

October 25, 2024

Brian Dale
Office of the Purchasing Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

RE: Lennar Homes, LLC (“Lennar”) Proposal in Response to Request for Proposal P-25-02-CC For the Purchase/Disposal of Surplus Real Estate for the Development of Affordable Housing in the Michael C. Blake Subdivision in Cocoa Florida 32922 Situated in the Diamond Square Community Redevelopment Area (the “RFP”)

To Whom it May Concern:

On behalf of Lennar’s Palm Atlantic Division, I am pleased to submit the enclosed response to this RFP. As is the case throughout the country, the lack of supply of housing, particularly affordable housing, has become a major issue in the state of Florida. Lennar appreciates the City of Cocoa (the “City”) taking proactive steps to provide housing at an affordable price point for its current and future citizens. If selected as the developer in this RFP, Lennar will be proud to provide a high-quality, for-sale product that meets the applicable standards for affordability. This cover letter is to provide additional information about Lennar and why we feel that this project is a strong fit for Lennar both from a community and capability standpoint.

Please see **Exhibit A** attached to this letter for additional information that has been requested as part of the RFP. This letter also serves as Lennar’s confirmation that the enclosed response to the RFP meets all of the minimum requirements outlined in the RFP.

Who We Are

Lennar is one of the nation’s largest builders of quality homes for all generations and demographics, building affordable, move-up, and retirement homes under the Lennar name. Founded in 1954 in our home state of Florida, Lennar has been in operation for 70 years and has traded on the NYSE since 1972. Lennar Corporation’s core principles of quality, value, and integrity are the underlying foundation upon which it was built. Lennar is committed to the highest standards of corporate governance, business integrity and professionalism.

Lennar’s longstanding success in the ever-competitive home building market can be attributed to its industry-best senior leadership team, which has remained together through many real estate cycles. The average tenure of members of the senior leadership team is over 30 years.

One of Lennar’s guiding corporate goals is giving back to the communities in which we do business. Created in 1989, our Lennar Foundation reflects our commitment to this goal. Lennar sets aside \$1,000 per home for our foundation to utilize towards our Focused Acts of Caring and

other grants, to support at-risk children, medical research, and more. Last year, Lennar delivered 73,087 homes and contributed \$73 million to the Lennar Foundation and, this year, we expect that number to top \$80 million.

The City is located within Lennar's Palm Atlantic Division ("Palm Atlantic"), which spans from Palm Beach County through much of Brevard County. Palm Atlantic closed 1,393 homes in 2023, and is anticipated to close nearly 1,600 homes in 2024 throughout its 26 active communities. Palm Atlantic also commenced work on 1,521 homes in 2023, and is anticipated to commence almost 1,600 homes in 2024.

Why We Are Right For This Project

Lennar has the experience and capability to plan and execute an exceptional community in this location. A partnership with Lennar will not only accomplish the City's goal of providing affordable housing, but will provide much needed housing options that will aid in the revitalization of the Diamond Square area.

As will be discussed in more detail in this Proposal, we propose to build a 16' single-family home in this community, with three (3) available floorplans. Each floorplan has been meticulously laid out to utilize the space in a functional and efficient manner, with the total living space ranging from more than 1,200 s.f. to almost 1,700 s.f. of living space. Every home will have 2.5 bathroom and 3-4 bedrooms. Lennar has been one of the pioneers of this type of home type across several divisions, including several successful communities in the San Antonio area. Building homes of this width will allow the Subject Property to be subdivided to accommodate two (2) homes on each parcel, which will allow 32 homes to be built on the Subject Property. We feel that this is the most efficient use of the Subject Property to maximize the number of affordable homes.

Each home has been carefully engineered to allow it to be built as efficiently as possible without sacrificing quality. This, in conjunction with Lennar's national buying power, would allow Lennar to build these homes at a cost point that would permit them to be sold for less than the current maximum HUD sales price.

As a volume production builder, Lennar's focus is to construct and bring homes to market as soon as possible. At the end of Lennar's fiscal year ending in Nov 2023, Lennar had \$6.3b of cash on hand and no outstanding balance on its credit facility of \$2.6b. Our stable capital position allows us the financial flexibility to build without the need for 3rd party financing. Lennar intends to self-finance the construction of all homes in this community.

Palm Atlantic also has extensive experience building residential communities in the Brevard County area, with multiple active communities in the Palm Bay area. All together, Lennar is on pace to build approximately 240 new homes in Brevard County this year alone. As such we have a trade base already in place that is ready, willing, and able to begin work on this community. If selected as the developer for this RFP, Lennar is committed to obtaining all permits and, upon

the receipt of permits, beginning construction immediately. This will allow us to meet or exceed the City's 12-16 month timeline to build out all homes in this community.

As I mentioned, I truly feel that this project is a strong fit for Lennar not only from an execution standpoint, but also from a community standpoint as well. It is a core principal of ours to give back to the community, so the opportunity to build affordable housing here is attractive to Lennar. We are excited about this RFP, and hope to be given the opportunity to pursue this Project further.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Pivach', with a stylized, looping flourish.

Stephen Pivach

Vice President of Land Acquisitions

Exhibit A

Representatives' Contact Information

Stephen Pivach
Vice President of Land Acquisitions
3931 RCA Blvd, Suite 3105
Palm Beach Gardens, FL 33410
Stephen.Pivach@Lennar.com
Mobile 561-970-9504

Federal Taxpayer Identification Number

59-0711505

Pending Litigation

Lennar is a national homebuilder and as such, has ongoing litigation, disputes and liens in the ordinary course of business from time to time. The aggregate amount claimed through any such litigation is not in an amount sufficient to affect the solvency of Lennar.

