

## **Goodlette/Pine Ridge Commercial Infill Subdistrict**

### **Exhibit I.D Professional Consultants**

#### **Planning/Project Management:**

D. Wayne Arnold, AICP  
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#### **Transportation:**

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#### **Market Analysis:**

Michael J. Timmerman, CRE, FRICS, SRA  
CEO & President  
MJT Realty Economic Advisors, Inc.  
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**D. Wayne Arnold, AICP**  
***Principal, Director of Planning***



**Education**

- Master of Urban Planning, University of Kansas, Lawrence
- Bachelor of Science, Urban and Regional Planning/Geography, Missouri State University

**Professional Registrations/Affiliations**

- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Urban Land Institute, S.W. Florida Chapter, Board of Directors 1996
- Collier County Rural Fringe Committee, Chairman, 1999
- Collier County Streetscape Ad hoc Committee, 1999
- Leadership Collier, Class of 2000
- Bonita Springs Chamber of Commerce Government Affairs Committee
- Collier Building Industry Association, Board of Directors
- Collier County Jr. Deputy League, Inc., Board of Directors



Mr. Arnold is a Principal and co-owner of the firm and serves as the Secretary/Treasurer and Director of Planning. As Director of Planning, Mr. Arnold is responsible for and oversees services related to plan amendments, property rezonings, expert witness testimony, ROW Acquisition, public participation facilitation, and project management. Mr. Arnold previously served as the Planning Services Director at Collier County, where he oversaw the County's zoning, comprehensive planning, engineering, platting and Metropolitan Planning Organization (MPO) functions. Mr. Arnold also has prior Florida planning experience with Palm Beach County Government and the South Florida Water Management District.

Mr. Arnold has been accepted as an expert in land planning matters in local and state proceedings.

**Relevant Projects**

- Collier County Growth Management Plan
- Marco Island Master Plan
- Immokalee Area Master Plan
- Collier County Land Development Code
- Logan Boulevard Right-of-Way Acquisition Planning Analysis
- U.S. 41 Right-of-Way Expansion Planning Analysis
- Copeland Zoning Overlay
- Collier County Government Center Development of Regional Impact (DRI)
- Winding Cypress DRI
- Pine Ridge/Goodlette Road Commercial Infill District
- Lely Lakes PUD Rezoning
- Henderson Creek Planned Development/Growth Management Plan Amendment
- Orangetree (Settlement Area) Growth Management Plan Amendment
- Mercato Mixed Use Planned Development
- North Point DRI/MPD
- Vornado RPUD
- Orange Blossom Ranch MPD
- Palermo Cove RPD

## Richard D. Yovanovich

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Rich Yovanovich is one of the firm's shareholders. He moved to Naples in 1990 and was an Assistant County Attorney for Collier County from 1990-1994. As an Assistant County Attorney he focused on land development and construction matters. Since entering private practice in 1994, Mr. Yovanovich has represented property owners through the entitlement process before local and state agencies. His representation includes project ranging from small residential and commercial projects to large developments of regional impact.

### Professional Activities/Associations

The Florida Bar  
Collier County Bar Association

### Civic/Charitable Activities/Associations

Member, Furman University Trustees Council, 2007 -  
Chairman, Leadership Collier Foundation Alumni Assoc.  
Member, Board of Directors, Holocaust Museum 2007 -  
Member, Leadership Collier, Class of 2000  
Member, Board of Directors, CBIA (Director 2004-2008,  
Vice President 2006-2007)  
Member, Board of Director, Immokalee Friendship House  
Member, Board of Director, Avow Hospice 2011-  
Member, Florida Trend Legal Elite  
Elder, Vanderbilt Presbyterian Church

### Bar & Court Admission

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Florida, 1988  
U.S District Court, Middle District of Florida  
U.S. Court of Appeals, Eleventh Circuit

### Education

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University of South Carolina  
J.D., 1987  
J. Ed., 1986  
Furman University  
B.A., cum laude, 1983



Mr. Trebilcock directs plan production, design development and permitting efforts on public works and private sector projects. Offering 26 years of professional experience, he specializes in transportation engineering, including highway design, signalization, utility relocation, drainage design, street and Site lighting, access management and permitting projects. He prepares and reviews traffic impact statements and related reports. The firm is registered by the Florida Department of Transportation (FDOT) and South Florida Water Management District (SFWMD) as a Small Business Enterprise (SBE), and certified by FDOT in several work groups. Mr. Trebilcock manages team members and various sub-consultants through contract negotiations, preliminary engineering, permitting, final design,

and construction administration. He has attended numerous transportation seminars, and has held leadership positions on many transportation-related task forces and in professional societies.

### Consulting Engineering Services

- Coordinated and spearheaded the joint pond agreement successfully executed for the Marbella Lakes project with the FDOT as part of the I-75 6-laning expansion. This agreement helped the FDOT avoid a potentially adverse pond site acquisition, and resulted in a win-win conclusion.
- SFWMD surface water management permit assistance on more than 40 residential, commercial, institutional and highway projects totaling over 3,000 acres. Relevant projects include Aster Court Outfall replacement, Bald Eagle Drainage improvements, and Westlake Outfall Pipe improvement replacements.
- Provided technical expertise for transportation issues affecting land development projects including Pelican Marsh, Pelican Bay, Lely and Grey Oaks communities.
- Designed street lighting system for Woodlands CDD, Airport-Pulling Road, Golden Gate Parkway, Vanderbilt Beach Road, and Airport-Pulling Road/Davis Blvd. intersection.
- Designed arterial roadway signalization systems for 20 locations in Southwest Florida, including mast-arm and concrete strain pole installations.
- FDOT Conceptual Access permits for the northeast commercial area at Pelican Bay, Naples International Park, and Pelican Marsh PUD.

