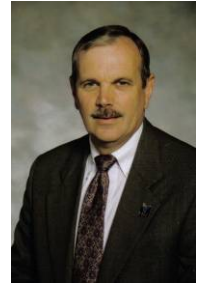




A. GEOFFREY McNEILL, AICP, RLA
VICE PRESIDENT



KEY QUALIFICATIONS

Geoff McNeill's expertise comes from a depth of knowledge gained from working with commercial and residential real estate acquisition and development, community planning, urban design, landscape architecture, marketing, land acquisition, leasing, property management and real estate litigation. Geoff has over 30 years experience directing development and creative strategies, design, research and marketing for a broad spectrum of projects throughout Florida, North Carolina, Colorado, California and Texas.

Driven by a passion for contextual and sustainable planning and design, Geoff's responsibilities with MSCW include championing collaborative, creative forward-thinking research and development related to visioning, placemaking, sustainability and best practices. His work has been recognized for design and innovation by the American Institute of Architects (AIA), American Planning Association (APA), Urban Land Institute (ULI), Florida Planning and Zoning Association (FPZA), Florida Chapter American Planning Association (FAPA), Florida Chapter American Society of Landscape Architects (FASLA), and Central Florida Homebuilders Association (CFHBA).

Geoff's experience in urban and strategic planning includes long range land use planning, visioning, development of growth management strategies, re-zonings, master planning for planned unit developments, and land use research and analysis. He has practical planning experience as a private consultant and as a public planner with the Florida Department of Natural Resources. He has directed planning for private development corporations. His recreation planning and environmental design experience includes over 40 state parks, recreation areas, state preserves, botanical sites, historic sites and endangered lands throughout the State of Florida and equestrian facilities in California, Oklahoma, Texas, and Florida. He has coordinated hazardous waste management site identification and remediation.

Geoff began MSCW's "Shared Visioning Solutions™" with the development of the Horizon West Project in Orange County, FL. The result of that vision was an innovative Village Land Use Classification that will allow the orderly transition from rural to urban use of approximately 40,000 acres in west Orange County and completion of the first Award Winning Village "Lakeside" and the preparation of the Village Development Code. This project required the creation of a land use strategy that balances the protection of significant environmental resources with a market-driven approach to the design of a hierarchy of communities.

Geoff is responsible for MSCW's efforts in strategic planning for both public and private sector clients. His focus is on the development and implementation of long-term visions for large property holdings throughout the state of Florida. His expertise involves developing a consensus between government and business to support decision making relative to the pattern and scale growth should take in a region or sub-region.

Geoff is an active member of American Planning Association (APA), the Urban Land Institute (ULI), the Congress of New Urbanism (CNU), US Green Building Council, Smart Growth Network and the myregion.org Smart Growth Alliance. He has also served as an adjunct professor at the University of Florida in Landscape Architecture for design and recreation planning. Geoff attended the University of Florida where he obtained a Bachelor of Landscape Architecture degree with High Honors. Recipient of the American Society of Landscape Architects' "Award for Excellence" in the Study of Landscape Architecture.

RELEVANT EXPERIENCE

Geoff's experience in urban design and strategic planning includes long range land use planning, visioning, development of growth management strategies, re-zonings, master planning for planned unit developments, redevelopments and land use research and analysis. He has practical planning experience as a private consultant and as a public planner with the Florida Department of Natural Resources. He has directed planning for private development corporations. He has coordinated the development of corporate strategic plans as well as project strategies maximizing market and land use opportunities, which include:

- Horizon West Sector Plan
- Horizon West Town Center SAP
- Independence MPC
- Lakeside Village SAP
- Mt. Plymouth Sorrento Framework Study
- North Boca Village Center
- S.E. Orlando Sector Plan
- St. Johns County NW. Sector Plan
- Summerlake MPC
- Summerport Village Center
- The Villages of Sumter DRI
- Village of Bridgewater SAP
- Village I SAP

In real estate development, he has had management responsibilities for commercial, residential and land developments. He has been actively involved in project planning, market study, project design, land acquisition, sales and property management. His experience encompasses over 150 real estate litigation and eminent domain cases. He has testified as an expert in administrative hearings in State and Federal courts.

Mr. McNeill brings broad experience in parks and recreational design, recreational programming and strategic planning which includes long range land use planning, feasibility studies, management strategies, and long range master planning. Prior to

joining the private sector, Mr. McNeill served as a chief planner/landscape architect with the Florida Department of Natural Resources (DNR). His recreation planning and environmental design experience includes over 40 state parks, recreation areas, state preserves, botanical sites, historic sites and endangered lands throughout the State of Florida and equestrian facilities in California, Oklahoma, Texas, and Florida. In addition, Mr. McNeill is a seasoned public meeting facilitator and is extremely well versed in governmental coordination and approvals processing. The following is a brief listing of notable Florida recreation and parks projects that Geoff has been involved with:

- Lignumvitae Key Botanical State Park
- Little Talbot Island State Park
- Manatee Springs State Park
- Oakland Nature Preserve, Oakland, Fl.
- Olustee Battlefield State Park
- Paynes Prairie State Park
- San Iclasco Hammock State Park
- St. Joeseph Peninsula State Park
- Trotters Park, Orlando, Florida
- Villages of Sumter Recreation Programming
- Waccasassa Bay Preserve State Park
- Wekiva Springs State Park

EXEMPLARY PROJECTS

myregion.org

Geoff was part of the team who created the chip game for myregion.org on a pro bono basis. myregion.org is an organization which was established to help position central Florida to compete more effectively in the 21st century by developing a regional growth plan. The chip game created a visual tool using population chips placed by citizens and business leaders on regional maps showing where the population could grow. The effect of the game was immediate as it visually showed the impact of growth decisions on the central Florida region. The regional maps helped demonstrate why it is important to build a regional vision for central Florida. Since 2003, myregion.org with help from MSCW and other community partners has developed a regional vision through their How Shall We Grow initiative. Geoff remains an integral part of the success of myregion.org through his on-going efforts, including an appointed Board position.

