

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

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 January 6, 2009 at 9:00 A.M. in **REGULAR SESSION** at the Community Development and Environmental Services Building, 2800 North Horseshoe Drive, Rooms 609/610, Naples, Florida, 34104, with the following members present:

CHAIRMAN, Ron Hamel
VICE CHAIRMAN: Neno Spagna
Brad Cornell
Fred Thomas
Gary Eidson
David Farmer
Tom Jones
Tammie Nemecek
David Wolfley

ALSO PRESENT: CDES staff members Thomas Greenwood and Mike DeRuntz of the Comprehensive Planning Department, Jeff Wright of the Assistant County Attorney's Office, Nick Casalanguida of the Transportation Division, as well as approximately 25 members of the public.

I. Call Meeting to Order

The meeting was called to order at 9:03AM by *Chairman Ron Hamel*.

II. Roll Call

Roll call was taken, and a *quorum was established* as 9 of 11 members were present [Bill McDaniel and Jim Howard were excused due to conflicting meetings].

III. Approval of Agenda

Fred Thomas moved and *David Wolfley* seconded to approve the agenda as distributed. Upon vote, the motion carried unanimously.

IV. Approval of Minutes of the December 18, Meeting

Fred Thomas moved to approve the Minutes with one consistency change on page 2 as outlined by Brad Cornell. *David Farmer* seconded the motion. Upon vote the motion carried unanimously.

V. Presentations.

- A. Presentation of Wilson Miller of the Supporting Documentation for the Phase II Report Al Reynolds presenting the **Attachment A** power point presentation. Mr. Reynolds stated that the maps are conceptual and not entitlements..."our best guess".

Jeff Perry, addressing transportation supporting documentation, stated that:

- A long-range transportation plan is required by state statutes and Collier County.
- The transportation plan must be synchronized with land uses.
- The planning horizon year used by MPO is 2030.

- The planning horizon year used in the conceptual transportation plans is 2025, per the RLSA Overlay.
- The traffic analysis zones used in Collier County and in the RLSA are interconnected to TAZs in eight neighboring counties
- The traffic projections related to land use used in this model and those used by Collier County.

Gary Eidson raised the question of other forms of transportation such as rail and transit and how these will be addressed. *Tom Jones* stated that these are concept plans to begin to show that there can be an infrastructure to accommodate the 45,000 SRA cap proposed by the Committee. *Nick Casalanguida* stated that the maps are concept maps, and the maps have not been approved by the County and not integrated into the County-wide plan envisioned in proposed Policy 3.7 of the Transportation Element addressed in Section 5 of the Phase 2 Report. He stated that a lot of work was done with ECPO and Wilson Miller, but that it will take another year to complete the county-wide plan [of which the transportation portion of the RLSA will be incorporated] and that Transportation has not signed off or approved the conceptual plans. *Ron Hamel* asked Mr. Casalanguida if there is anything the Committee needs to do now. *Nick Casalanguida* stated that Mr. Jones' statement is not correct as the concept plan has not been shown to be viable for inclusion in the county road network. Transportation is not yet there with a county-wide road network but hopes to be there in about one year per proposed Policy 3.7 of the Transportation Element. *David Farmer* asked what internal traffic capture rate is being used. *Jeff Perry* stated that the actual rate depends, in part, as to how close the SRA is to another urban area. He stated that a 25% internal capture rate is a guesstimate at build-out.

Mr. Eidson moved and *Mr. Thomas* seconded to include the entire power point presentation just following the transmittal cover letter and to include some of the closing points within the revised letter. *Upon vote*, the motion carried unanimously.

VI. Old Business

A. Continue Review of draft Phase II Report and Five Year Review of the Rural Lands Stewardship Program: Section 3..Supporting Documentation; Section 6....Appendices

With respect to Section 3 [Supporting Documentation] and after Committee discussion, *Mr. Thomas* moved and *David Wolfley* seconded, to incorporate the Section 3, as presented to the Committee within the Report provided there is a notation at the bottom of each of the conceptual transportation maps that the maps have not been approved by Collier County and will be finalized as part of the county-wide transportation plan envisioned in the proposed new Policy 3.7 of the Transportation Element, shown as Section 5 of the report. *Upon vote*, the motion carried unanimously.

With respect to Section 6 [Appendices] the Committee was informed by staff that a separate web page [similar to that shown in **Attachment B**] could be developed so that the entire Final Report will be available in one location along with the public meeting dates and agendas related to the EAC, CCPC and BCC during the months of January and March. After discussion, a motion was made by *Tom Jones* and seconded by *Gary Eidson* to put the Phase I Report together with Sections 1-5 of the Phase II Report in one book and all of the extended appendices in a second book making a combined 2-volume document of approximately 1,000 pages. *Upon vote*, the motion was carried unanimously.

VII. New Business

A. Discussion of presentation of the Committee's Five Year Review of the Rural Lands Stewardship Program to the Environmental Advisory Council [January 29th, the Planning Commission [January 28th/30th and the Board of County Commissioners on March 16th/17th.

Ron Hamel stated that he would be out of the country for the EAC and CCPC meetings, but would like the Committee to consider the following for a "panel" of the Committee when it meets with the EAC, CCPC and BCC:

- Brad Cornell, David Farmer, Tammie Nemecek, Bill McDaniel, and Tom Jones

Staff was asked to meet in a public meeting format with the panel prior to the EAC and CCPC meetings to assist in the preparation of a strategy for the Committee's presentation. Staff was also instructed to prepare a brief introduction to the Report as a lead in to the review of the Report by the EAC, CCPC and BCC. *Mr. Thomas* moved and *Gary Eidson* seconded to approve the panel and the strategy to prepare for the presentations. *Upon vote*, the motion carried unanimously.

