



**HENDERSON
PLANNING
GROUP, LLC**

J. Scott Henderson
President
Henderson Planning Group, LLC

President
Green Utility Districts, LLC

GENERAL

Mr. Henderson has 35 years of land planning experience serving both public and private sector. Mr. Henderson specializes in master planning for New Communities, major residential, commercial, and mixed-use projects, site development analysis, growth management planning and real estate development strategies, Developments of Regional Impact, planned developments and Project Management.

Furthermore, Mr. Henderson is knowledgeable and experienced with zoning studies including comprehensive rezoning and establishment of neighborhood and community zoning patterns, the creation of new zoning districts for residential communities, planned developments (PDs), mixed-use, industrial, and tourist/commercial developments, as well as the development of small area plans to serve as the basis for modification to comprehensive plans and government policies and regulations.

A sampling of Mr. Henderson's representative work experience includes:

Henderson Planning Group, LLC – Providing planning services to the private development community and the public sector.

Director of Development Strategy & Entitlements - (PBS&J) 2006- 2008 - Assisting private sector developers in outlining, navigating and implementing development strategy for new communities, planned developments and the creation of policy regulations .

Senior Planner Practice Builder (Kimley Horn & Associates) 2003-2005–Mr. Henderson served as a practice builder and contributed to the marketing, management, and production of land development planning projects for Kimley Horn & Associates, Inc. a national engineering and planning consulting firm while based out of Tallahassee Florida.

President (Henderson Planning Group, Inc.) 1991- 2003 – As president, Mr. Henderson supervised all aspects of ownership, management and production of this private land planning based consulting firm.

President (TBS Development Of Orlando, Inc.) 1998-2003- Identifying properties

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for development, negotiating purchase contracts, providing site design, establishing development entitlements and marketing property to the development community.

Partner / Senior Planner- (Glatting Lopez Kercher Anglin; aka Glatting Jackson etal) 1983 - 1991- Responsible for marketing management and project planning and development implementation for a wide variety of private land development projects.

Principal Planner (Orange County) 1973- 1981– As manager of the land development section of the county planning department, Mr. Henderson headed the development review committee and conducted special area studies for the county.

Mr. Henderson's primary role has been as a project manager/planner, responsible for coordination all aspects of the development entitlement process from survey, environmental, geotechnical, site planning, engineering, traffic planning, landscape architecture, architecture and design standards. The following projects are examples where Mr. Henderson has served as the team project manager or the lead planner:

MIXED USE DEVELOPMENTS

PLANNED DEVELOPMENTS

DEVELOPMENTS OF REGIONAL IMPACT

- **Heathrow International Business Center DRI, Orlando, FL** – A 350 acre office and commercial development consisting of the AAA Headquarters; a 2,167,000 SF office; 340,000 SF commercial; and 6,500 SF day care.
- **Crowtree Lakes DRI** – A 765-acre DRI containing 625,650 SF of retail space; 250,000 SF medical/office; and a 240-room hotel.
- **Bonnet Creek Resort DRI** – A 482-acre mixed-use tourist resort located adjacent to the Disney Caribbean Beach Resort. Project consists of 3,000 hotel rooms; 250,000 SF conference center; 1,635 timeshare units; and 50,000 SF of retail/entertainment.
- **Reserve at Alafaya PD** – A 500-acre mixed use planned development with 1,545 residential units and 140,000 SF retail.
- **Florida Landings DRI-** A 1,883 acre tract in Washington County Florida containing 3,200 units, 85,000 sf of retail / office, as 18 hole golf course and supporting onsite utilities under a clustered conservation community with 54% open space and a 7.3 mile trail system.
- **Landstone Communities DRI-** a 4,130 acre new community in Wildwood Florida containing 8,025 units with 430,000 sf of retail, office, distribution warehousing an 18 hole golf course with extensive community open space accounting for 40 % of the site and a 20 mile multi modal and nature trail system.
- **Orange Lake Country Club DRI** – A 990 acre mixed-use tourist resort containing 2,056 time share villas surrounded by 45 holes of golf also including a 150,000 SF Town Center, 263 hotel rooms and 43,000 SF retail.
- **Beltway Commerce Center DRI** – A 593-acre mixed-use project with 585,500 SF commercial, and 2,150,200 SF business park and warehouse.

