

**MINUTES OF THE MEETING OF THE COLLIER  
COUNTY RURAL LANDS STEWARDSHIP AREA  
REVIEW COMMITTEE**

Naples, Florida, November 20, 2007

LET IT BE REMEMBERED, that the Collier County Rural Lands Stewardship Area Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00 A.M. in REGULAR SESSION in Conference Room #610 in the Collier County Community Development and Environmental Services Center, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

CHAIRMAN: Ron Hamel  
Vice-Chairman: Neno Spagna  
Brad Cornell  
Zach Floyd Crews  
David Farmer  
Gary Eidson  
Jim Howard  
Tammie Nemecek  
Tom Jones  
David Wolfley  
Bill McDaniel (Excused)  
Timothy Nance (Excused)  
Fred Thomas (Excused)

ALSO PRESENT: Noah Standridge, Senior Planner, Comprehensive Planning  
Laura Roys, Senior Environmental Specialist  
Jeff Wright, Assistant County Attorney

**1. Call to Order**

The meeting was called to order at 9:07 AM by Noah Standridge, Senior Planner, Comprehensive Planning.

**2. Staff and Committee Introductions**

*Noah Standridge announced that he would be the Staff Liaison for the Committee and stated future meetings will be held on the first Tuesday of each month at 9:00 AM, and the last meeting is scheduled for October 7, 2008.*

He explained the Committee had been established by the Board of County Commissioners in October, 2007. He reviewed the Attendance Policy: if a member misses two meetings on an unexcused basis, the Committee may nominate other individuals to serve on the Committee, subject to confirmation and appointment by the Board of County Commissioners.

He introduced the Staff members: Laura Roys, Senior Environmental Specialist, and Assistant County Attorney Jeff Wright.

The Committee Members introduced themselves:

- David Wolfley – former member of the Collier County Planning Commission
- Ron Hamel – with Gulf Citrus Growers Association and a former member of the initial Rural Lands Study Commission
- Zach Crews – resident of Immokalee and a Fire Commissioner for District #5
- Jim Howard – with Wachovia Bank and a former member of the initial Rural Lands Study Commission
- Tom Jones – Barron Collier Company
- David Farmer – Engineer and Planner, and resident of Golden Gate Estates
- Gary Eidson – N. Naples resident – member of Citizens Transportation Coalition
- Neno Spagna – retired, was Collier County’s first Planning Director
- Brad Cornell – Collier County Audubon Society and Audubon of Florida

**3. BCC Resolution 2007-173 creating the RLSA Review Committee**

Packets containing information concerning the Board of County Commissioner’s Resolution and applications of the Members were distributed to the Committee. The Committee will elect its Chair and Vic-Chair during the meeting.

**4. Overview of Committee Scope and Purpose**

The Committee is mandated to:

- Review the data concerning the effectiveness of the RSLA Overlay in meeting the goal, objective, and policies of the Future Land Use Element (“FLUE”) of the Growth Management Plan (“GMP”)
- Make recommendations to the BCC to increase the effectiveness of the Overlay;
- Assist in determining the most effective dates and venues to hold public presentations;
- Aid and assist in promoting public interest in the Review process.

The Rural Land Stewardship Area (“RLSA”) is 300 square miles, approximately

200,000 acres, located in northeastern Collier County.

The goal is:

- To address the long-term needs of the residents and property owners within in the Immokalee Area Study boundary of the Rural Land Stewardship Area;
- To protect agricultural activities, preventing the premature conversion of agricultural land to non-agricultural uses;
- To discourage urban sprawl;
- To direct incompatible uses away from wetlands and upland habitats;
- To enable the conversion of rural land to other uses in appropriate locations;
- To encourage development that utilizes creative land use management techniques.

**Noah Standridge** gave a presentation which explained the various land designations.

Presentations were made by Nancy Peyton of the Florida Wildlife Federation and by Al Reynolds of Wilson Miller, Inc., which provided a history of the RSLA and Collier County's efforts to protect wetlands, wildlife and its natural resources. Items discussed included the data gathering process concerning identification of the rural lands, wildlife corridors and panther crossings in addition to the Growth Management Plan and long-term "smart" community development.

