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EXHIBITS

from HEX hearing

CASE #: DCI2003-00009

CASE NAME: Caloosa Lakes, LLC

Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? 3 **YES** ___ **NO**

LOCATION OF BOARDS:
Diana's Closet

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

Vanasse Daylor

Ronald F. Nino, AICP

Senior Planner

Mr. Nino has a broad professional background in land use planning and related activities that include representing private clients in the approval of land development plans and associated regulations. This experience includes serving both public and private clients spanning more than forty (40) years of continuous planning practice in all aspects of community planning and development. For the past 13 years Mr. Nino has served Collier county at several levels of responsibility. On both the public and private sector side he has been involved in the preparation of comprehensive plans, the development of land use regulations, plan amendments and the approval process attendant to various types of land use applications to government.

Positions Held:

Planning Manager, Collier County, Naples, Florida
Responsible for expediting the functions of the current planning section of the Planning Services Department with responsibility over the approval of all zoning related applications and the administration of the county's zoning regulations. He personally functioned as the project coordinator and principal planner for the approval of major development applications for projects of a multi-use nature with up to 6,000 housing units.

Chief Planner/Principal Planner,Collier County, Naples, Florida
Responsible for project coordination and principal planner for the approval of major land use development applications including all Collier County DRI projects during that time period.

Ronald F. Nino & Associates, Grand Blanc, Michigan
Operated Community Planning consulting firm and personally conducted a wide range of community development plans and feasibility studies inclusive of comprehensive plans and land development regulations.

Tomblinson, Harburn & Yurk, Flint, Michigan
Served as planning director for this architectural and multi-disciplined consulting firm directing the provision of planning services to client communities throughout Michigan resulting in the preparation of a wide range of development plans and special studies. Clients included both public and private sector relationships.

Education:

Diploma; Architecture, Ryerson Polytechnical Institute(now Ryerson University) Toronto, Canada

B Sc. Urban Planning
Michigan State University

MUP Master of Urban Planning
Michigan State university

M Sc. Master of Science, Resource Development major land use law
Michigan State University

Professional Memberships

American Institute of Certified Planners (AICP)

APPLICANT'S EXHIBIT
#1



PROJECT NO: 80586
ACAD NO: 80586-loc2
DRAWN BY: SWP

Vanasse Daylor

12730 New Brittany Boulevard, Suite 600
Fort Myers, Fl 33907
t 239.437.4601 f 239.437.4636

3001 Tamiami Trail North, Suite 206
Naples, Fl 34103
t 239.403.0223 f 239.263.5096

w vanday.com

PREPARED FOR:
Kenneth P. Saundry, Jr.
Saundry Associates, Inc.
8310 Big Acorn Circle, # 1001
Naples, Florida 34119

SCALE: 1" = 4000'
DATE: 10-14-02

PAGE TITLE:
Saundry Lehigh Acres Property
Location Map
Section 5, Township 45S, Range 27E
Lee County
Exhibit II-D-2

APPLICANT'S EXHIBIT
#2

Maximum Number of Dwelling Units 450

3. a. Single-family, zero-lot line, duplex, and two family attached development will be limited to the areas identified on the Master Concept Plan as "Single-Family" or "Single-Family Detached." Multi-family development will be limited to the areas identified on the Master Concept Plan as "Multi-Family." Should a plan amendment be approved that would remove the subject property from the commercial overlay, include it within the exempted area, or in some other manner permit single family product, then the multi-family areas would permit single-family, zero-lot line, duplex, and two family development.

b. ~~Single-family development inconsistent with Policy 1.8.1. of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone~~. Policy 1.8.1. presently permits residential uses that provide housing alternatives to the typical 1/4 to ½ acre subdivision lots, but does not presently permit lots smaller than one acre due to the oversupply of standard subdivision lots. Residential uses which are not consistent with Policy 1.8.1 are not permitted. If Policy 1.8.1. is amended to permit single family on the subject property, then single family development can occur as permitted under the comprehensive plan, as it may be amended.

APPLICANT'S EXHIBIT
#3

Kenneth P. Saundry, Jr.
Professional Profile

Kenneth P. Saundry, Jr. graduated with a B.A. degree from Michigan State University in 1976. He has been actively involved in the commercial real estate investment and development business since May, 1978.

