet the requirements of the RFP. We understand that it is the County's desire to be certain that the winning bidder is financially sound enough to complete the project and that it has a grasp on the complicated financial issues involved with the project. We also realize that this information will become public record should we be successful in our bid. As such, we have limited in certain areas, information that we feel to be proprietary or of a nature that is private. It is our hope that what we have provided is sufficient. Should the County feel that they need more information, we are happy to discuss the matter further.

Given the timetable available for the preparation of the RFP, the developer has chosen to rely upon their past experience in large scale developments in determining the development budget. Typically budgets are developed using costs assumptions developed from past experience. These budgets are then adjusted as due diligence, planning and engineering costs begin to become finalized. As such, for purposes of this RFP, the developer has a high level of confidence in the developed budget assuming the lack of any unusual or unexpected items.

The demolition budget was developed using a takeoff of the estimated linear feet of existing roadway assuming that all current infrastructure will have to be removed. This is an "order of magnitude" number and the developer expects savings from this number given the information now available. However, with caution, the developer has estimated a high number.

The developer expects the Developers Agreement to include no significant contingencies beyond what is accepted in industry practices. The only exception will be a favorable result of the appeal currently in Circuit Court.

The value of the financial benefits to accrue to the County can be measured in both specific financial terms and the more intangible terms resulting from a high quality project. The County can expect to financial benefit from a portion of the TIF revenue and the rather large increase in ad valorem taxes from the increase in property values. The intangible benefits come from the general quality of life increase brought about by good urban planning and development. These lead to more concrete financial benefits arising from an improved business climate and more attractive housing options to relocating businesses.

FINANCIAL CONSIDERATIONS

The County should have no exposure beyond what a seller normally has in any land sale and beyond what the County would normally expect in its functions as a municipal government. The developer is expecting a willing partner for the number of public-private partnerships to be generated in Murdock Village.

The developer will be solely responsible for the demolition and site clearance costs and will only look to the County for expedited permits.

The developer expects no extraordinary public assistance beyond what a willing municipality would provide to a development. The TIF is an integral part of the development proforma and the developer anticipates entering into an inter-local agreement with the County for the sharing of these revenues during the negotiations of the Developers Agreement.

We believe that one only needs to review the collective experience of the developer to see that there is an in-depth understanding of the financing challenges and opportunities involved with Murdock Village. The combined experience of the group runs the range from private to public financing. Developer projects have been financed with CDD bonds, private equity and IDB bonds.

We would like to emphasize that we believe that innovative public – private partnerships are the way the public and private sectors can address the many challenges of Florida's growing economy and its future development. We are committed to seeking solutions that will benefit Charlotte County and its residences.

Outside of the financing strategies discussed below that may involve County participation with regards to formation and approval of funding sources, the developer will be solely responsible for all of the financing necessary to accomplish the Murdock Village Plan.

The developer will also be solely responsible for the design, development, construction and operation of each component of the plan. The only exception will be any County administrative building(s) to be constructed by the County on Murdock Town Center property.

The developer intends to use the following financing vehicles to accomplish the development of Murdock Village:

- Developer Equity
- Conventional Financing
- Community Development District bond financing
- Tax Increment Financing (TIF)
- MSTU
- Educational Facilities Benefit District (EFBD)

FINANCIAL CONSIDERATIONS

As you will see in the attached letter from John Christe, Chief Financial Officer for Falcone Group, LLC, the developer's equity is estimated to be in excess of \$36 million. This equity will be combined with conventional financing of approximately \$47 million to capitalize the development entity with over \$84 million.

The developer intends to establish a Community Development District (CDD) for Murdock Village. This CDD will serve two basic purposes. The first is the financing of horizontal and certain vertical infrastructure. The second is to serve as the ongoing entity that will survive the developer's involvement and that will function to manage and direct the operations of the Village. It will collect annual assessments and pay down bonds. It will collect operation and maintenance assessments and maintain the district property and common areas.