- **Oakmont PD** – A 638 acre tourist golf community with 1,000 time-shares, 18 hole golf course and 42,000 SF of retail.
- **Panama City Bay County International Airport Redevelopment Master Planning** – Background Analysis and assessment of the existing 708 Airport property and preparation of alternative Mixed Use community plans for site redevelopment. Also to assist in advising the Airport Board regarding the sale and redevelopment strategies.
- **Barry W. PD** – An 80-acre commercial tourist center anchored by the 480,000 SF Orlando Premium Outlets, a mall. In addition a 350 unit Hilton vacations time-share resort and a 400-room Hotel.
- **World Golf and Tennis DRI** – A 705-acre mixed use tourist resort with eight hotel sites containing 4,450 hotel rooms; 325,000 SF of retail and restaurants surrounding a 86-acre lake with a pedestrian promenade. The project included 36 holes of golf, a 25-court tennis complex, and 425 resort timeshare villas.
- **Vista Lakes PD** – A 763-acre mixed-use community with 2,377 units, 95,999 SF of retail, a day care and Elementary school.
- **Project ABC PD, aka- Grand Lakes Resort** – A 1,250-acre mixed use resort/residential/commercial development containing 1,004 room Marriott Hotel and 594 room Orlando Ritz-Carlton hotel, 18 hole championship golf, golf academy. tennis academy, 389,000 SF commercial, 763 multifamily units and a High School.
- **Tuscawilla Tract 15** – A 65-acre mixed-use planned development with 32 acres retail center and 351 SFR residential units.
- **Starwood Tract** – A 2,500 acre tract in the preliminary planning stages as a mixed use residential/employment center.
- **Bal Bay PD** – A 535-acre mixed-use planned development anchored by a 1.4 million SF Lifestyle Center/Mall with 140,000 SF of office 150 rooms of Hotel and 250 Residential.
- **Vista Park PD** – A 535-acre mixed-use community with 2,955 residential 55,000 SF office, 166,000 SF Retail Village.
- **Vista East, Orange County, FL** – A 1,840-acre mixed residential community comprised of four separate ownerships containing two DRIs and two PUDs with 4,395 residential units; 1.3 million square feet of commercial area; and 1.2 million square feet of industrial area.
- **Westridge Village** – A 390 acre tract with 610 Single Family, 180 Condo units, 75 Assisted Living Units, a 75,000 sf retail village, an Elementary school, a Trail Head for the West Orange Trail and community parks.

OFFICE/HOTEL

- **Orlando Magic Sports and Health Complex, Orlando, FL** – A 363,000-SF training facility for the Orlando Magic and the Solar Bears, plus a sports medicine center, health club, restaurant, and retail area.
- **Grand Lakes Resort** – A 1,250-acre mixed use resort/residential/commercial development containing 1,004 room Marriott Hotel and 594 room Orlando Ritz-

- Carlton hotel, 18 hole championship golf, golf academy, tennis academy, 389,000 SF commercial, 763 multifamily units and a High School.
- **Radisson Hotel and Compri Hotel, Lake Buena Vista, FL** – A 205-room Radisson Hotel and a 165-room Compri Hotel within the Vista Center PD/DRI.
 - **Heathrow International Business Center DRI, Orlando, FL** – A 350-acre office and commercial development consisting of the AAA Headquarters; a 2,167,000 SF office; 340,000 SF commercial; and 6,500 SF day care.
 - **Comfort Inn/Fast Eddie's** – A joint Comfort Inn hotel (209) rooms and a 715 high volume restaurant.
 - **Penta International Hotel** – A 308 room four star hotel within the Airport Lakes DRI.
 - **Quadrangle Hilton** – A 243 room business hotel within the Quadrangle Business Center.
 - **The Research Pavilion, Orlando, FL** – A 138,000-SF award-winning office building within the Central Florida Research Park.
 - **Embassy Suites Lake Buena Vista-** A 337 unit hotel and business center.

COMMERCIAL PROJECTS

- **West Orange Plaza PD** – A mixed-use project of five commercial tracts (325,000 SF), four restaurant tracts with 1,000 seats 100,000 SF of professional office and 330 multifamily units.
- **Orlando Premium Outlets (Barry W. PD)** – A 80-acre commercial tourist center anchored by the 480,000 SF Orlando Premium Outlet Mall. In addition a 350 unit Hilton vacations time-share resort and 400 Hotel rooms.
- **Tinwood PD** – A 56-acre commercial center with 140,000 SF Publix based center, 705 Hotel rooms (three sites) and 9,001 parcels also serving as the chairman of the developers Architecture Review Committee.
- **The Terrace at Florida Mall** – A 353,000 SF commercial center.
- **Westland Terrace** – A 78 acre mixed-use center with 300,000 SF of retail and 598 multifamily units.
- **Narcossee Acquisitions** aka Vista Palms – A 400,000 SF power center with 11 out parcels.
- **Out Parcel Development** – A variety of free standing retail uses including various restaurants such as Olive Garden, Outback, McDonald's, banks, a gas/convenience store, and a small shop retail.