Table of Contents:

1. Qualifications	Tab 1	Pages 6 – 9
2. Proposed Use	Tab 2	Pages 10 – 12
3. Financial Requirements	Tab 3	Pages 13
4. Required Forms	Tab 4	Pages 14

Qualifications

Lennar Qualifications

Lennar's Palm Atlantic Division serves as the lead developer for the majority of its new communities. Recently, Lennar has entitled and developed the following communities:

- **Everlands** is a 1,400-home master planned community located in Palm Bay, with a mix of townhomes, duplexes, and single-family homes. Lennar fully entitled the property and is the sole developer. Construction of homes began in August of 2021. To date, 351 homes have been sold in this community.
- **Seagrove** is a 655-home community located in Fort Pierce. Lennar completed all of the entitlements and is the only developer. Construction of homes began in March of 2024.
- **Veranda Landing** is a 230-home, townhouse community located in Port St. Lucie. The property was fully entitled and developed by Lennar. Construction of homes started in December 2022. To date, 136 homes have been sold.

The Following are representative examples of Palm Atlantic's substantial experience developing affordable or attainable housing:

Aston Park

Aston Park is a master planned "small home" community developed by Lennar's San Antonio Division. The overall community consists of 246 HS. Of the total 246 HS, 106 are 15' plans, which are substantially similar to the 16' plans Lennar is proposing to build in connection with this RFP. Lennar is the only builder in the community and was responsible for obtaining all entitlements, as well as performing all site development. Construction of homes began in early 2023 and all homes are anticipated to be built by mid-2025. Please see **Exhibit B** for (i) a conceptual site plan for the community and (ii) photos of the completed community.

Gulfstream THs

Palm Atlantic worked with Palm Beach County to convert underutilized polo fields in the Lake Worth area into its Gulfstream Preserve community ("Gulfstream"), which consists of 197 50' HS and 36 Workforce housing condominium units. Lennar was solely responsible for obtaining all entitlements and permits, performing all land development, and constructing all the homes. The workforce housing component of the community consists of three Mediterranean inspired condominium buildings, each containing 12 units. The WFH units range from 788 to 1,508 s.f. Please see **Exhibit C** for (i) a conceptual site plan for the community, (ii) floorplans for the WFH units, and (iii) photos of the completed WFH buildings.

Arbor Parc

Palm Atlantic's Arbor Parc community consists of 197 Townhomes and 112 Villas spread over two phases of a master planned community in Palm Beach County. Lennar acquired the Property in March of 2019 and sold out the community in May 2022. Arbor Parc's villas were targeted to first time home buyers and were sold at approximately \$290,000. Please see **Exhibit D** for (i) a conceptual site plan and renderings of the homes constructed.

Team Qualifications

Master Planning



All planning services for this project will be performed by Urban Design Studio ("UDS"), a full-service planning firm based in West Palm Beach. UDS, through its principals Ken and Wendy Tuma, has significant experience working with developers to plan and entitle affordable and workforce housing projects.

Ken Tuma's background in project management, land acquisitions, and development spans over 25 years, and includes stints in high-level positions with several builders. His experience includes due diligence analysis, land use amendments, annexations, Developments of Regional Impact, rezoning, urban in-fill, high-rise, golf communities, brownfield sites, and mixed-use developments. He also has an extensive background in special district financing, civil engineering, environmental science, transportation planning and community consensus building. Ken has been a featured speaker on land use topics for many organizations such as the State of Pennsylvania Transportation Engineering Conference, Florida Atlantic University, the Daily Business Review, Urban Land Institute (ULI), and WPBTV "Issues". He also served on the ULI Southeast Florida/Caribbean District Council Technical Assistance Panel for The Margate Community Redevelopment Agency on The City Center Project. Ken's full resume is attached as **Exhibit E**.

Over the course of her 19 years with UDS, Wendy Tuma has developed expertise in the design and permitting of residential subdivisions, planned communities, mixed-use and commercial projects. She also has extensive experience designing recreational amenities including parks, and other community service facilities. Wendy has the technical skills necessary to manage a project from conceptual design through the entitlement process. Her skill set is highlighted by her master plan design capabilities, technical site planning, landscape design and project management. She will be primarily responsible for creating the design of the proposed community. Wendy's full resume and relevant licensure documents are attached as **Exhibit F**.

Representative projects from UDS include the following:

District Flats

District Flats is a key component of the revitalization of Downtown West Palm Beach, offering a dynamic mix of residential and commercial space designed to support the area's growth. Located in the heart of the Warehouse District, the project includes 178 residential apartments in Pod A, along with 3,706 square feet of commercial space featuring outdoor seating. In addition to the residential component, Pod B, a future phase of the development, includes 133,633 square feet of commercial space. District Flats incorporates a voluntary workforce housing program, with 20% of its units—36 apartments—set aside for individuals earning less than 140% of the area median income (AMI) in Palm Beach County. This initiative aims to provide affordable housing for local employees and attract the younger millennial workforce, further enhancing the vibrant community emerging in this redeveloped district. Please see **Exhibit G** for renderings and representative photos of the project.

Berkeley Landing

The Berkeley Landing project, developed by Pinnacle Homes, is a modern, three-story multifamily residential community designed to address the increasing need for affordable rental housing in Riviera Beach. UDS prepared the site plan and managed the rezoning process for the 2.23-acre site. The development includes 110 rental units, with a mix of one- to three-bedroom options, including two live-work units. UDS also handled minor deviations from the City's Land Development Regulations to enhance the design and functionality of the units and civic open spaces. Berkeley Landing will provide affordable housing for households earning between 30% and 80% of the Area Median Income (AMI), in line with the City's housing goals. Please see **Exhibit H** for representative photos of the project.

