

# Professional Planning Resume



Real Estate . Investment . Development . Planning

# GREGSTUART

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# Greg Stuart

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## PLANNING EXECUTIVE

Professional Expertise in Business Management and Administration,  
Comprehensive Land Use Planning, Urban Design, Land Development Entitlements,  
Project Management and Expert Planning Testimony

### PROFILE

Mr. Stuart is a highly experienced professional planning executive with over two + decades of extensive experience and exceptional success in land use planning, land development, permitting, regulatory development, governmental relations and public communications.

### EXPERIENCE

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

#### Comprehensive Land Use Planning

Broad experience in growth management, governmental relations, land use analysis, long range planning and regulatory implementation. Notable accomplishments include regional planning for the 6400-acre Pine Creek Ranch/Florida Gulf Coast University Charlotte Satellite Campus, 5 Lee County Comprehensive Planning Evaluation & Appraisals, Text Amendments and Compliance Agreements, and the regulatory implementation of the Matlacha Residential Overlay.

#### Administration and Business Management

Noted for team-oriented business management methods; expertise in budgets, finance, strategic planning, governmental relations, public communications, contracts and negotiations. Business background gained from owning and/or being a senior partner for 4 businesses; demonstrated gross revenue growth from 5-digits to 7-digit income.

#### Planning, Zoning and Urban Design

Highly recognized for consensus oriented public and agency permitting implementation (80 + cases), sustainable land planning, and code development and interpretation. Notable examples include the Judd Creek Annexation and Lee Co. LDC/Concurrency Management reform.

#### Entitlements & Land Development Project Management

Outstanding track record in private sector permitting and management (Comprehensive Plan Amendments, DRI's, Water Management, Re-zonings & ACOE). Notable 20-month concurrent design, permitting and construction for a \$236MM 3-marina Florida project.

#### Professional Planning Expert and Testimony

Mr. Stuart is an acknowledged leading expert in Comprehensive Land Use Planning and Inverse Condemnation, with over 80 Judicial and Quasi-judicial cases; was the key county witness in defeating a \$74MM DR/GR Inverse Condemnation case.

### QUALIFICATIONS AND EXPERTISE

Comprehensive Land Use Planning  
Growth Management Regulatory Development  
Business Administration and Management  
Business Development and Client Relations  
Governmental Relations  
Land Use Analysis  
Site Planning, Urban Design and Environmental Design  
Local, State and Federal Permitting  
Land Development Project Management  
Professional Planning Expert Testimony  
Public Communications and Content Development

### ACADEMIC BACKGROUND AND CREDENTIALS

Danish Academy of Fine Arts, College of Architecture & Urban Design; *Post-graduate Fellow* - 1983

University of Florida, *Masters of Arts in Urban & Regional Planning* – 1983

University of Florida, *Bachelor of Arts in Urban Studies, Magna Cum Laude* – 1980

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

### PROFESSIONAL AFFILIATIONS

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

Urban Land Institute, Associate

# Greg Stuart

## SUMMARY

Mr. Stuart is a highly experienced urban planner, founding two professional consulting practices and being a senior principal in 2 real investment and brokerage firms. With extensive expertise in business management, administration and communications, his expertise includes land use planning and land development analysis, design, permitting and project management. Receiving a B (High Honors), an M.A. from the Un. Of Florida, and a Fellow at the Danish Royal Academy, Mr. Stuart has lived and traveled extensively throughout Europe, North America, Central and South America. Greg Stuart is a practicing artist, whose Paintings are represented in various Florida galleries.

### QUALIFICATIONS AND EXPERIENCE

Mr. Stuart's professional experience spans twenty-five plus years of local, regional and international professional business and consulting. Mr. Stuart has directed land use planning, design, permitting and project management tasks for public and private sector interests, has been the Principal Planner/Project Manager for more than 60 major development projects throughout Florida, Georgia and Europe and has provided expert testimony for over 100 quasi-judicial and judicial cases.