The CDD will serve as the master bonding vehicle for the Village. All improvements to Murdock Village will be paid for through CDD bonds. These bonds will be retired by the developer, the home builders, the residents of Murdock and certain funds flowing from the TIF.

The included Murdock Village Costs statement generally shows the improvements needed for Murdock and it is anticipated that these improvements will be funded by CDD bonds.

The TIF revenues are expected to be used to retire a portion of the CDD bond issue. The amount and timing of the revenue flow is to be negotiated with the County during the Developers Agreement negotiations. It is anticipated that an agreed upon increment revenue stream will be directed to the CDD and the balance will accrue to the County.

The developer desires to establish an MSTU or work any existing MSTU to provide both capital and maintenance funds necessary to carry out the Murdock Village concept. The MSTU will be used to provide the extraordinary maintenance expected to be needed beyond what the County will normally provide. This is expected to include maintenance of the landscape improvements budgeted for Hwy 41 and Hwy 776. Any capital funds generated from the MSTU would be for capital improvements more appropriate to the MSTU or beyond the scope of the CDD.

The developer is open to the creation of an EFBD should it be determined in negotiations with the School Board that additional funding is needed to accommodate the construction of school facilities. The development team has extensive experience in creative solutions to school capital funding and would want to consider all appropriate solutions.

FINANCIAL CONSIDERATIONS

Murdock Village Conceptual Project Schedule		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015			
		H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2		
Item	Task																						
1	Community Outreach Public involvement/input	[Gantt bar: 2006 H1, 2006 H2, 2007 H1, 2007 H2, 2008 H1, 2008 H2, 2009 H1, 2009 H2, 2010 H1, 2010 H2, 2011 H1, 2011 H2, 2012 H1, 2012 H2, 2013 H1, 2013 H2, 2014 H1, 2014 H2, 2015 H1, 2015 H2]																					
Selection of Development Team																							
2	Submission of final proposal documents	[Gantt bar: 2006 H2, 2007 H1]																					
3	County review of proposals	[Gantt bar: 2007 H1, 2007 H2, 2008 H1]																					
4	Proposer oral presentations	[Gantt bar: 2007 H2, 2008 H1]																					
5	Public Hearing BCC/selection of team	[Gantt bar: 2008 H1, 2008 H2]																					
6	Due diligence	[Gantt bar: 2008 H2, 2009 H1]																					
7	Negotiate Redevelopment Agreement	[Gantt bar: 2009 H1, 2009 H2, 2010 H1]																					
Master Plan Development																							
8	Project kick-off meeting	[Gantt bar: 2006 H2, 2007 H1]																					
9	Conceptual Plan refinement	[Gantt bar: 2007 H1, 2007 H2, 2008 H1]																					
10	Preliminary Design/Master Plan	[Gantt bar: 2007 H2, 2008 H1, 2008 H2, 2009 H1]																					
Design and Permitting																							
11	PD zoning through County	[Gantt bar: 2006 H2, 2007 H1]																					
12	Master engineering plan	[Gantt bar: 2007 H1, 2007 H2, 2008 H1]																					
13	Project engineering (Phase 1)	[Gantt bar: 2007 H2, 2008 H1, 2008 H2]																					
14	Charlotte County/FDOT	[Gantt bar: 2008 H1, 2008 H2, 2009 H1]																					
15	USACOE/SWFWMD	[Gantt bar: 2008 H2, 2009 H1, 2009 H2]																					
16	Development Order Charlotte County	[Gantt bar: 2009 H1, 2009 H2, 2010 H1]																					
Construction																							
17	Demolition	[Gantt bar: 2009 H2, 2010 H1]																					
18	Realignment of existing canals	[Gantt bar: 2009 H2, 2010 H1, 2010 H2]																					
19	Earthwork and infrastructure	[Gantt bar: 2010 H1, 2010 H2, 2011 H1]																					
Production and Sales (5 phases)																							
20	Sales start for homes	[Gantt bar: 2009 H2, 2010 H1]																					
21	Start model home center	[Gantt bar: 2009 H2, 2010 H1]																					
22	Sale of commercial pads	[Gantt bar: 2010 H1, 2010 H2, 2011 H1]																					
23	First home closing	[Gantt bar: 2010 H2, 2011 H1]																					
24	Last commercial sale	[Gantt bar: 2011 H1, 2011 H2]																					
25	Last home closing	[Gantt bar: 2011 H2, 2012 H1]																					

