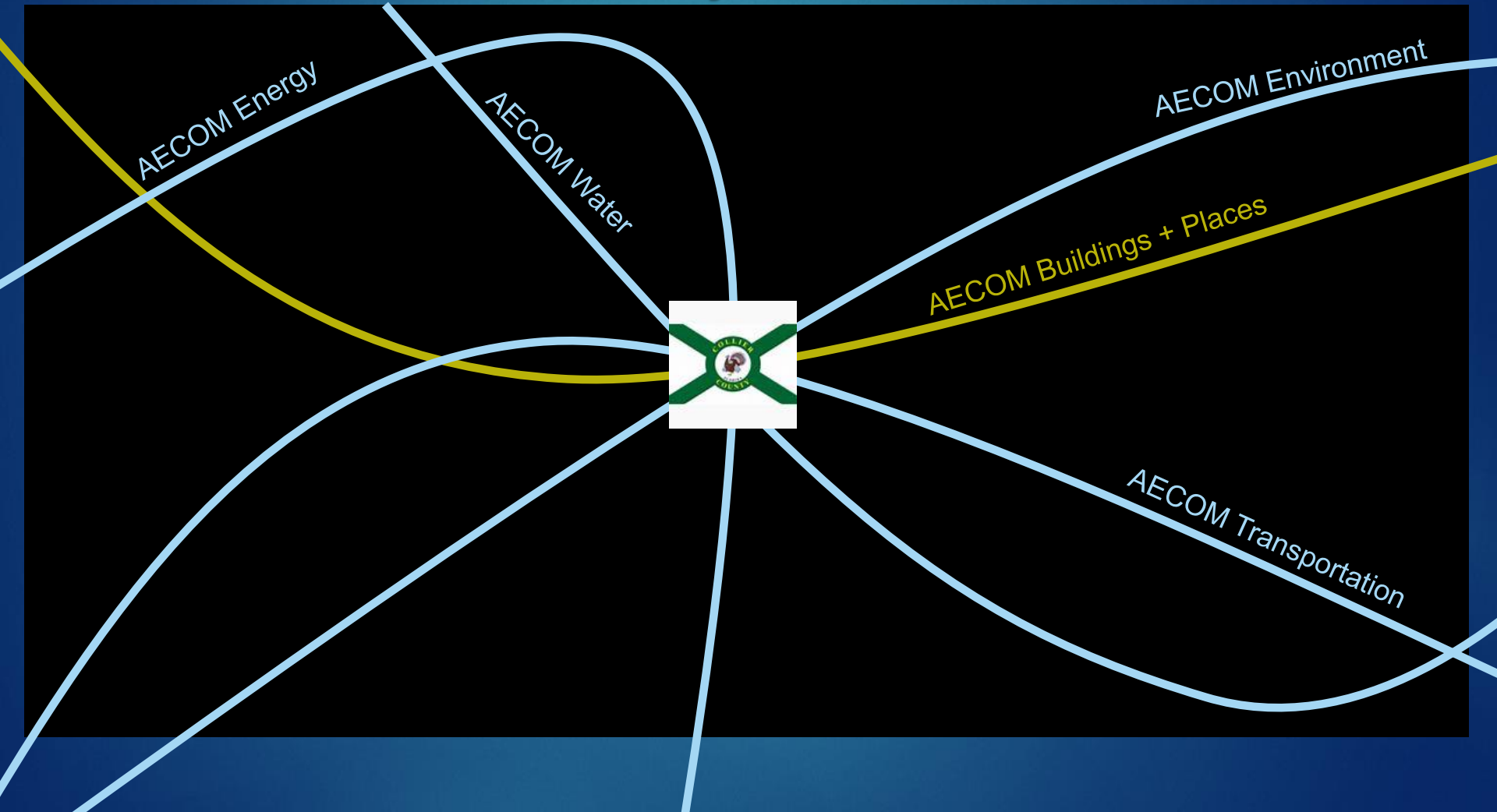


AECOM Overview

A New Kind Of Consultancy



AECOM Scope

Task 1 – Public Participation

Task 1.1 – Project Initiation and Orientation

Task 1.2 – Assemble and Review Previous Plans

Task 1.3 – Public Outreach

Task 2 – Economic Analysis

Task 2.1 – Review of Existing Program

Task 2.2 – Review of Collier Co. Activity Log

Task 2.3 – Supply and Demand Scenario Analysis

AECOM – Public Participation (Meetings)

- Attend quarterly meetings with GMOC
- Provide notices for public meetings
- Attend select public outreach meetings (facilitate and design leadership)
- Recommend agendas, special speakers, specialized equipment, keeps lists of attendees

AECOM – Public Participation (Non-meetings)

- Posts on County Website
- Web-Based; My Sidewalk, Facebook, Twitter
- Snail Mail to sample of Sending Area Owners (In State and Out of State)
- Outreach to owners in The Estates
- Naples Daily News, Television, Radio
- Venues – County facilities, local library, community centers, on-site potential for large stakeholder meetings

AECOM Economic Analysis

- AECOM will review and provide an assessment of “Rural Fringe Coalition” materials
 - Methodology/Approach and Analysis reviewed
- Review to assure the integrity and accuracy of the county’s tracking tools for planning purposes
- Assess two (2) modifications to the TDR supply (Sending Lands Rules) and two (2) modifications to demand (Receiving Lands Rules) to guide regulatory change consistent with market forces.