#### Comprehensive Land Use Planning

Mr. Stuart was a key principal in Gainesville Downtown Redevelopment planning, St. Johns County land use and historic preservation planning, and downtown Sebring CRA and redevelopment planning. He was responsible for dozens of land use planning projects, including mixed-use residential projects (Project Manager for the 196-ac. **Judd Creek Preserve**, Cape Coral FL use 2003-2006), recreational vehicle resorts (Director of Development for the **Suwannee Trails Camp Resort** (a 2800-acre 6-mile riverfront resort first ever Development Order issued by the State of Florida for a Suwannee River watershed DRI, 1985-88), and institutional mixed use projects (Project Manager/Principal Planner for the 6,400-ac. **Pine Creek Ranch** and **FGCU Charlotte County Campus** 2004-08). Public sector comprehensive planning includes oversight for Lee Co. DR/GR Compliance Agreement (92-51), 94-29 FGCU Comprehensive Plan Amendment., 98-09 EAR & DR/GR Amendment, 2001 Cycle and DR/GR Text Amendments, and 2005 EAR/Smart Growth amendments. As a **Lee County Planning Commissioner** (1992-02, & 5 as Chairman) under his leadership, the County adopted new rules for commercial architectural design, upgraded the landscaping code, implemented electronic signs regulatory reform, executed concurrency management ordinance reform and strengthened disclosure practices. Other notable achievements include community sector planning review and standards, co-directing the **County/FGCU 50-meter Pool Inter-local Agreement** with \$4.7MM matching funding,

#### Administration and Business Management

Mr. Stuart co-founded and directed Stuart and Marquez, Inc., a civil engineering and land use planning firm in Gainesville and Jacksonville, Florida (1984-90); directed business management, development and planning operations. Under his leadership, the firm witnessed increased annual revenues for 6 consecutive years while overseeing staff and multiple project teams leading to successful projects including **North Florida Regional Medical Center Woman's Center DRI** (1989), **Tides Edge S.D.** (1988) and the **Orange Blossom Gardens AMDA/DRI** (1987). The firm successfully directed 18 major north central Florida rezoning, comprehensive plan amendments and DRI's. Founding Stuart and Associates (1993 – current), directed staff/project teams and increased gross revenues from 5-digits to 7-digit income. He has

### REPRESENTATIVE

#### CLIENT LIST

Lee County, FL  
Collier Co., FL  
Pulte Homes  
Lennar US Homes  
Miromar Development Corp.  
Home Depot Corp.  
Ronto Development Corp.  
Stock Development Corp.  
Land Solutions, Inc.  
Realmark Properties, Inc.  
Eagle Realty of SW Florida, Inc.  
Yacht Clubs of the Americas, LLC  
University of Florida Foundation  
The Fitzgerald Group  
Banks Engineering  
North Fort Myers Utilities  
Knott Consoer PA  
Select Real Estate of SW FL  
Jack Parker Corp.  
Robert S Barber Real Estate, Inc.  
Roetzel and Andress, PA  
Remax Commercial Realty, Inc.  
Mariner Property Development, Inc.

### PROFESSIONAL APPOINTMENTS AND COMMUNITY AFFAIRS

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

## QUALIFICATIONS AND EXPERIENCE (cont.)

significant administrative expertise in budgets, finance, strategic planning, governmental relations, public communications and marketing, contracts and negotiations. Administrative expertise exhibited by the \$236MM YCOA marina development project. Co-directed the business plan, debt and equity raise, project design, construction and operations; noted for simultaneous permitting and construction for 3 marina resorts (Tampa, Naples and Key West) in 20 months.

### Planning, Zoning and Urban Design

Mr. Stuart designed, planned, permitted and directed **Treehouse Village**, a multifamily residential development (1986); awarded the City of Gainesville's *Outstanding Residential Development Award*. Principal Planner and/or Project Manager responsible for planning, design and permitting for the **Hancock Creek Estates** and **Tuscan Pointe** waterfront residential subdivisions (North Fort Myers 2008), **Stuart Harbor Yacht Club** (Stuart, FL 2006), and Realmark Development's **Estates at Entrada**, the **Tucker Grade** mixed use projects. He was responsible for the planning and permitting of five interstate highway commerce centers, including the **Bonita Grande CPD**, the **Estero Interstate Commerce Park** at Corkscrew Rd. the Stock Development's **Vintage Commerce Center** and **Alico Crossroads CPD** in Lee County (1998-2003).

### Entitlements & Project Management

Notable permitted and directed residential projects include Lennar US Homes **Heritage Lakes**, a 1900 unit residential golf course planned development (2000) and the **Pinnacle Oaks PUD** Charlotte Harbor waterfront project (2003-2005). Commercial retail center entitlement and project management experience is illustrated by the Bonita Springs **Home Depot Center**, a 240,000 SF retail center (2002), **Miromar Factory Shops** (1992-94), a 700,000 SF regional outlet mall, the **Estero Greens/Sam Galloway Dealership**, a 229,000 SF. commercial shopping center (1996), and **Sierra Meadows**, a 300 unit, 260,000 commercial SF Naples mixed use activity center (1997). He was responsible for redesigning and amending the **Timberland and Tiburon DRI**, the **Parker Lakes DRI**, and environmental permitting for the **Tamalico Center**, a 600,000 sq. ft. commercial-industrial DRI. He was responsible for numerous rezoning and comprehensive plan amendments, including the **Summerlin Park CPD** (1991) and the **Casa Del Mar RPD** (1992). He was responsible for obtaining a precedent setting park impact fee reduction for the 235-acre **Parker Lakes**, saving the client over \$250,000 in development exactions. Throughout these project's Mr. Stuart was responsible agent representation and public communications and negotiations with environmental organizations and civic and neighborhood associations.