FINANCIAL CONSIDERATIONS

Murdock Village Sales and Absorption

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Affordable - rental				405								405
Condos						100	150	175	175	250	278	1,128
Village Center Flats					75	75	75	75				300
Townhomes				61	61	61	61	61	0	0	0	305
Townhomes - Premium				20	20	20	20	22	0	0	0	102
50' SF				36	72	96	96	96	96	118	0	610
50' SF - Premium				12	24	24	24	36	36	47	0	203
60' SF				36	48	48	60	60	60	54	0	366
60' SF - Premium				12	12	12	12	24	24	26	0	122
70' SF				24	36	36	36	36	36	40	0	244
70' SF - Premium				12	12	12	12	12	12	9	0	81
Response to RFP				618	360	484	546	597	439	544	278	3,886
Negotiate Developers Agreement												
Planning & Engineering												
Demolition & Construction												

FINANCIAL CONSIDERATIONS

Murdock Village Cash Flow

Uses of Cash	2006	2007	2008	2009	2010	2011	2012	Total
Acquisition	82,000,000	0	0	0	0	0	0	82,000,000
Development Phase I	386,500	5,287,589	27,217,659	0	0	0	0	32,891,788
Development Phase II	0	0	1,244,107	22,282,393	244,625	0	0	23,771,125
Development Phase III	0	0	0	10,609	1,245,226	17,187,016	0	18,443,851
Development Phase IV	0	0	0	0	0	791,886	16,337,061	17,128,946
Recreation Center	0	0	2,472,000	0	0	0	0	2,472,000
HOA Deficit Funding	0	0	0	240,000	240,000	240,000	240,000	960,000
Admin. Maint & OH	150,000	360,000	360,000	360,000	360,000	360,000	360,000	2,310,000
Interest Expense - Bank Loan	0	0	0	0	0	0	0	0
Total Development Costs	82,536,500	5,647,589	31,293,806	22,893,002	2,090,851	18,578,901	16,937,061	179,977,709

FINANCIAL CONSIDERATIONS

Murdock Village Costs

	Phase I	Phase II	Phase III	Phase IV	Total	
Land	82,000,000				82,000,000	
Master Improvements						
PSP Planning	386,500				386,500	
Topo Sites / Locate Utilities	100,000				100,000	
Geotechnical Report	50,000				50,000	
Conceptual SWFMD Plan / Environ / Mass Grading Mitigation	125,000				125,000	
Turtle Relocation	300,000				300,000	
Well Closures	50,000				50,000	
Demolition of Existing Infrastructure		20,000	10,609		30,609	
Final Eng of 4 lanes of Toledo Blades	5,000,000				5,000,000	
Final Eng of Flamingo	455,000				455,000	
Four Lanes of Toledo Blades	334,750				334,750	
Four Lanes of Flamingo	4,550,000				4,550,000	
Bridge Crossings		3,347,500			3,347,500	
Rerouting of waterways	800,000	824,000	424,360		2,048,360	
Toledo	900,000				900,000	
Flamingo		1,030,000			1,030,000	
Landscaping of waterways	450,000				450,000	
Toledo		515,000			515,000	
Flamingo			477,405		477,405	
Collingswood					477,405	
Offsite Improvements						
Turn Lanes	200,000	100,000	100,000		400,000	
Signals	300,000	150,000			450,000	
Landscaping HWY 41	550,000				550,000	
Landscaping HWY 776	400,000				400,000	
Lot Improvement Costs						
Plat/surveying	144,938	149,286	153,764	158,377	606,364	
Engineering/permit/geo/admin	579,750	597,143	615,057	633,508	2,425,458	
Village Center and Lot Development						
Phase I	12,687,500				12,687,500	
Phase II		13,068,125			13,068,125	
Phase III			13,460,169		13,460,169	
Phase IV				13,863,974	13,863,974	
Electric for lots	338,188	348,333	358,783	369,547	1,414,850	
Parks	250,000	257,500	265,225	273,182	1,045,907	
Recreational Complex		2,472,000			2,472,000	
Entires - Wall / landscaping						
Phase I - wall & landscaping	350,000				350,000	
main entries	600,000				600,000	
secondary entries	0				0	
Phase II - wall & landscaping		257,500			257,500	
main entries		618,000			618,000	
secondary entries		103,000			103,000	
Phase III - wall & landscaping			265,225		265,225	
main entries			530,450		530,450	
secondary entries			106,090		106,090	
Phase IV				273,182	273,182	
Contingency	10%	2,990,163	2,385,739	1,676,714	1,557,177	8,609,792
Total Development		32,891,788	26,243,125	18,443,851	17,128,946	94,707,709
Total Land and Development		114,891,788	26,243,125	18,443,851	17,128,946	176,707,709