Evernia Place

Evernia Place is an 85-unit affordable housing development for senior residents, located in downtown West Palm Beach. This project is part of the city's initiative to address the growing need for affordable senior housing in an urban, transit-friendly area. The development provides affordable living options with convenient access to essential services, public transportation, and recreational amenities, fostering a sustainable and community-oriented environment for seniors. UDS provided key services including entitlement, site planning, and landscape architecture to support the project's successful development. Please see **Exhibit I** for a rendering and representative photos of the project.

Contractor:



Lennar intends to self-perform all general contractor functions for this project. All work will be performed under the following license number: CGC1526578.

Proposed Use of the Site

Proposed Community

Lennar proposes to subdivide 15 of the 17 parcels that make up the Subject Property into 30 homesites. The remaining two parcels are too narrow to be further subdivided and will each accommodate one home. The total yield would be 32 homesites, each of which would accommodate a two-story, 16' home. As discussed above, each of these 16' homes has been carefully designed to maximize useable space. The square footages -1,295 – 1,684 s.f. -compare favorably to some of the more traditional 30' options that Lennar builds. A conceptual site plan and renderings of the proposed community are attached as **Exhibit J**. The community would be made up of three (3) different homes, Breeze, Cypress, and Element. Each of these homes provides a different floorplan, and homeowners will be able to pick between three distinct elevations. The relevant specifications for each home are summarized below:

- Breeze
 - 1,295 s.f
 - 3 BR, 2.5 Bath
- Cypress
 - 1,524 s.f
 - 3 BR, 2.5 Bath
- Element
 - 1,684 s.f
 - 4 BR, 2.5 Bath

Floorplans for each of these homes are attached **Exhibit K**, and elevations for each home are attached **Exhibit L**. In addition to a 1-car garage, each homesite will feature a 18' wide driveway capable of fitting two (2) cars side-by-side, bringing the total on-site parking for each homesite to three (3) cars.

As discussed above, Lennar's planned homes have been carefully engineered to allow construction to be as efficient as possible from a cost perspective, without sacrificing quality. Lennar has been one of the pioneers of these "small homes," particularly in its Aston Park community in San Antonio (see "Qualifications" Tab). Due to its size and design, these homes can be sold at a price point that makes home ownership attainable to first-time buyers who otherwise might be shut out of the single-family home market. In this case, Lennar would be able to offer each home for less than \$273,000 or the maximum sale price for affordable units established by HUD at the time of sale. If selected, Lennar will work with the City to agree on reasonable restrictions that will prevent the homes from being sold for more than the HUD maximum at any point during the build-out of the community. That said, given Lennar's projected construction costs, we anticipate that the base price for each home will be materially less than \$273,000 at the

time of first sale. Please note that Lennar, through Lennar mortgage, is able to provide a financing option for qualified buyers.

Requested Relief

In order to achieve 32 homesites on the Subject Property, Lennar is requesting relief from the following provisions of the City's Land Development Code:

- Minimum lot area
 - Lennar respectfully requests that the City grant a variance from the required 7,500 s.f. minimum lot size. Lennar's homesites, assuming the proposed lot split, will range from 3,515 s.f. to 6,125 s.f. As such, the requested variance would represent an 18-46% reduction.
- Minimum lot width
 - Lennar respectfully requests that the City grant a variance from the required minimum lot width of 75' feet. Lennar's homesites, assuming the proposed lot split, will range from 37 to 50' wide. As such, the requested variance would represent a 33-51% reduction.
- Minimum lot depth
 - Lennar respectfully requests that the City grant a variance from the required minimum lot depth of 100'. 24 of the total 32 homesites will be 95' deep, a 5% reduction from the minimum.

Proposed Completion Time

Please note that Lennar will require that the Project Agreement allow for a reasonable due diligence period (60-90 days). The Project Agreement would also need to be subject to approval of the project by Lennar's Corporate Investment Committee ("CIC Approval"). This review will take place prior to the expiration of the due diligence period.

If the project receives CIC Approval, then Lennar would be fully responsible for all approvals associated with development of the community, which may include site plan approval, preliminary plat approval, final plat approval, and construction plan approval (collectively, the "Approvals"). To reduce the amount of time before the start of construction, Lennar is willing to commit to drafting of a final site plan or plat prior to the expiration of the due diligence period, with the goal of being prepared to submit applications to Staff for all Approvals immediately following CIC Approval. Further, Lennar will work with the City during the Project Agreement process to determine which, if any, of the Approvals can run concurrently or be waived. Please note that Lennar is not seeking relief from any fees associated with any of the Approvals.

Upon all Approvals being granted, Lennar would be solely responsible for obtaining building permits for all homes. If acceptable to the City, Lennar is willing to submit building permit application to the City's Building Department for review while working to obtain all

Approvals. This will allow construction to begin shortly after all Approvals are obtained. Please note that Lennar is not seeking relief from any permit or impact fees.

Once Lennar has building permits in hand, it will start construction on at least 4 homes a month. Assuming that Lennar will have Building Permits within 30 days after all Approvals are granted, then construction on all homes will have started by the 9th month after all Approvals are granted. These homes generally take about six (6) months to build from the start of construction to receipt of a Certificate of Occupancy. Accordingly, all 32 homes would have a Certificate of Occupancy within 15 months after all Approvals are granted.

A construction schedule reflecting the timeline proposed above is attached as **Exhibit M**.