Beginning in 1978, Mr. Saundry joined into the successful business and operations of Saundry Associates, Inc., a closely held private real estate investment firm. The firm has owned, operated, managed and developed over $150 million of real estate properties, primarily in Florida.

Mr. Saundry's extensive experience and expertise in the real estate investment and development business includes all areas from market surveys; site selection; concept planning through zoning and permitting; construction supervision; direction of sales and marketing programs; as well as experience in the capacity of a court appointed receiver or trustee. He is experienced in lender negotiation, as well as the structuring of various investment concepts. He has extensive "hands on" experience in management and supervision of operations at operating real estate enterprises.

The wide range of real estate experience Mr. Saundry has developed encompasses a varied background of profitable investment and development ventures. As an active equity owner and management officer for a variety of profitable real estate investment enterprises, Mr. Saundry has developed a talent for researching, locating, acquiring and managing real estate development properties and income properties.

Mr. Saundry has direct management and development experience in real estate ventures and developments, including:

- **Manufactured Home and Recreational Vehicle Parks**
- **Residential Community Development, including**
  - **Single Family**
  - **Multifamily, townhouse, condominiums and apartments**
- **Net Leased income property**
- **Office and Warehouse service center properties, including**
  - **Property Management and Leasing**
- **Industrial and Business Parks**
- **Site location and sale**
- **Land Planning for Resale and/or Subdivision and Development**

kpsjr.

APPLICANT'S EXHIBIT
4

SAUNDRY ASSOCIATES
PROPERTY INVESTMENTS AND DEVELOPMENTS

RECREATIONAL VEHICLE AND MANUFACTURED HOME COMMUNITIES

Holiday Travel Park – Leesburg, FL
935 Site Destination RV Resort. (Still owned and operated)

Ocean Holiday RV Resort – Melbourne Bch, FL
576 sites – Ocean to River Development
Sold to Outdoor Resorts of America

A1A Mobile Home Park – Melbourne Bch, FL
180 site Manufactured Home Park

University Park Manufactured Home Park – Melbourne, FL
354 site Manufactured Home Park

Lamplighter Village Manufactured Home Park – Melbourne, FL
440 site Manufactured Home Park

RESIDENTIAL COMMUNITIES

River's Edge Subdivision – Melbourne Bch, FL
94 lot Single Family Home Development featuring riverfront and golf course lots.

Hunters Creek Subdivision – W. Melbourne, FL
144 lot Single Family Home development

Townhomes of Paradise Beach North – Indialantic, FL
90 unit townhome development

Opus 21 – Melbourne Bch, FL
20 unit oceanfront contemporary townhouse development

Greenboro Acres – W. Melbourne, FL
100 acre mixed use residential development offering apartments, condominiums, single family homes, nursing home and assisted living

Pebblebrooke Lakes – Naples, FL
98 acre residential communities offering 350 units of single family homes, coach homes and twin villas. Also an adjacent commercial development parcel. Additional commercial site is the Shoppes @ Pebblebrooke, featuring Publix and Walgreens)

Indigo Lakes/Indigo Preserve – Naples, FL
180 acres residential community offering 431 single family home sites

Caloosa Lakes – Lehigh Acres, FL
109 acres/380 lot residential development., plus a 22 acre commercial parcel

BUSINESS AND COMMERCIAL DEVELOPMENT

Office and Industrial Plaza – Melbourne, FL
245 acre business park. Built and managed 266,000 sf of mixed use office/warehouse and high tech manufacturing facilities
Industrial Centre – W. Melbourne, FL
100 acre business park.
Gain Develop – Gainesville, FL
100,000 sq. ft. distribution center

INCOME AND INVESTMENT PROPERTIES

7 Eleven Store – Melbourne Bch, FL
Long term net leased facility – initial building leased 26 years. New building – 1999 with long term lease extension
Bear Hugs - W. Melbourne, FL
On-site day care/preschool to serve surrounding businesses in high tech employment industry, Melbourne, FL

DCI2003-00009 CALOOSA LAKES CONDITION #15.

15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.

STAFF'S EXHIBIT
#1

Vanasse Daylor

June 6, 2003

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Anthony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Caloosa Lakes, DCI2003-00009
V&D Project # 80586

Dear Mr. Palermo:

In response to your letter dated June 4, 2003 concerning Caloosa Lakes, I have reviewed the language of the formal request and we are in agreement with the following:

> *Request to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units and a total of up to 450 dwelling units with height of buildings not to exceed 3 stories/40 feet on 109.9 +/- acres of land..*
>
> *Note: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.*

Should you have any questions or should you wish to discuss, please contact me directly.