FINANCIAL CONSIDERATIONS

Murdock Village
Pro-forma Financial Statements
Date of Acquisition

	<u>As of the Date of Acquisition</u>
Cash	301,000.00
Land	82,000,000.00
Loan Closing Costs	<u>1,599,000.00</u>
Total Assets	<u>83,900,000.00</u>
Senior Debt	53,300,000.00
Interest Reserve	<u>(6,040,666.67)</u>
Total Liabilities	47,259,333.33
Capital Contribution - Falcon Land & Development	<u>36,640,666.67</u>
Total Equity	<u>36,640,666.67</u>
Total Liabilities and Members' Equity	<u>83,900,000.00</u>



DEVELOPER'S ORGANIZATION

FALCONE GROUP OVERVIEW

The Falcone Group is a privately held multi-billion dollar entity that specializes in the real estate, telecommunications and financial industries. Founded by three brothers the company is overseen by a staff of highly experienced and dedicated professionals. The Falcone Group is comprised of six divisions: Falcon Commercial, Falcon Land & Development, Falcon Residential Development, Falcon Funding, Falcon Construction and subsidiary Century Communications.

The Falcone entities are all headquartered in Boca Raton, Florida with current projects and operations in Florida; Philadelphia, Pennsylvania; Las Vegas, Nevada and the Bahamas.

Each of the Falcon entities operates as a stand-alone enterprise while also fully utilizing the obvious benefits of cross-pollinating within the Falcone umbrella.

Falcone was previously the parent entity of Transeastern Homes, which was the sixth largest home builder in Florida, and one of the largest privately held builders in the nation. In August of 2005, Transeastern was sold to Technical Olympic USA (TOUSA). This transaction has benefited all of the Falcone companies through significant liquidity and the ability to focus exclusively on the development aspects of projects throughout Florida without the daily demands created by the home building process.

As a result, both Falcon Land & Development and Falcon Commercial in particular have much greater freedom in pursuing large scale development projects throughout Florida, with the aid of vastly enhanced resources

FALCON LAND & DEVELOPMENT OVERVIEW

Falcon Land & Development, a core member of the Falcone Group of companies, is exclusively a Land Development enterprise which currently operates in 19 Counties in Florida and the Bahamas. Through the extensive development and construction experience of the Falcone Group, we have developed the Falcon Land business model as one which does not actually build the projects we complete.

While this might seem initially to be a limitation, it is in fact a benefit, allowing Falcon to focus on the macro level issues of large scale land development without being burdened by the demands of permitting and constructing the actual homes themselves. This freedom has allowed Falcon Land & Development to become much more involved in pro actively creating growth management solutions in areas such

DEVELOPER'S ORGANIZATION

as traffic, schools, utilities and public services, which have traditionally been seen as hindrances to the development process.