The Village of Bridgewater, Specific Area Plan, Orange County, Florida

The Village of Bridgewater is a key to the continuing success of the Horizon West Area. Geoff identified the opportunities for approval of this important Village. As Project Manager, Geoff shaped this Specific Area Plan through four (4) public workshops, and developer scrutiny governmental review. As evidence of the developer confidence in the Horizon West Village Concept the Village of Bridgewater is the first privately initiated and funded Specific Area Plan in the Horizon West Area. Encompassing 2300 ± gross acres and 7270 ± dwelling units, the Village of Bridgewater exemplifies the Village Planning and Design Principles developed by MSCW for the award winning Horizon West Village Land Use Classification. Combining Land Use, Transportation, Economics Market, and



Environmental Analysis the Village of Bridgewater plan helps maximize returns on the existing infrastructure investments of Orange County. The Village of Bridgewater represents a smart growth alternative to Urban sprawl in Orange County.

Southeast Orlando Development Plan

Initiated by the City of Orlando the Southeast Orlando Development Plan includes over 20,000 acres of lands recently annexed by the City of Orlando adjacent to Orlando International Airport. The Southeast Orlando Preferred Master Plan was developed by Calthorpe and Associates. Private property owners concerned about the effects of the plan and its complexity contracted MSCW to conduct a peer review of the Calthorpe Plan.

MSCW's independent economic/market and planning analysis identified the importance of OIA to the Southeast Plan and developed socioeconomic and land use policy recommendations that reshaped the City's plan. These recommendations resulted in property owner support, City Commission adoption and market acceptance in the Plan.

Lakeside Village, Specific Area Plan

Lakeside Village is the first Village Specific Area Plan prepared under the Horizon West Village Land Use Classification. As model for future Villages, MSCW was contacted by the Orange County Planning Department to prepare the Lakeside Village Master Land Use Plan the Village Land Development Code, and to assist in preparation of Orange County's first Transfer of Development Rights and Adequate Public Facilities Ordinances. Accommodating 90 different property owners within its boundary, Lakeside is an excellent example of a multiple ownership master planning and consensus building. Geoff spearheaded the successful community planning and approval process for this Land Specific Area Plan. And the process included eleven public workshops, public hearings, and a State Department Community Affairs (DCA) review. Adopted in May 1997, Lakeside Village encompasses over 3000 acres, and is projected to buildout with 10,400 dwelling units in three (3) neighborhoods focused around neighborhood center and one 60 acre Village Center. Lakeside Village received the 1997 Florida Planning and Zoning Association's Outstanding Innovation Award and the American Institute of Architects' Certificate of Appreciation at the Spotlight on Livable Communities Regional/Urban Design Committee 1998 Spring Forum.

Horizon West Study and Shared Visioning Process, Orange County, Florida

Geoff has been a driving force in the Horizon West Study a joint public/private project between Horizon West, Inc., and Orange County. The study area included 66,000 acres in Orange and Lake Counties. The Shared Visioning study process involves land use, transportation and environmental assessment as well as building public consensus for land use, transportation, and natural systems protection strategies as a foundation for growth management and economic development in West Orange County. The process resulted in specific recommendations for land use policy and the new Village Land Use Classification Amendment to the Orange County Comprehensive Growth Management Plan. The Horizon West study is a model for future growth management planning in Orange County



and received the Florida Planning and Zoning Associations 1995 Innovative Planning Award.

REGISTRATIONS

American Institute of Certified Planners, AICP, since 1996 (#012357)
Landscape Architect, State of Florida (1974)

EDUCATION

Bachelor of Landscape Architecture from the University of Florida (1973) with High Honors

MEMBERSHIPS

Florida Chapter of American Planning Association (APA)
American Institute of Certified Planners (AICP)
Urban Land Institute (ULI)
Congress for the New Urbanism (CNU)
United States Green Building Council (USGBC)
MyRegion.org

PROFESSORSHIPS

Adjunct Professor of Landscape Architecture, University of Florida (Senior Design and Recreation Planning)

PRESENTATIONS

Society for Design Administration (SDA)

National Conference for Landscape Architecture Students. LABASH

Greater Orlando Board of Realtors

Wekiva River Basin Coordinating Committee

Sustainable Florida Awards Council for Sustainable Florida

Home Builders Association.

Florida Trails and Greenways Conference.

Platted Lands and Property Rights: Innovative Solutions. Third Annual Public Interest Environmental Conference. Environmental Law Society, College of Law, University of Florida.

Florida Chamber of Commerce Growth Management Workshop, Orlando, Florida.



American Planning Association National Convention, Orlando, Florida.

Planning on the Edge, East Central Florida Regional Planning Council and Institute of Government at UCF Joint Seminar, Orlando, Florida.