Sincerely,
VanasseDaylor

Ronald Mino, AICP
Senior Planner

OCT 2003-00009

RECEIVED
JUN 06 2003
COMMUNITY DEVELOPMENT

C: Kenneth P. Saundry, Jr.
N. Montgomery
P. Peeples

348-3062

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

STAFF'S EXHIBIT
#2

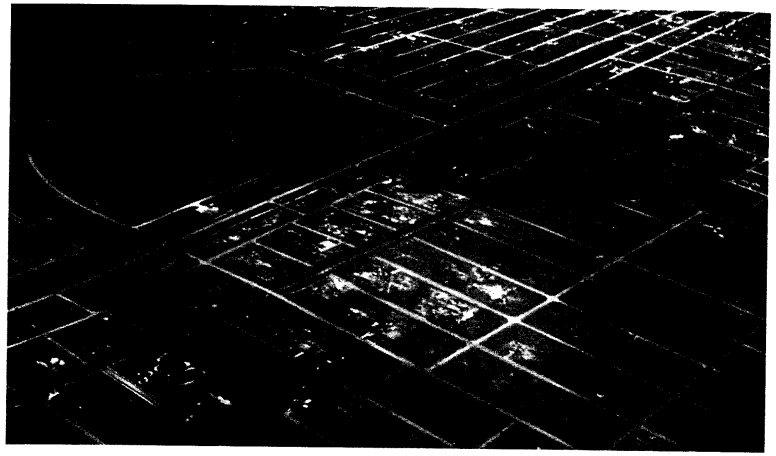


Figure 15–2 Aerial view of one of many subdivisions in southwestern Florida. The state has millions of lots platted far in excess of market demands and often removing land from important resource uses such as farming, forestry, and wetlands.

Is growth management effective? Most planning efforts require about a generation to take hold, but sufficient numbers of states and communities have engaged in growth management for some results to have emerged. Table 15–1, for example, compares growth in Washington County, Oregon, with that in Lee County, Florida. Since the late 1970s, Washington County has been using growth management to contain urban development within an urban growth boundary (UGB) and to preserve rural lands around the UGB for farming and other open space purposes. In contrast, Lee County began using conventional land use planning in the early 1970s and did not engage in growth management until the 1990s. Between 1987 and 1992, both counties experienced sustained rapid growth. Lee County grew by 55,900 (18.9 percent) while Washington County added 55,500 (19.6%). However, Lee County's plan allows for nearly 150 percent more population than will live there in 2020, whereas Washington County's plan allows for only 16 percent more population, offering a close match between what is needed and what is provided.[10] Thus, Lee County's land use plan is designed to accommodate a larger population than is expected, and unnecessary expenditures are being made for facilities, infrastructure, and services. In contrast, Washington County's plan is designed to accommodate just about the population projected, and therefore there is little excess investment in facilities. As a consequence, Lee County's revenues rose nearly twice as fast, and its debt nearly three times as fast, as Washington County's.

The goals of growth management

Growth management enables the public sector to pursue goals that builders and developers would not pursue on their own—for example, preventing negative "spillover" effects and ensuring that the benefits and burdens of growth are equitably distributed. To achieve its goals, growth management combines a