Examples of this include providing turn-key public facilities which are constructed in their entirety during initial development phases. This has been done in numerous ways utilizing creative combinations of public and private funding including developer contributions of land and cash, prepayment of impact fees, establishment of Community Development Districts, special benefit taxation entities such as Educational Benefit Districts and Municipal Taxing districts as well as the actual contracting for and completion of schools, fire stations, roads and other infrastructure. This approach has the proven benefit of fast track completion of improvements which are greater in magnitude than the impacts created by the actual development. This relies on Falcons ability to fund the improvements entirely up front rather than relying solely on the traditional fair-share and impact fee driven approaches which result in longer timeframes to actually construct the improvements to public facilities and infrastructure.

TRAMELL WEBB PARTNERS, INC.

Tramell Webb Partners, Inc. is a full service real estate company specializing in land development and real estate consulting services. The company was formed in 1989 and it has successfully developed property in the Central Florida area for the last seventeen years.

The principals in Tramell Webb have extensive experience in large planned communities including planning, designing, financing, construction and development.

BROAD STREET PARTNERS, LLC

- Broad Street Partners, LLC, is active in the acquisition, development and investment management of multi-family housing, commercial, and mixed-use projects in the Southeast.
- Broad Street Partners and its predecessor entity have been involved in the acquisition and development of 14,000 multi-family units representing approximately \$800 million in rental and condominium housing value since the 1970's.
- In addition, the principals of the firm have been responsible for the development of Class A office, flex office/warehouse and large scale mixed-use land developments totaling over \$400 million in value.

DEVELOPER'S ORGANIZATION

- Broad Street Partners has brought distinctive developments to the Southeastern cities of Charleston, Rock Hill, Myrtle Beach, Greensboro, Greenville and Columbia, SC; Charlotte, Winston Salem, Hickory, Raleigh, Durham Willmington, Fayetteville and Asheville, NC; Atlanta, Stone Mountain and Powder Springs, GA; and Orlando, FL.
- Currently, the company is developing major multi-family and mixed-use projects in Charleston, SC; and Orlando, FL.

FOUNDED: 1994

COMPANY HEADQUARTERS: Broad Street Partners, LLC
35 Broad Street
Charleston, SC 29401
843/853.2171
843/853.2173 Fax

ORLANDO REGIONAL OFFICE: 250 Park Avenue South
Suite 200
Winter Park, FL 32789
407/647.3290
407/647.7865 Fax

SUBSIDIARY COMPANIES: BSP/Florida, LLC

Ashley Management
A wholly-owned property management
company

DEVELOPER'S ORGANIZATION

DEVELOPER CONTACT LIST

Falcon Land & Development

JOHN EVASIUS- *President and C.O.O.*

Responsible as principal overseeing all aspects of project.

johne@falconegroup.info

1951 NW 19th Street, Suite 200 Boca Raton, FL 33431

P 561-961-1000 | F 561-338-2957

CHIP BRYAN- *Vice President*

Will serve as overall Project Manager for Murdock Village.

chipb@falconegroup.info

1951 NW 19th Street, Suite 200 Boca Raton, FL 33431

P 561-961-1840 | F 561-338-2957 | M 561-703-4686

Tramell-Webb Partners

JOHN L. "CHIP" WEBB- *Principal Partner*

Will serve as principal manager of single family components.

chipwebb@cfl.rr.com

1420 E. Robinson Street Orlando, FL 32801

P 407-897-3330 | F 407-897-3320

JOE TRAMELL- *Principal Partner*

Will serve as principal manager of single family components

joetramell@cfl.rr.com

1420 E. Robinson Street Orlando, FL 32801

P 407-897-3330 | F 407-897-3320

Broad Street Partners

DAMIAN MADSEN- *Principal Partner*

Will serve as principal manager of Multi-Family and Mixed Use

dmadsen@broadstreetpartners.com

250 Park Avenue South, Suite 200 Winter Park, Florida 32789

P 407-647-3290 | F 407-647-7865



FINANCIAL CONDITION OF PROPOSER