### Representative Projects

#### **City of Bonita Springs Old 41 Downtown Improvements Design-Build; Bonita Springs, FL**

As part of a Design-Build team headed by Wright Construction Group (WCG), Trebilcock Consulting Solutions provided traffic design for the roadway improvements. The main feature of the improvements was to reconstruct Old 41 as a complete street with sidewalks, bike lanes, possible narrow median and two travel lanes. Traffic calming features were proposed, as were roundabouts at Terry St and Pennsylvania Ave. Mini roundabouts were anticipated on Old 41. Project length is 4.414 lf (0.84 miles). Parking improvements were proposed along Felts and the cross streets (Wilson, Childers, Ragsdale, Abernathy, Hampton, Crockett, and Dean) within the project limits.

#### **City of Naples Design-Build Decorative Mast-arm at 5<sup>th</sup> Ave and 3<sup>rd</sup> St; OnPower**

The project provided design and construction services to replace the existing traffic signal span wire system at the intersection of 5<sup>th</sup> Ave and 3<sup>rd</sup> St with a decorative mast-arm assembly with pedestrian crossing signals. Trebilcock Consulting Solutions provided plan production and design development for the project. Responsibilities included signalization, signing and marking plans, maintenance of traffic plans, and coordination with the project team and City staff.

#### **Mercato – Strada Place and Vanderbilt Beach Road Signalization; Collier County, FL**

Trebilcock Consulting Solutions prepared a traffic study and provided design for a new traffic signal at the intersection of Strada Place and Vanderbilt Beach Road, roadway realignment, signing and marking modifications, traffic control plans, and resurfacing for nearly 0.5 miles of roadway. Multi-modal improvements included bike lanes, sidewalks, and vehicle accommodation.

### Total Years of Experience

26

### Education

- University of Florida  
M.E. in Public Works, 1989
- University of Miami  
B.S. in Civil Engineering, 1988
- US Army Engineering School  
Engineer Officer Basic Course, 1988

### Licenses / Certifications

- Professional Engineer, Florida  
#47116
- Certified Planner, American
- Institute of Certified Planners
- Certification, FDOT Advanced Work  
Zone Traffic Control

### Affiliations

- American Planning Association
- American Institute of Certified  
Planners
- American Society of Civil Engineers
- Florida Engineering Society, Calusa  
Chapter (Past President)
- Institute of Transportation Engineers
- Illuminating Engineering Society
- Society of American Military  
Engineers

### FDOT Pre-qualifications

| Group 3  | Highway Design -<br>Roadway                   |
|----------|---|
| 3.1      | Minor Highway Design                          |
| Group 6  | Traffic Engineering &<br>Operations Studies   |
| 6.1      | Traffic Engineering Studies                   |
| 6.2      | Traffic Signal Timing                         |
| Group 7  | Traffic Operations Design                     |
| 7.1      | Signing, Pavement<br>Marking & Channelization |
| 7.2      | Lighting                                      |
| 7.3      | Signalization                                 |
| Group 13 | Planning                                      |
| 13.4     | Systems Planning                              |
| 13.5     | Subarea/Corridor Planning                     |
| 13.6     | Land Planning/Engineering                     |

## **Michael J. Timmerman, CRE, FRICS, SRA**



As President & CEO of MJT Realty Capital Advisors, Michael Timmerman provides expert consultation and advisory services to clients throughout the Southeast United States and in particular Florida. In October of 2013 Mr. Timmerman was awarded a Fellowship to the Royal Institute of Chartered Surveyors, with a professional specialty of Management Consultancy. This specialty provides independent impartial advice in all areas of business and real estate lifecycles. In 2007 he was awarded the CRE (Counselor of Real Estate) designation by the Counselors of Real Estate, an international group of high profile real estate practitioners who provide expert advisory services to clients on complex real property and land related matters. Mr. Timmerman has over 30 years of experience in the real estate industry including consulting, valuation and geo-spatial analysis of a broad spectrum of residential and commercial properties.

He has been quoted in the Wall Street Journal, Bloomberg News, New York Times, USA Today, Fortune Magazine, Worth Magazine, Builder Magazine and many other state and local newspapers and magazines. He is also frequent speaker for the Urban Land Institute (ULI), The Appraisal Institute, Florida Bar Association, National Association of Home Builders (NAHB), Florida Bankers Association and International Council of Shopping Centers (ICSC).

Prior to his founding MJT Realty Capital Advisors, he was a Senior Associate at Fishkind & Associates, Florida's premier economic consulting firm. His position as Senior Managing Director of Hanley Wood Market Intelligence was a continuation of his management after the purchase of his firm, Feasinomics, Inc., by Hanley Wood, LLC in March of 2005. Feasinomics was a full service market research firm offering real estate research, consulting and geo-spatial analysis throughout the State of Florida.

### **EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS**

- FRICS, Fellow - Royal Institute of Chartered Surveyors
- CRE Designation, Counselors of Real Estate
- SRA Designation, Appraisal Institute
- Advanced coursework in financial and economic analysis, highest and best use analysis, and case studies required for the MAI designation through the Appraisal Institute.
- Northland College, B.S. Business Administration and Economics
- Licensed Florida Real Estate Broker
- State Certified Residential Real Estate Appraiser

### **CIVIC RESPONSIBILITY**

- Executive Committee Member, Urban Land Institute (ULI)
- Board Member, United Cerebral Palsy (UCP) of Southwest Florida
- Board Member, Naples Pelican Bay Rotary Club
- Past Board Member, Collier County Economic Development Council
- Performed Pro bono work for Collier EDC, Naples Chamber of Commerce, Collier Building Industry Association, Lee Building Industry Association, International Council of Shopping Centers (ICSC), Collier County School Board and many others.