

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

Ave Maria, Florida, April 1, 2008

LET IT BE REMEMBERED, that the Collier County Rural Lands
Stewardship

Area Review Committee in and for the County of Collier, having conducted

Business herein, met on this date at 9:00 A.M. in REGULAR SESSION at
the

Ave Maria University Academic Building 07 Conference Room 5, 5050 Ave

Maria Boulevard, Ave Maria, Florida, with the following members present:

CHAIRMAN: Ron Hamel
Brad Cornell
Zach Floyd Crews
Gary Eidson
David Farmer
Tom Jones
David Woodley
Bill McDaniel
Timothy Nance
Fred Thomas, Jr.
Tammie Nemecek

ALSO PRESENT: Thomas Greenwood, AICP, Principal Planner,
Comprehensive Planning
Michael J. DeRuntz, Principal Planner, Comprehensive
Planning,

Approximately 18 members of the public and staff

I. Call Meeting to Order

The meeting was called to order at 9:05 AM by Chairman Hamel.

II. Roll Call

Roll call was taken, and a quorum was established.

III. Approval of Agenda

Mr. Thomas moved to approve the agenda as amended, Second by Mr. McDaniel. Voice Vote - Unanimously Approved 11-0.

IV. Approval of Minutes: March 5, 2008

Mr. McDaniel stated that his name was misspelled in the minutes.

Mr. McDaniel moved to approve the minutes of the March 5, 2008 committee meeting with the correction, Second by Mr. Thomas. Voice Vote - Unanimously Approved 11-0.

Mr. Hamel presented Mr. Noel Standridge with a “Certificate of Appreciation” for his work with the Collier County Rural Lands Stewardship Area Review Committee. Mr. Standridge accepted this certificate and expressed his appreciation to the committee and looks forward to working with them in the future.

V. Old Business

Mr. Thomas Greenwood discussed Marjorie Student, Assistant County Attorney, and Randy Cohen, Comprehensive Planning Departments, interpretation of the DCA’s Report to the Legislature on the State’s Rural Land Stewardship Programs, and proposed legislation relating to the Rural Land Stewardship Program.

Mr. Jones stated that Collier County’s Rural Land Stewardship Program was developed and approved by the State independent of the State’s Rural Land Stewardship Program. They are independent of each other, and should not be affected by any changes in legislation.

A. Phase 1 - Technical Review Report

Chairman Hamel reviewed the dates of the upcoming, Collier County Planning Commission (CCPC), Board of County Commissioners (BCC) public hearings at which the Phase 1 - Technical Review Report will be reviewed and the process by which additions, corrections and comments will be addressed with this report. He stated that that all additions, corrections and comments will be forwarded to the committee for their review.

B. RLSA Review Committee – Review Phase 2

Mr. Hamel requested that the committee discussed how they would like to proceed with their review process. A lengthy discussion followed.

Mr. Thomas moved to keep the process similar to Phase 1, second by Mr. McDaniel. Voice Vote - Unanimously Approved 11-0.

VI. New Business

A. Dr. Stuart Van Auken and Dr. Howard Finch of FGCU presentation of a June 6, 2007 report entitled, “AG Business in SW Florida: Present and Future”.

Dr. Van Auken and Finch provided an overview of their report. They stated that they interviewed 25 person of high agriculture stature about the present and future condition of agricultural business in southwest Florida. They review the strengths, weaknesses, opportunities and threats to agricultural business in southwest Florida. In summary the study reflected a very strong and positive future for agricultural business in southwest Florida.

Gary Eidson stated that the agricultural area in Collier county needs to be protected, as well as, becoming an integrated part of our community. He stated that as Mr. Jones has proposed, possibly this could be accomplished by establishing credits to retain agricultural productive lands.

Brad Cornell stated that as coastal development is possibly impacted by projected rising waters, attributed to “Global Warming,” there will be greater pressures to develop the existing interior agricultural areas.

Tim Nance added that it is very important to retain the county’s agricultural productive lands due to factors related to the globalization of the economy.

Chairman Hamel called for a 10 minute break.

Adjourned 10:30 am.

Resumed 10:40 am.

B. Group 2 – Review of RLSA Overlay Policies

Mr. Jones suggested that this plan should include a process to incentivize keeping lands for agricultural activities. He suggested that 2.0 credits be identified for land outside the Area of Critical State Concern (ACSC) and 2.6 credits for lands within the ACSC. He stated that he derive the level for these credits by paralleling what level of credits were achieved for environmentally sensitive lands. He further stated that Items 2.3 and 2.4 should be removed from the plan since the committee identified in those items was never developed, and there does not seem to be a need for it.