TOURIST COMMERCIAL / RESORT PROJECTS

- **Bonnet Creek Resort DRI, Orange County, FL** – A 482-acre mixed-use tourist resort located adjacent to the Disney Caribbean Beach Resort. Project consists of 3,000 hotel rooms; 250,000 SF conference center; 1,635 timeshare units; and 50,000 SF of retail/entertainment.
- **Vista Center PD/DRI** – A 106-acre master planned tourist/commercial subdivision containing four hotels, 1,150 units, 100,000 SF of festive retail, four

- restaurants and 330 time share units.
- **Vineland Point PD** – A 110-acre tourist commercial PD with a 46 acre theme park. 375 units of time-share and 250 units of MP.
 - **Sherlock Tract** – A 29-acre tourist commercial planned development with 485 hotel/time share units and 8,000 SF retail.
 - **National SPA & Resort** – Conversion of a 65-acre travel trailer park to permit a 1,350 time share resort.

RESIDENTIAL

- **Isleworth Golf and Country Club** – A 1,280-acre planned development with two championship golf courses designed by Arnold Palmer.
- **Cypress Lakes PD** – A 1,700-lot mixed density development with 1,450 SF units and 250 multi-family units; elementary school sites, and a day care/church on a 780-acre tract in east Orange County.
- **Parkside PD**- 487 acre residential community with 1,557 units, an elementary and middle school, parks, and a master road agreement.
- **Foothills of Mt. Dora** – A 485-acre, 825-unit development with 18 holes of golf and 17 acres of commercial.
- **Lake Bessie PD** – A 239-acre, 155-unit cluster development.
- **Rouse Run PD** – A 115 single-family development combined with 365 MF units.
- **The Woodlands** – A mixed-use planned development including 562 residential units.
- **Winfield** – A 78-acre mixed-use development including 1,100 multi-family residential units.
- **Meadow Lakes** – A 178 unit single-family community.
- **University Estates** – A 374-unit tract designed for seven builders.
- **Magnolia Ridge** – A 450 unit single-family residential community.
- **Prairie Lakes PD** – A 369-acre mixed-use single family and town home community.
- **Oakmont PD** – A 638 acre tourist golf community with 1,000 time-shares, 18 holes of golf and 42,000 SF retail.
- **Hawthorn Groves Apartments** – A 358-unit complex in a highly controversial project resulting in an Arterial Highway redesign.
- **Lake Sherwood Apartments** – A 342 unit complex within the West Orange Plaza Road.
- **Auvers Apartments** – A 600 unit complex.
- **Cassel Creek Apartments** – A 474 unit development.
- **Tivoli Woods PD** – An 800 unit community within a 19 acre ecology park.
- **Wilton PD** – A 132 unit single-family community combined with an elementary school and community park.

PUBLIC / PRIVATE INFRASTRUCTURE

- **International Drive Extension** – Five land owners joining with Orange County to create a 3.5 mile extension of International Drive as a six lane boulevard.
- **Vineland Ave Extension** – Four land owners with land exchanges and agreements with Orange County to open 150 acres of tourist commercial development and separate properties to individual developments to remain below the DRI threshold.
- **Woodbury Road** – Four land owners with the Central Florida Research Park and Orange County to create a reliever road.
- **Wildwood/Fenton St.** – A four-land-owner planned boulevard with a flyover of I-4 positioned as a future Interchange.
- **Vista East Infrastructure** – A \$20 million infrastructure agreement between four land owners, the City of Orlando, Orange County, and the Orlando Orange County Expressway Authority.
- **Town Center Blvd. Extension** – An agreement with Universal Studios, Meadow Woods DRI, and Orange County to construct a 2.5-mile blvd. plus a turnpike and a railroad overpass.
- **Apopka Vineland Road extension** – A partnership agreement combined with the Westland Terrace PD and Orange County in exchange for a 300,000 SF retail center.
- **Narcoossee Road Extension** – A multi governmental / multi land owner initiative with the City of Orlando Orange County, FDOT, and the Orlando Orange County Expressway Authority.
- **Alafaya Trail Extension** – An ongoing alignment study as a prelude to an agreement for a 3.5-mile Boulevard extension to open a 2,500-acre tract for development.
- **Econ Trail Extension** – An ongoing proposed extension of a 3-mile boulevard including an overpass of the Bee Line Expressway to establish an agreement with OOCEA and the City of Orlando.

Education

MBA, Business Administration, Nova University, 1983

B.S., Leisure Services, Florida State University, 1973

Professional Affiliations

American Planning Association

Urban Land Institute

Florida Planning and Zoning Associates