Financial Requirements

As discussed above, Lennar intends to self-finance all costs associated with the development of this project, including, but not limited to, all construction costs, all permit fees, and all processing fees. Financing will be available as necessary to immediately pay all costs throughout the development process. As a publicly traded company, Lennar's financial information, including relevant filing with the SEC, are publicly available. Lennar's Form 10-K for fiscal year 2023 and 2023 Annual Report can be accessed at the links below:

<https://investors.lennar.com/~media/Files/L/Lennar-IR-V3/documents/annual-reports/2023-annual-report.pdf>

https://otp.tools.investis.com/clients/us/lennar_corporation2/SEC/sec-show.aspx?FilingId=16339466&Cik=0000920760&Type=PDF&hasPdf=1

EXHIBIT "C"
PROPOSAL COMMITMENT FORM

By submitting an RFP proposal and executing below, the undersigned individual hereby represents and warrants that they have the full authority on behalf of Proposer to submit this RFP package to the Cocoa City Council and bind the Proposer to the terms and conditions of this RFP. The Proposer represents and warrants to the Cocoa City Council that they have read, understand, and agree to abide by all the terms and conditions set forth in the RFP Package and all subsequently issued addendums including, but not limited to, the Bid Security requirements. Further, Proposer certifies, represents, and warrants that all information contained in Proposer's RFP submittal is accurate and truthful and that the Cocoa City Council will rely on said information during the RFP process. Proposer further understands and agrees that misleading, fraudulent, untruthful, and deceitful information, whether presented to the City in writing or verbally, shall be grounds for immediate disqualification. Additionally, Proposer agrees that the Cocoa City Council shall have the sole discretion to rank, select and negotiate with any proposer under this RFP. The ranking and selection of a proposer to negotiate the terms and conditions of a written project agreement by the City does not guarantee that a written project agreement will be approved by the City Council. Without limiting any other provision in the RFP, the Proposer hereby agrees that no contractual, legal, equitable or development rights of any kind is afforded to any proposer submitting a proposal under this RFP unless and until the City and the selected proposer are able to successfully negotiate a written Project Agreement, which shall require approval and execution by the City Council and the selected proposer to be binding. The City is under no requirement or obligation to provide any proposer an executable project agreement, and the selected proposer shall participate equally in drafting such agreement during the negotiation process. The Proposer hereby waives any and all rights to claim or bring any legal action in equity or law against the City of Cocoa that submittal of a proposal, or selection of a proposal by the City Council to negotiate a written project agreement, constitutes a contract or other binding commitment on the City. The Proposer understands and agrees that only a written project agreement approved at a duly held public meeting and executed by the City Council will be binding on the City.

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City on Monday, August XX, 2024.

Lennar Homes
Name of Company/Organization

Michael Meyers, VP
Printed name/title of Principal

Michael.Meyers@Lennar.com
E-mail address

[Signature]
Signature of Authorized Principal

561-207-3832
Phone

Fax

EXHIBIT A

Representatives' Contact Information

Stephen Pivach
Vice President of Land Acquisitions
3931 RCA Blvd, Suite 3105
Palm Beach Gardens, FL 33410
Stephen.Pivach@Lennar.com
Mobile 561-970-9504