### Professional Planning Expert and Testimony

He is a recognized authority on growth management, land use planning and urban design; selected as the featured speaker (National Conference on Growth Management, San Diego ASCE, 1991), extensively quoted press and electronic media throughout Southwest Florida and a ten-year former County Planning Commissioner. From 2009 – 2012 he directed the planning, design, and ordinance development of SW Florida's first of it's kind zoning overlay to control "big-box" single family residential building (the **Matlacha Residential Overlay**). Mr. Stuart has been the lead expert planner witness in over 80 judicial and quasi-judicial, with successful testimony in a variety of cases such as and including **RCH v. Lee Co.**, a \$74MM inverse condemnation litigation (2011), the **Suwannee River Camp Resort** Chapter 120 Administrative Appeal (1987), **Lee Co. v. Dahlke** a Chapter 120 FLUM Amendment Appeal (2009), the **Three Oaks Parkway v. Corlico** ROW Condemnation (2008), **Caribbean Beach Club v. Allstate Insurance** coastal reconstruction build back settlement (2009) and **Flanagan v. FL DEP** coastal construction line variance administrative hearings.

## NOTABLE QUALIFICATIONS AND EXPERIENCES

- Successfully directed and/or was the senior planning principal for over 80 quasi-judicial and judicial planning and land use cases throughout SW FL.
- Successfully defended Lee Co. in a \$74MM inverse land use condemnation case (**RCH v. Lee**, 2011).
- Winning key testimony is a \$5MM + private insurance building construction litigation which was settled in favor of the client's position (**Caribbean Bch. Club** 2009).
- As the Senior Principal for Eagle Realty of SW FL productively planning, directed, permitted and managed a \$365MM real estate land portfolio (1999 – 2008).
- Effectively co-directed a \$216MM three marina resort redevelopment project (YCOA Tampa, Naples and Key West; 2005 -2008).
- Specifically planned and designed over 600 site plans, urban design plans and master development concept plans, including the award winning **Treehouse Village** (1986).
- Successfully planned and designed, followed by directing City annexation, land use map amendment and rezoning, for the **Judd Creek Preserve** project (2006).
- Planned, directed and entitled a 116-acre interstate interchange commercial center while avoiding a burdensome DRI process (**Vintage Commerce Center CPD** 2004-06).
- Designed, planned, entitled and obtained the first and only **Development of Regional Impact** approval along the **Suwannee River** (**Suwannee Trails Camp Resort** 1985 – 1887).
- Profitably founded and developed 2 professional planning and design consulting practices (1984-90; 1993–2012).

## **Greg Stuart Expert Testimony Judicial and Quasi-judicial Case List**

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Orange Grove Center CPD; 2012, DCI 2012-00023, CPD Amendment; Lee Co., FL

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Chris Johnson SF Rezoning; 2012, REZ 2011-00007, Lee Co., FL

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RCH v. Lee County; 10-CA-002364 Inverse Condemnation Testimony; 2011, Lee Co., FL

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Lee County Burnt Store Road; #06A-939, Parcel 123 ROW Condemnation; 2009/2011, Lee Co., FL

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Lee County v. Dahlke; 2009, 08-CA-419, Fort Myers Bch. FL, Ch120 Appeal

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Caribbean Beach Club; 2009, 06-CA-004562 Development and Construction Private Party Litigation, Fort Myers Bch., FL

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Three Oaks Parkway; 2008, 06A-939; ROW Condemnation, Lee Co., FL

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Three Oaks Parkway Corlico; 2008, 05CA-4770 2008, ROW Condemnation Lee Co., FL

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Collier County vs. Flick-County Barn Road Parcel 124; 2008, #60101, ROW Condemnation, Collier Co., FL

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Collier County vs. Graziani, et.al.Parcels 134, 135 and 136; 2008, #62081, ROW Condemnation, Collier Co., FL

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Alico Crossroads CPD Amendment; 2007, DCI 2008-0000, Major CPD Zoning Amendment

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Tuscan Pointe RPD; 2006, DCI2008-00088, RPD Zoning

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Thompson Variance; 2004, VAR 2005-00018, Pine Island, FL, Variance