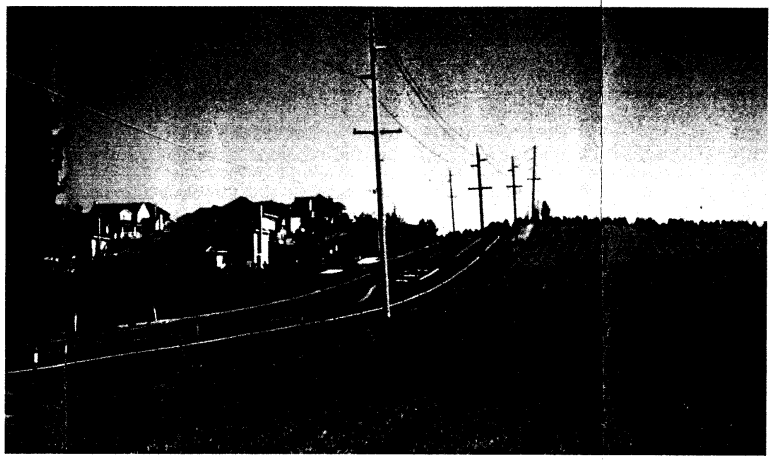


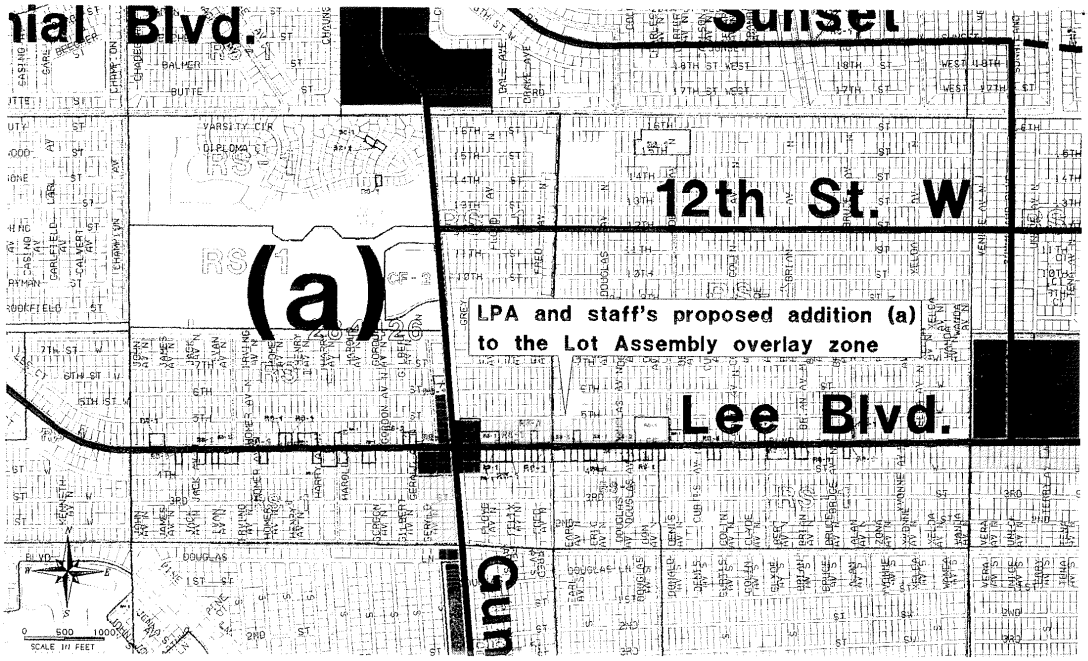
Figure 15–3 This road is part of metropolitan Portland, Oregon's urban growth boundary separating urban residential development on the left from prime agricultural lands on the right.

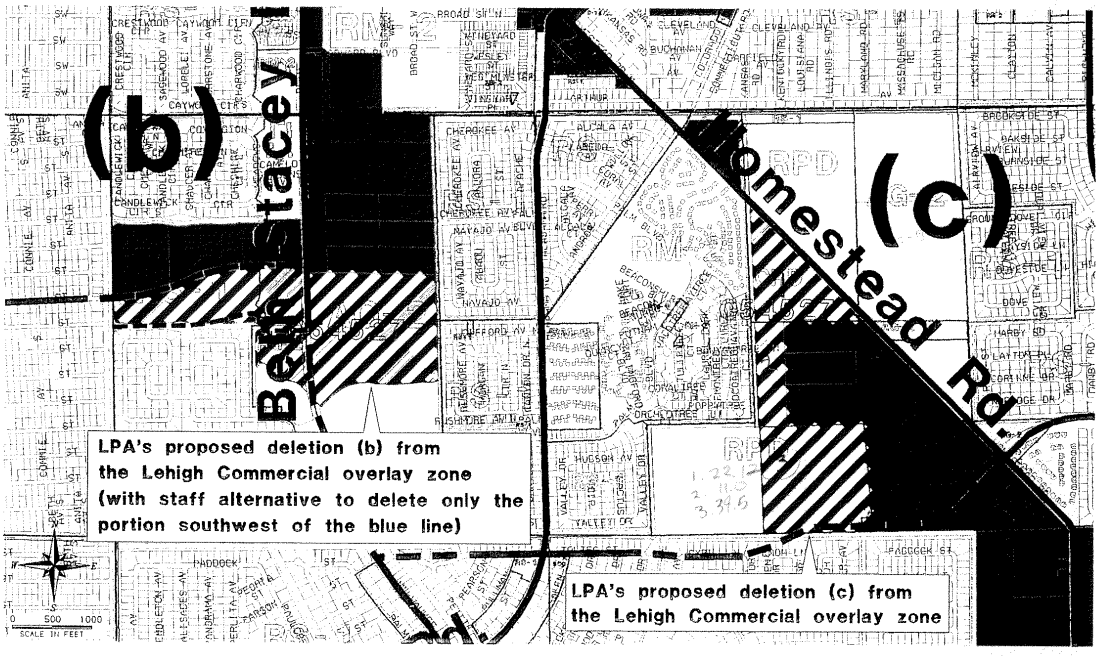
Table 15–1 A comparison of two counties with and without growth management.