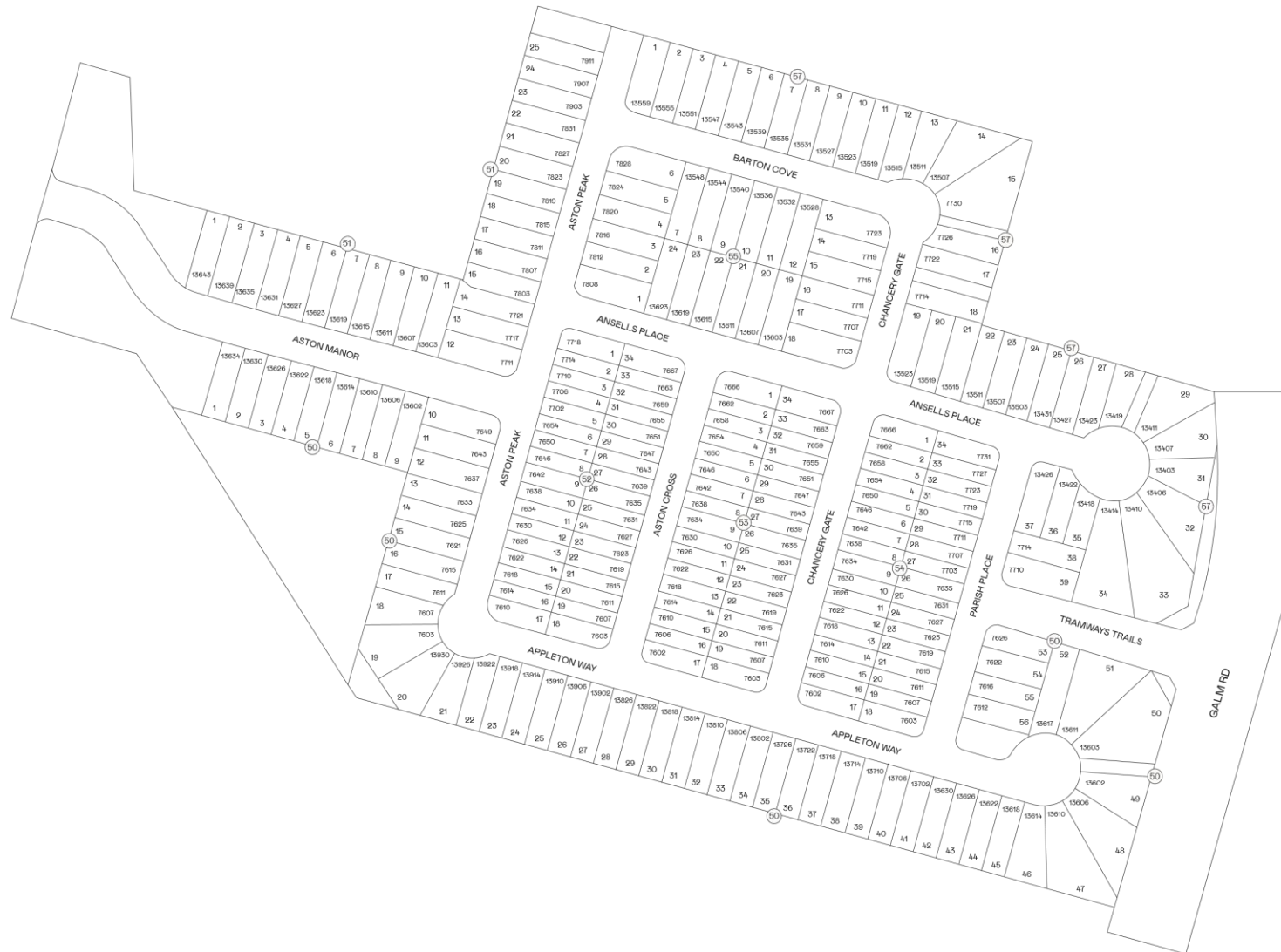
Federal Taxpayer Identification Number

59-0711505

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Lennar is a national homebuilder and as such, has ongoing litigation, disputes and liens in the ordinary course of business from time to time. The aggregate amount claimed through any such litigation is not in an amount sufficient to affect the solvency of Lennar.

EXHIBIT B



LENNAR®







EXHIBIT C



Workforce Housing



EXHIBIT D





EXHIBIT E

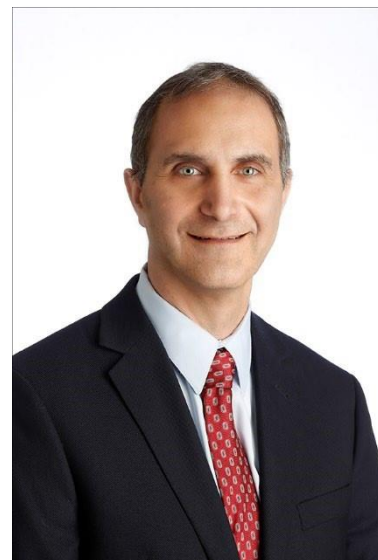


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Palm Beach, Florida 33401
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www.udsfloida.com LA0001739

KEY STAFF RESUME

KEN TUMA

Managing Principal



PROFESSIONAL EXPERIENCE:

Mr. Tuma serves as the Managing Principal. He directs the firm's major land planning, governmental entitlements, and urban design projects, and on a very limited basis, will serve as an owner's representative to coordinate all aspects of development. His background in project management, land acquisitions and development spans over 25 years and he is widely known throughout the southern regions of Florida. Mr. Tuma previously served as VP of Planning, Engineering and Development with WCI Communities, Inc. and held similar positions with Toll Brothers, Inc. and Taylor Woodrow Communities. His experience includes due diligence analysis, land use amendments, annexations, Developments of Regional Impact, rezoning, urban in-fill, high-rise, golf communities, brownfield sites, and mixed-use developments. He also has an extensive background in special district financing, civil engineering, environmental science, transportation planning and community consensus building.

Mr. Tuma has been a featured speaker on land use topics for many organizations such as the State of Pennsylvania Transportation Engineering Conference, Florida Atlantic University, the Daily Business Review, Urban Land

Institute (ULI), and WPBTV "Issues". He also served on the ULI Southeast Florida/Caribbean District Council Technical Assistance Panel for The Margate Community Redevelopment Agency on The City Center Project.

Representative projects include:

- Master planning and owner's representation for **Alton, f/k/a Scripps Florida Phase II Briger DRI**. This 681ac. parcel is approved for 2 million SF of office, 400,000 SF of commercial and 3,920 residential units. Mr. Tuma was responsible for all aspects of this project including local and state land use, environmental and engineering approvals.
- Master planning and owner's representation for **Avenir PCD, f/k/a Vavrus Ranch**. This 4,763-ac. parcel is approved for 2 million SF of office, 400,000 SF of commercial and 3,900 residential units; a 9-hole golf course, a public elementary school, 55 ac. regional park and equestrian park. The project also includes a unique "Farm to Table" Agricultural District component.
- Representation at public outreach meetings and public hearings to gain approval for Parcel 5A at the PGA Corporate Center to allow for 993,000 SF of office for the proposed **FPL Corporate Campus**.

- Representation at public hearings to gain approvals to allow construction of approximately 1.39 million SF of mixed retail use as well as site plan approval for **Palm Beach Outlets**.
- Land use amendment, rezoning and site plan approval for **Delray Marketplace**, a 32-ac. traditional marketplace development consisting of 320,000 SF of retail and 86 multi-family units on an 87.9 ac. site in the Agricultural Reserve, Palm Beach County, FL.

EDUCATION:

Graduate of The Ohio State University, Bachelor of Science Civil Engineering

Graduate of The Ohio State University, Bachelor of Science Agronomy; Business Minor

PROFESSIONAL AFFILIATIONS:

Member - Urban Land Institute

Director - PGA Corridor Association

Member - Palm Beach County Planning Congress

Leadership Florida Class 31

Member - Economic Council of PBC, Inc.