*(9:50AM – Tammie Nemecek arrived)*

**5. Sunshine Law Presentation - Assistant County Attorney Jeff Wright**

He stated the Sunshine Law applies whenever there is a meeting of two or more members of the Committee because the Committee is an advisory board of Collier County government.

- A "meeting" may take place via phone or internet/email communication, as well as in person.
- Whenever a meeting takes place, it must first be "noticed" (or publicized), (b) it must be open to the public, and (c) minutes must be taken.
- The County Attorney's Office cautions all members to *not discuss* the business of their Committee or Board outside of the formal meeting environment.
- Penalties: for a non-criminal infraction, the member may either be a fined up to \$500.00 or removed from elected office

**Assistant County Attorney Wright** advised the members he is available if they perceive of a potential conflict of interest concerning any item before the Committee. He stated he would explain the appropriate procedure to abstain for that Member. He also suggested the Committee members should keep their notes and materials for one year and to give them to Staff at the end of the Committee's term.

**6. Elections**

Nominations were made by various Committee Members and a vote was taken. Ron Hamel was elected as Chairman and Neno Spagna was elected as Vice Chairman by majority vote.

**Mr. Hamel** accepted the nomination and expressed his desire to work with the Members. **Mr. Spagna** also accepted and thanked the Members.

**7. New Business**

**Chairman Hamel** asked the Members for their input.

**Gary Eidson** asked if a map could be produced that defined the property of the six landowners who comprised 84% of the land within the RLSA.

**Mr. Wolfley** suggested the map could present public versus private ownership without identifying specific owners.

**Chairman Hamel** stated this information was already available and the Committee should focus on the global picture..

**8. Committee Comments**

The date for the January meeting was discussed.

Noah Standridge will poll the Committee members for their availability via email and suggest a mutually convenient date in order to achieve a quorum.

**Chairman Hamel** suggested that Al Reynolds present the 30-minute program that had previously been made to the Board of County Commissioners at the next meeting. He stated the program would give a good overview for the new Members and assist them with the review of the technical report.

**Mr. Farmer** asked for specific guidance as to which items in the information packet provided should be reviewed in preparation for the next meeting.

**Noah Standridge** suggested reading the following topics:

- the BCC Resolution;
- the Sunshine Law requirements;
- the Technical Review (under a separate tab);
- the original Rural Lands Study, located under “Support Documentation.”

He also mentioned the Growth Management Plan and the Land Development Code policies were also contained in the packet.

It will be the determination of the Committee as to whether or not the participation to date has been successful.

**9. Public Comments**

**Speakers:**

**Russell Priddy**, one of the six large landowners, suggested holding meetings at various locations rather than just at the County’s offices.

**Zach Floyd Crews** supported this suggestion.

**Noah Standridge** stated he was in the process of evaluating other possible locations such as the University Extension Office, as well as potential space at Ava Maria. He stated options would be presented to the Committee for its consideration.

**Judy Hushon** – Vice Chair of the Collier County Environmental Advisory Committee – offered her Committee’s services as part of the Review process.

**Laurie MacDonald** – Florida Director for Defenders of Wildlife – stated she hoped the new data would also be made available to the public.

**Noah Standridge** stated everything except the Technical Review was already on the website.

**Nancy Payton** – Florida Wildlife Federation – stated the Technical Review, even though it was a “working document,” should also be available on the website.

**10. Next Meeting**

**Chairman Hamel** announced that the next meeting will be held at the County’s office at 2800 N. Horseshoe Road on Tuesday, December 4<sup>th</sup> at 9:00 AM.

**Tammie Nemecek** moved to adjourn. **Second by Dave Wolfley . Carried unanimously, 8-0.**

**There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:15 AM.**

**RURAL LAND STEWARDESHIP AREA  
REVIEW COMMITTEE**

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**Ron Hamel, Chairman**

**These Minutes were approved by the Board/Committee on \_\_\_\_\_, as presented \_\_\_\_\_, or as amended \_\_\_\_\_.**