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Hancock Creek Estates RPD; 2004, DCI2005-00063, North Fort Myers, FL RPD Zoning

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Vintage Commerce Center CPD Amendment; 2004, DCI2004-00065, Fort Myers, FL Major CPD Amendment

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Pinnacle Oaks PUD; 2004, PA-04-05-16-LS, Charlotte Co., FL FLUM Amendment and PUD Zoning

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Kelly Carlos; 2004/2005, Lee Co., FL, Contract Litigation Support

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The Fleck Alico LLC vs. FDOT; 2004, Fort Myers, FL, Interchange ROW Condemnation

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Ruth vs. Collier DOT; 2004, #41825480000, Collier Co., FL, ROW Condemnation

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Englewood SR 776 Right of Way; 2004, Charlotte Co., FL, ROW Condemnation Support

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Estates At Entrada RPD; 2004, DCI2004-00080, North Fort Myers, FL, RPD Rezoning

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Tucker Grade; FLUM Amendment; 2004, PA-04-05-20-LS, Charlotte Co, FL Residential and Commercial Map Amendment

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Fitzgerald 108-Acre Land Use Amendment; 2004, CPA2004-04, Lee Co., FL, Large Scale Land Use Map Amendment,

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The Murdock Town Center Case; 2003, Parcels 1026, 931, 290, 167, 169, 206, 237, 308, 311, Murdock, FL, Land Condemnation Redevelopment

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Marvel CG Zoning; 2003, REZ 2003-00017, Fort Myers, FL, Zoning

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Vanderbilt Condemnation; 2003, Collier Co., FL ROW Condemnation Support

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Flanagan v. FDEP; 2003 #07-CA-000474, Captiva, FL, CCL Appeal

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Longwood Villas RPD; 2002/2003, DCI2002-00065, Lee Co., FL, RPD Zoning and RPD Zoning Amendment

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Judd Creek; 2003, #LU03-01000027, Cape Coral, FL, Annexation and Large Scale Land Use Map Amendment

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IAD Capital Corp.; 2003, REZ2004-00011, North Fort Myers, FL, Light Industrial Zoning

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Heritage Lakes Annexation and FLUM; 2003, 09-26-2003, Fort Myers, FL, FLUM Large Scale Amendment and Annexation

City Mattress CPD; 2002, DCI2003-00021, Bonita Springs, FL, CPD Zoning

River Ranch 508; 2002, CPA-04-06, Hendry Co., FL, Large Scale Map Amendment

Storgard IPD; 1998/2002, Z-98-032, Lee Co., FL, IPD Zoning & Amendments

Longwood Villas RPD; 2002, DIC2002-00065, Lee Co., FL, RPD Zoning

Alico Crossroads CPD; 2002, DCI2002-00052, Lee Co., FL, CPD Zoning

Corkscrew Mine IPD Amendment; 2002, DCI2002-00066, Lee Co., FL, IPD Mine Amendment

Estero Pointe CPD; 2002, DCI2002-00039, Estero, FL, RPD Zoning

SR 776 47 Amendment; 2002, #0070384-000000-9, Charlotte Co., FL, Large Scale FLUM Amendment and CG Zoning

Paradise Woods RS-1; 2002, REZ2002-00004, Bonita Springs, FL, Residential Zoning

Geraci vs. Lee County Port Authority; 2001, Land Condemnation

Hiding Park RPD; 2001, Z-96-073, Lee Co., FL, RPD Zoning and Amendments

Winkler Reserve RPD; 2001, DCI 2002-00012, Lee Co., FL, RPD Zoning

Renaissance Executive Center, 2001, #REZ2001-00015, SEZ2001-00017, Lee Co., FL, Zoning and SE

Bonita Beach Village CPD; 2001/1999, ADD 2001-00073, PD-99-034, Bonita Springs, FL, CPD Zoning and Rezoning (Home Depot)

T&T DRI/MPD Amendment; 2001, DCI2001-00062, Estero, FL, DRI Amendment and RPD Rezoning

Crystal Commerce Center IPD; 2001, DCI2001-00039, Fort Myers, FL, IPD Zoning

Alico Commons CPD, 2001, DCI2000-00090, Lee Co., FL, CPD Zoning

Parker Plaza Office Park CPD; 2001, #DCI2001-00048, Fort Myers, FL, CPD Zoning

Harbor Ridge RPD; 2001, DCI2001-00026, Lee Co., FL, RPD Zoning

Corkscrew Growers Sec. 3 RPD/CPD; 2000, DCI2000-00070, Lee Co., FL, RPD Zoning

Bonita Grande CPD; 2000/2008, ORD 08-09, Bonita Springs, FL, CPD Zoning and Appeal