Mr. Cornell stated that he also believes that agricultural lands need to be protected. He suggested that the goal for Group 2 include language for protecting agriculture. He stated that Policy 2.2 should be modified to reflect that there should not be an intensification of agricultural activity, and that aquaculture be prohibited. He also suggested that all SSA’s be required to remove all land uses above agriculture.

Mr. McDaniel recommended that all suggestions relating to Group 2 be directed to Mr. Greenwood and he would forward to the committee for their review and consideration.

Mr. Thomas moved to modify the Goal of the Rural Lands Stewardship Area Overlay Policy with the following language: “Collier County seeks to address the long-term needs of residents and property owners within the Immokalee Area Study boundary of the Collier County Rural and Agricultural Area Assessment. Collier County’s goal is to retain land for agricultural activities using establish incentives, to direct incompatible uses away from wetlands and upland habitat, to protect and restore habitat connectivity, to enable the conversion of rural land to other uses in appropriate locations, to discourage urban sprawl, and to encourage development that utilizes creative land use planning techniques”, second by Mr. Eidson. Voice Vote - Unanimously Approved 11-0.

Mr. Eidson moved that the words, “and through the use of established incentives” end the Goal for the RLSAO District.; second by Mr. Thomas. Voice Vote - Unanimously Approved 11-0.

Mr. Standridge expressed his concern that by modifying the program the county may be jeopardizing the “Final Order” language that this plan was approve upon.
Group 2 Policy

Mrs. Nemecek moved to modify the Group 2 Policy by removing the existing language “protect agricultural activities for prevent the premature conversion of other uses and” and not to add the proposed language: “to retain land for agricultural activities and to retain agricultural lands, and continue the viability of agricultural production through the Collier County Rural Lands Stewardship Area Overlay incentives” second by Mr. Jones. Voice Vote - Unanimously Approved 11-0.

Mr. Thomas moved to approve Policy 2.1 as amended, second by Mr. McDaniel. Voice Vote - Unanimously Approved 11-0.

Mr. Greenwood stated that it was the intent that some percentage of the area of the RLSA be provided to cap the amount of non-agricultural development.

Mr. Farmer stated that the committee may want to keep this language to emphasis “compactness.”

Mr. Nance stated that DCA might have a concern with not identifying a limit of non-agricultural development.

Ms. Ryan, Conservancy of Southwest Florida, stated that ten percent and compact development need to be retained In Policy 2.1.

Ms. Payton, Florida Wildlife Federation, stated that the Federation supports agricultural preservation. The Federation opposes aqua-culture and mining, and

the intensification of agriculture in the FSA, HAS, ACSC. She was also supportive of moving the meetings to the CDES facility.

Ms. Ryan stated that for Policy 2.2, the committee should make sure what the added credits would create, and what impacts would be associated with those added credits.

Mr. Cornell recommended that any language changes be sent to staff, so they could distribute the recommended changes to the committee for their review.

Mr. McDaniel stated that the committee would need to have data and analysis to consider creating credits for the preservation of agricultural lands.

Mr. McDaniel moved to extend the meeting thirty minutes, second by Mr. Farmer. Voice Vote 10 – yes, 1 – no (Mr. Thomas). Approved

~~*Mr. Jones*~~ *Chairman Hamel* asked Al Reynolds, planner for Wilson Miller, who worked on the original RLSAO Plan, to clarify the reference to 10% in Policy 1.2. Mr. Reynolds responded that the 10% came from an analysis that compared the amount of land required to accommodate projected population growth during a 25-year period using the baseline zoning of one unit per five acres and the alternate of compact communities at an average density of 2 units per acre. This comparison showed that the equivalent population could be accommodated in compact communities with a development footprint of 1/10th the size of the baseline zoning.

Mr. Nance questioned as to what type of farming activities or farmlands that would qualify for credits.

Mr. Jones moved to approve Policy 2.2 as amended, Second by Mr. Eidson. Show of hand: 8-yes 3-no. Approved

Mr. Cornell suggested that that the agricultural land use credits be developed by two groups: Agricultural Type and Agricultural Intensity. He added that the credits should be linked to a stipulation where the intensification of agricultural uses would not be allowed, as well as, the aquaculture would be prohibited.

Mr. Eidson moved to table further discussion for Policy 2.2, second by Mr. Farmer. Voice Vote - Unanimously Approved 11-0.

VII. Public Comments - None

VIII. Committee Comments - None

IX. Staff Comments - None

X. Adjournment

*Mrs. Nemecek moved to adjourn the meeting, second by Mr. Eidson.
Voice Vote - Unanimously Approved 11-0. Adjournment 12:25 pm.*

Committee

Rural Lands Stewardship Area Review

 5/6/08
Ron Hamel, Chairman

These minutes approved by the Board/Committee on 5-6-08
as presented _____ or as amended 2.