Trustee- Chamber of Commerce - Palm Beaches

Member – Business Development Board of PBC

EXHIBIT F



610 Clematis Street, Suite CU02 West
Palm Beach, Florida 33401
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KEY STAFF RESUME

WENDY TUMA, PLA, ASLA

Principal/Director of Design



PROFESSIONAL EXPERIENCE:

Upon graduation from the University of Wisconsin, Ms. Tuma relocated to South Florida and began her career as a planner and landscape architect. She developed an extensive knowledge of local zoning regulations, site design and entitlement processes working on a variety of planned developments while employed with several land planning/landscape architecture firms in Palm Beach County. Ms. Tuma also gained hands-on experience with landscape design and installation early in her career, preparing design and construction plans for common area, streetscape and recreation areas for both public and private sector clients.

Ms. Tuma joined UDS in 2005. She has cultivated an expertise in the design and permitting of largescale residential subdivisions, planned communities, mixed-use and commercial projects. She also has extensive experience designing recreational amenities including parks, and other community service facilities. Ms. Tuma possesses the technical skills necessary to manage a project from initial due diligence and conceptual design, circumnavigating the entitlement process, preparing construction drawings and providing oversight through construction. Her skill-set is highlighted by her master plan design capabilities, technical site planning, landscape design and project management.

Ms. Tuma is able to navigate easily through the entitlement processes established by many municipalities with over twenty years of experience working in Boynton Beach, Jupiter, Palm Beach Gardens, Riviera Beach, as well as Palm Beach, Broward, St. Lucie, Indian River and Martin Counties. Project design and management credits include Delray Marketplace, Andalucia, The Fields, Avenir, Avalon Trails, Four Seasons at Parkland and Parkland Bay.

EDUCATION:

Graduate of the University of Wisconsin 1997, Bachelor of Science in Landscape Architecture
Graduate of the University of Wisconsin 1997, Bachelor of Science in Horticulture

PROFESSIONAL REGISTRATION:

Registered by the Florida State Board of Landscape Architects, License #LA-0001739, August 2001

PROFESSIONAL AFFILIATIONS:

Member American Society of Landscape Architects - served as FL ASLA Education Committee Chair

Past Board Member/President of the Palm Beach County Planning Congress

Past Member of the Town of Jupiter Beautification Committee

Past Chair of the Palm Beach County Infill and Redevelopment Task Force

Past Member of the Palm Beach County DRO Oversight Committee

Leadership Palm Beach County Class 2012

EXHIBIT G

District Flats Exterior:



District Flats Courtyard Amenity:



EXHIBIT H

Berkeley Landing Signage



Berkeley Landing Streetview



Berkeley Landing Amenity



EXHIBIT I





EXHIBIT J

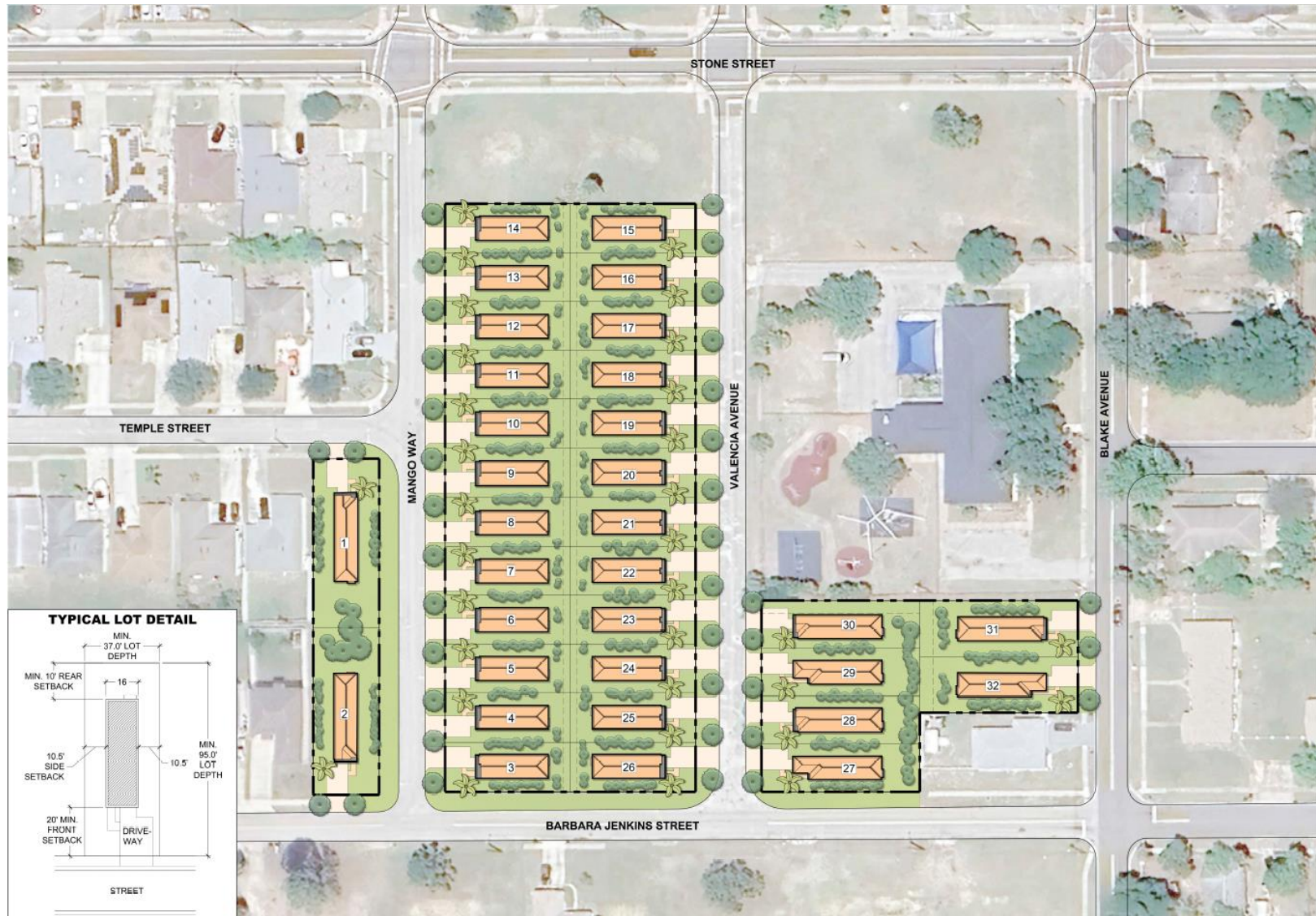
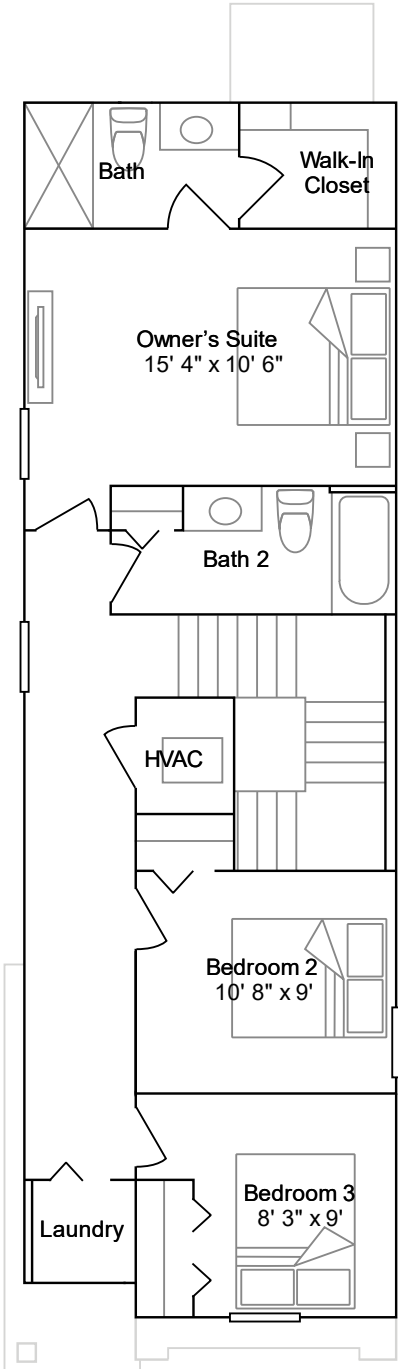
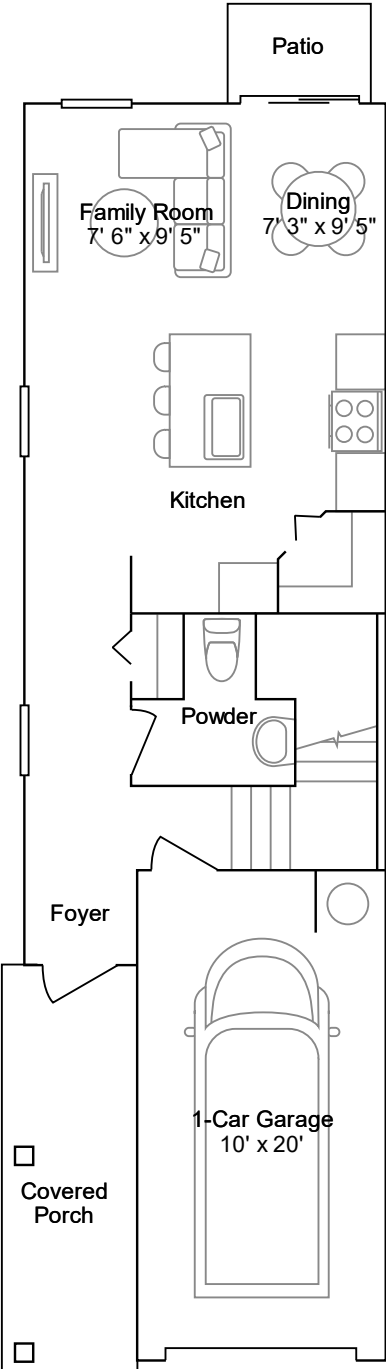