AECOM Economic Analysis

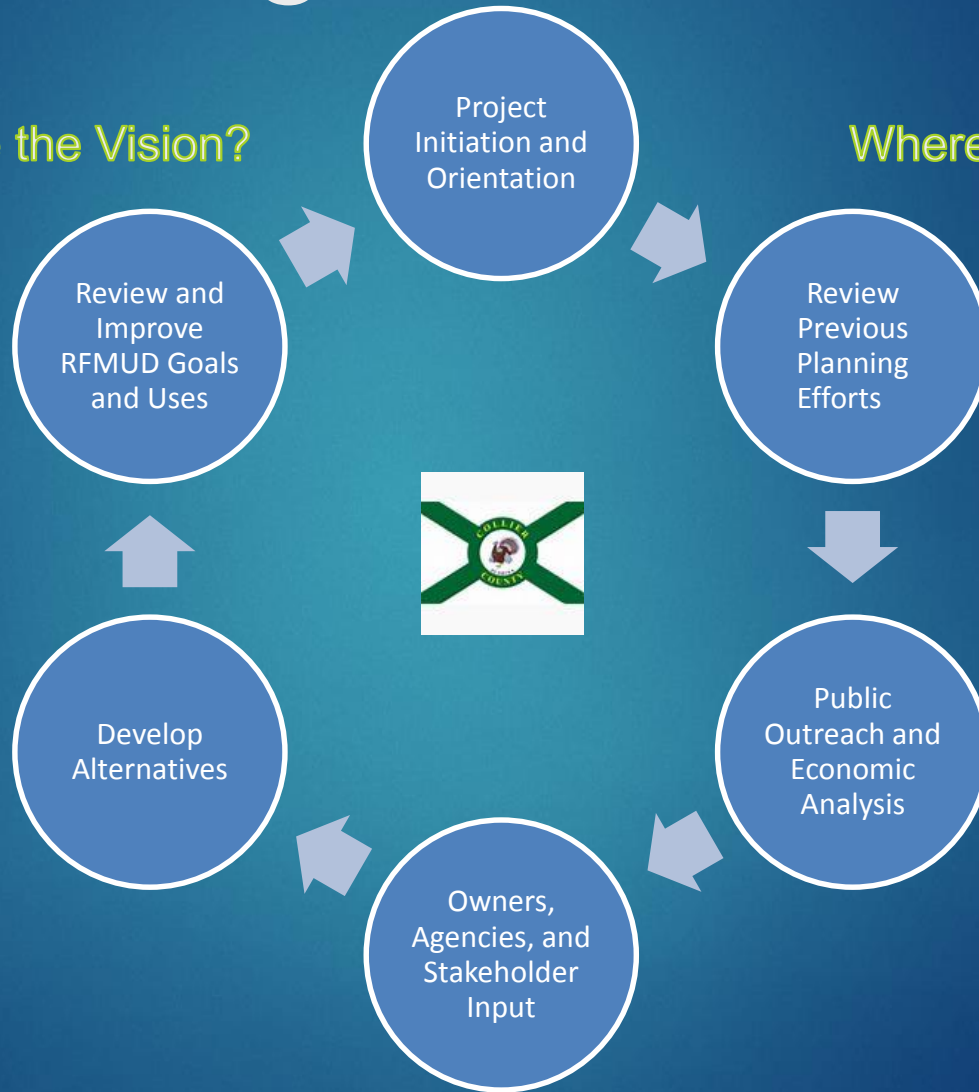
Potential Recommendations:

- ▶ Test a hypothetical increases in TDRs from sending parcels to encourage interest.
- ▶ Identify/test potential incentives or bonuses to highest quality parcels
- ▶ Test and estimate percentage increase in density in receiving areas that could improve financial feasibility
 - ▶ What is the incremental increase necessary to provide reasonable return? Is that density acceptable to the community?
 - ▶ Estimate resulting potential TDR price points using potential bonus densities

Process Diagram

How do we achieve the Vision?

Where are we now?



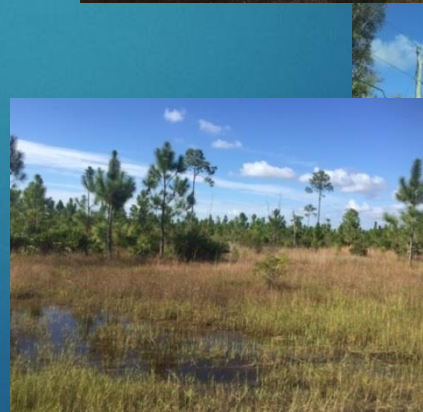
What Alternatives should be considered?

Site Tour & Images

North Belle Meade Sending



South Belle Meade Sending



Next Steps

Sending Area Stakeholder meetings

Meeting #1 – January 5-6, Education

Meeting #2 – January 29, Stakeholder Inputs

Meeting #3 – February 17, Alternatives &
Options

Receiving Area Stakeholder meetings

Meeting #1 – March, Strategies

Meeting #2 – March April, Developer Inputs

Meeting #3 – April May, Consensus Plan