Edison Village PUD; 2000, PUD-2000-15, Collier Co., FL, Commercial PUD Zoning

SR 776 58, 2000, PA-00-11-44LS, Charlotte Co., FL, Large Scale Commercial Map Amendment and CG Zoning

Riverplace of Estero MUPD; 2000, DCI2000-00064, Estero, FL, MUPD Zoning

Storgard IPD; 1999/1997/1995 # 95-07-258.03Z.02.01, Lee Co, FL, IPD Zoning and Amendments

Sierra Meadows PUD; 1997/1999, PUD-94-01, Collier Co., FL, Mixed Use PUD Zoning

Estero Interstate Commerce Park CPD; 1999, #99-08-241.03Z01.01, Estero, FL, CPD Zoning

GM Pine Island Small Scale Map Amendment; Appeal 1999, # 99-2047GM, Pine Island, FL, FLUM Appeal & Testimony

Springs Plaza Mini-warehouse SE; 1995/99, 95-01-031.01S 01.01, Bonita Springs, FL, Special Exception

Airport Autopark CPD; 1999, # 99-04-324.03Z 01.01, Lee Co., FL, CPD Zoning

Massey Building CPD; 1999, Lee Co., FL, Minor CPD Zoning

The P, R, C & M PUD; 1999, # 99-07, Collier Co., FL PUD Zoning

The Shores at Gulf Harbour DRI Amendment; 1999, DRI#12-8182-21

Bonita Gateway CPD, 1998, #99-10-093.03Z 01.01, Bonita Springs, FL CPD Zoning

Vintage Commerce Center CPD, 1998, # 99-06-355.03Z, Lee Co., FL, CPD Zoning

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*Vincentian PUD*; 1998, R-97-8, Collier Co., FL, Mixed Use Zoning

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*Kristen Woods RPD/CPD*, 1998, # 98-08-067.03Z 01.01, Estero, FL, RPD & CPD Zoning

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*Corkscrew Palms CPD*; 1997, #97-08-132.03Z 01.01, Estero, FL CPD Zoning

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*Flordeco IPD*; 1997, #97-05-181.03Z 01.01, North Fort Myers, FL, IPD Zoning

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*Florida Rock IPD*; 1996, Lee Co., FL, IPD Amendment

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*Keith Miller Old US 41 Condemnation*; 1997, Lee Co., FL, ROW Condemnation

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*Eagle Stringfellow Amendment*, 1998, PAM 98-01, Pine Island, FL FLUM Amendment

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*Estero Greens CPD*; 1997, 97-04-065-03Z, Estero, FL, CPD Zoning

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*The Plaza LLC vs. Lee County*; 1996, Fort Myers, FL, Colonial Prky. ROW Condemnation

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*Carissa CPD*; 1996, #96-12-014.03Z 01.01, Lee Co., FL, CPD Zoning

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*Heritage Cove RPD*; 1996, #98-02-064.03Z, Lee Co., FL, RPD Zoning

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*Char-Lee Mine PD*, 1995, Charlotte Co, FL, PUD Mine Zoning

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*The Palmetto Point Property Owners Ass. Vs. Lee Co*; 1995, Lee Co., FL, ROW Condemnation

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*Lee Co. vs. The State Of Florida DCA*; 1995, Lee Co., FL Administrative Appeal Case Support

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*T&T DRI Amendment/Miromar Outlet Mall CPD*; 1994/95, Estero, FL, Amendment and CPD Zoning

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*Casa Del Mar RPD*; 1992, Lee Co., FL, RPD Zoning

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*Florida Rock Sand Mine*; 1991, Glades Co., Ag. SE Zoning

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*Tamalico Center*, 1991, Lee Co., FL, Commercial DRI Amendment

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*Summerlin Park CPD*; 1991, Lee Co., FL, CPD Zoning

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*Timberland and Tiburon*; 1991/1992, Estero, FL, Mixed Use DRI Amendment and Zoning

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*The Old St. Augustine Road ROW Condemnation*, 1989, Duval Co., FL, ROW Condemnation

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*North Florida Regional Medical Center*; 1987/1989, Gainesville, FL, DRI Amendment and Zoning

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*Suwannee Trails Camp Resort LLC vs. DCA*, 1988, Gainesville, FL, Administrative Appeal

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*Suwannee Trails Camp Resort DRI*, 1986/1987, Gainesville, FL, DRI & Zoning

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*Orange Blossom Gardens AMDA/DRI*, 1987, Lake Co., FL, DRI & Zoning

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*Treehouse Village PD*, 1986, Gainesville, FL, MF Residential Zoning

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