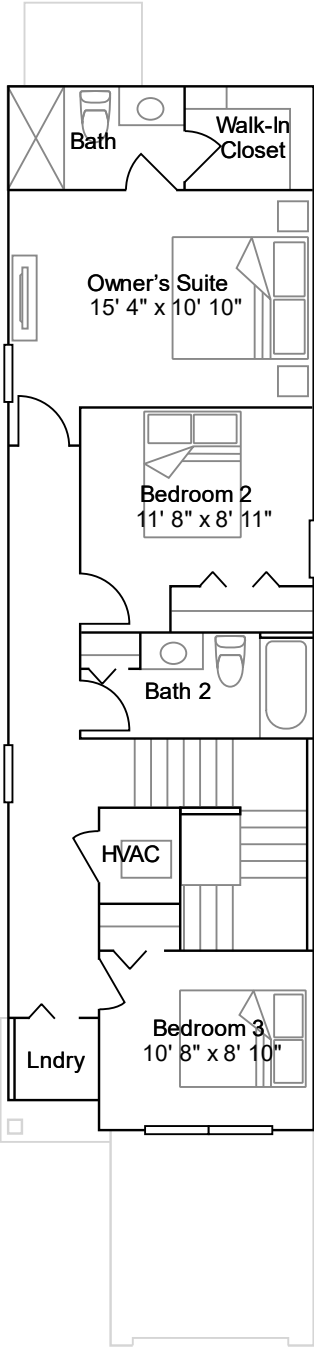
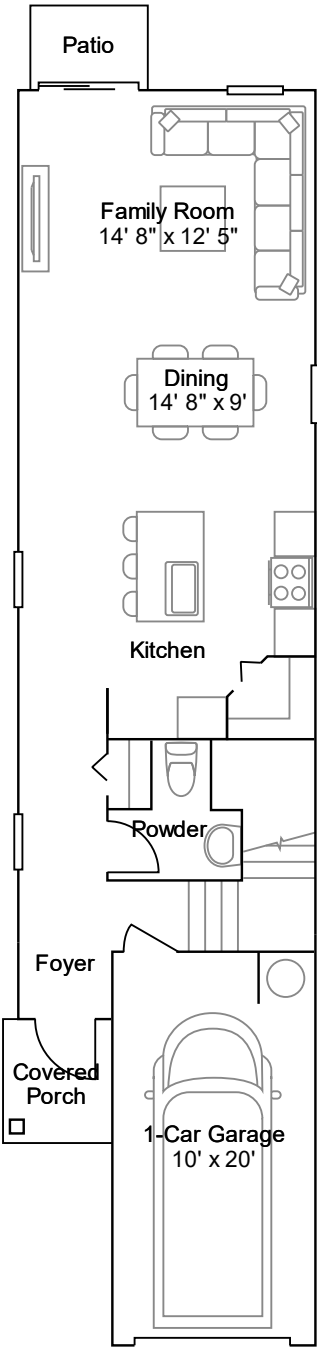


EXHIBIT K

Breeze – 1,295 SF – 3 BR – 2.5 Bath



Cypress – 1,524 SF – 3 BR – 2.5 Bath



Element – 1,684 SF – 4 BR – 2.5 Bath

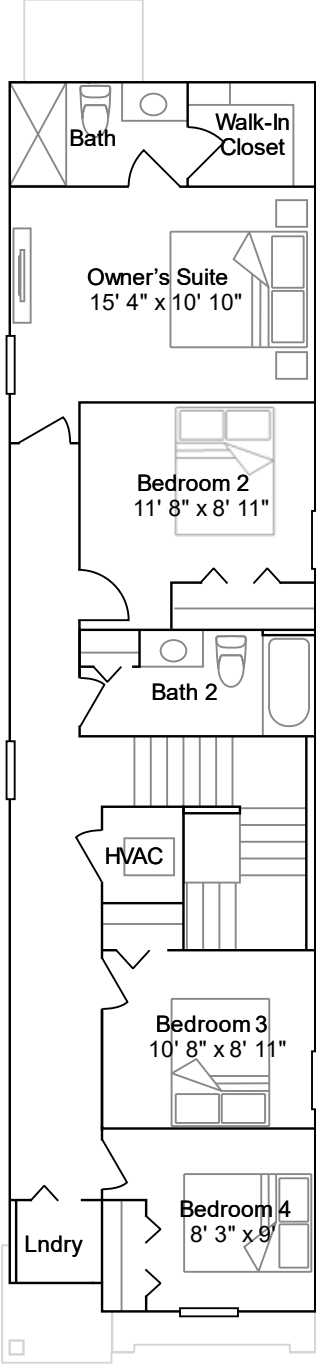
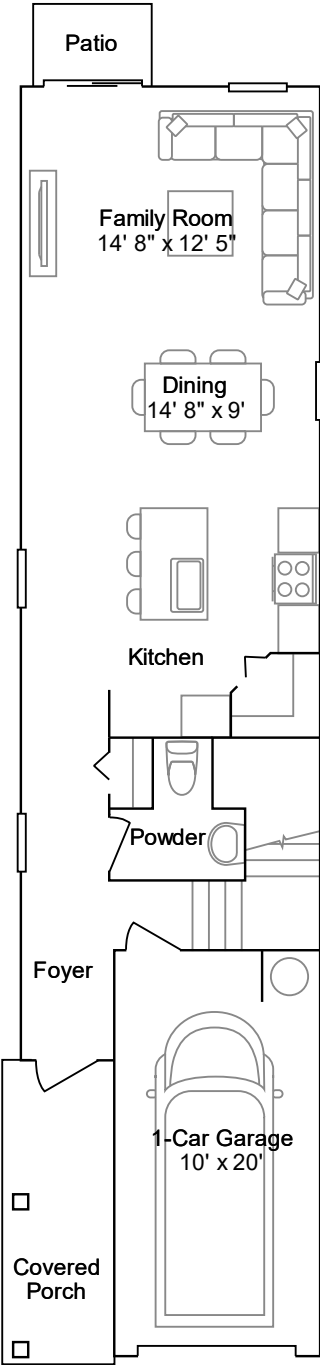


EXHIBIT L

Breeze Elevation A:



Breeze Elevation B:



Breeze Elevation C:



Cypress Elevation A:



Cypress Elevation B:



Cypress Elevation C:



Element Elevation A:



Element Elevation B:



Element Elevation C:



EXHIBIT M

Month After Approvals	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
# of Homes started		4	4	4	4	4	4	4	4							
# of Homes Receiving CO (monthly)								4	4	4	4	4	4	4	4	
Total # of Homes with CO								4	8	12	16	20	24	28	32	