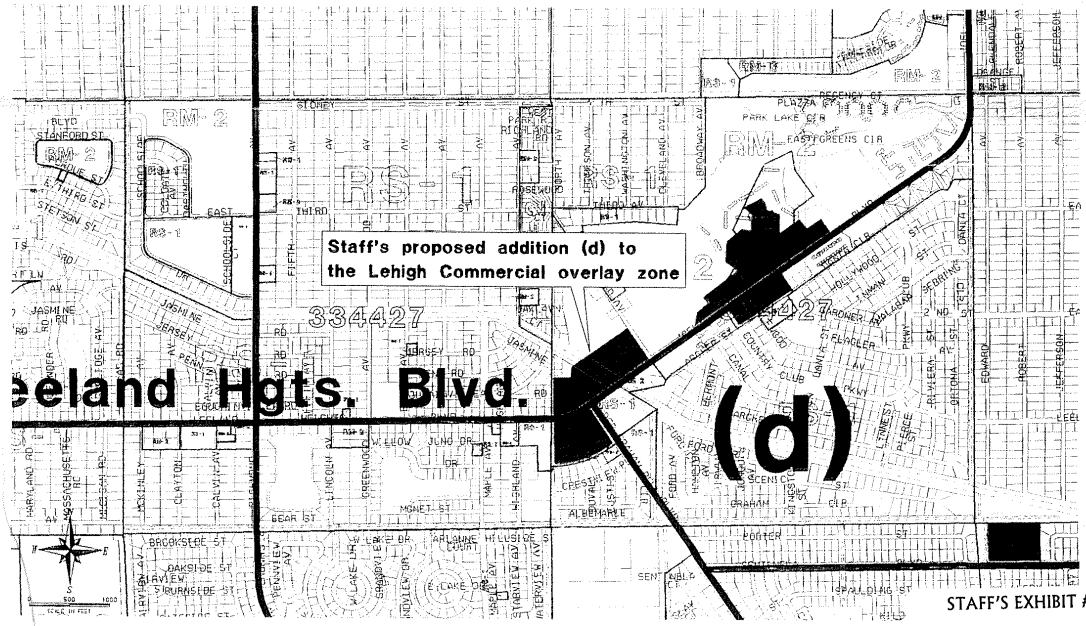
Measure	Lee County, Florida	Washington County, Oregon
Population, 1987[a]	296,200	282,700
Population, 1992[a]	352,100	338,200
Change	18.9%	19.6%
Total revenue (in thousands), 1987[b]	$452,000	$361,000
Total revenue (in thousands), 1992[b]	$796,000	$508,000
Change	76.1%	40.7%
Total debt (in thousands), 1987[c]	$831,000	$303,000
Total debt (in thousands), 1992[c]	$1,550,000	$400,000
Change	86.5%	32.0%
Excess development capacity in plan for 2020[d]	147.9%	16.3%

[a] Population figures, which have been rounded, are from the Bureau of the Census and can be found on-line at www.census.gov.
[b] Revenue figures, adjusted to 1992 dollars, are from the Bureau of the Census, *Census of Government Finances* (Washington, D.C.: Government Printing Office, 1987 and 1992).
[c] Debt figures, adjusted to 1992 dollars, are from the Bureau of the Census, *Census of Government Finances* (Washington, D.C.: Government Printing Office, 1987 and 1992).
[d] Differences between residential development capacities of plans and population projected to 2020, as calculated by author.

STAFF'S EXHIBIT #3







STAFF'S EXHIBIT # 4

STAFF'S EXHIBIT # 4