Committee's Term Extension. After discussion of the fact that the Committee's present term ends on April 24, 2009, *Mr. Thomas* moved and *Gary Eidson* seconded to recommend to the BCC that the Committee's term be extended one year to April 24, 2010. *Upon vote*, the motion carried unanimously.

Gary Eidson continued membership. The Committee was advised that Gary will soon be living outside of Collier County and that the ordinances in place do not address what happens when a member moves outside the county. Mr. Eidson stated that he would very much like to continue as a member. *Mr. Thomas* moved and *Mr. Jones* seconded to recommend to the BCC that Mr. Eidson be allowed to continue as a Committee member following his move from Collier County. *Upon vote*, the motion carried unanimously.

Special Cycle Amendment Request to the BCC. *Mr. Thomas* moved and *Brad Cornell* seconded to authorize the Chairman to sign and distribute the **Attachment C** letter to the Board of County Commissioners and to County Manager Jim Mudd. *Upon vote*, the motion carried unanimously.

Cover Letter. *Mr. Eidson* moved and *Mr. Farmer* seconded to include the last major points in the last two pages of Al Reynolds' power point presentation into the cover letter, even though it may be redundant and to correct and replace the cover letter for approval of the Chairman. *Upon vote*, the motion carried unanimously.


VIII. Public Comments. None

IX. Next Meeting. The Committee voted to meet on February 19 in CDES Rooms 609/610 to review the EAC and CCPC comments and recommendations and discuss its presentation to the BCC on March 16/17. *Mr. Wolfley* stated that staff needs to take good notes at the EAC and, particularly at the CCPC meeting.

X. Adjournment

The meeting was adjourned by acclamation at 11:25 AM.

Rural Lands Stewardship Area Review Committee



Ron Hamel, Chairman

These minutes approved by the Committee on 3-3-09, as presented or as amended _____

RLSA Supporting Documentation – Overview

The RLSA Overlay is a long-term strategic plan with a planning horizon year of 2025, the established Horizon Year in the Collier County Growth Management Plan.

The analysis evaluates both the 2025 Horizon Year (Policy 1.22) and a theoretical “build-out” scenario in 2050. The topics include:

- The RLSA Credit System
- A 45,000 acre SRA cap
- 2025 and 2050 Concept Maps
- RLSA Transportation Analysis

ATT. A

RLSA Supporting Documentation – Credit System

The RLSA credit analysis compares current and proposed credits generated from natural resource areas, agriculture, panther corridors, and restoration.

The credit analysis shows how the Committee recommended policy changes will calibrate credit generation to the proposed 45,000 acre SRA buildout cap, which then aligns the RLSA Program with the goals of the Florida Panther Protection Program.

RLSA Credits – Adopted Program

Estimated Credits:

Base Credits:	128,000
Restoration Credits:	160,000
<u>Early Entry Bonus Credits:</u>	<u>27,000</u>
Total Credits:	315,000 Credits

Estimated SRA acres:

SRA Acres at 8 Credits per acre:	39,375 Acres
<u>Public Benefit Acres estimated at 10%:</u>	<u>3,937 Acres</u>
Total SRA Acres:	43,312 Acres

Remaining Baseline development potential

Open Land not included in SRAs or SSAs	
ACSC Open Land	15,000 Acres
<u>Non ACSC Open Land</u>	<u>28,700 Acres</u>
Total remaining Open Land	43,700 Acres

(This open land retains its underlying zoning and could be developed or placed into SSAs)

RLSA Credit System - Committee Changes

Proposed changes to the RLSA Overlay recommended by the Committee would change the Stewardship Credit estimates:

Agriculture Credits (Policy 2.2)

Open designated land in the ACSC at 2.6 Credits per acre.

Open designated land outside of the ACSC at 2.0 credits per acre.

Estimated 89,000 total Agriculture Credits.

Panther Corridor Credits (Policy 3.11)

1,300 acres of Open land and 1,000 acres of WRA land in the north and south corridors for a total of 2,300 acres at 10 Credits per acre.

Estimated 23,000 Panther Corridor Credits.

Tiered Restoration Credit Estimates (Policy 3.11)

Approved restoration credits (SSAs 1-9, 11): 28,000

Estimated pending and future restoration credits: 116,000

Estimated 144,000 Restoration Credits

SRA designation limit of 45,000 acres (Policy 4.2) and recalibration of SRA Credit Ratio from 8 Credits per acre to 10 Credits per acre. (Policy 4.19)

RLSA Credits – Committee Proposed System

Estimated Credits:

Base Credits from all NRI based SSAs	128,000
Early Entry Bonus Credits (upon phase out)	20,000
Restoration Credits (adjusted)	144,000
Agriculture Credits (40,000 acres)	89,000
<u>Panther Corridors (assumes 2,300 acres)</u>	<u>23,000</u>
Total Estimated Credits	404,000

Projected SSA supply of Credits

SSA Credits vested at 8 Credits per SRA acre	97,488 credits
Remaining SSAs at 10 Credits per SRA acre	306,512 credits

Projected SRA acres assuming all Credits are used:

SRA acres entitled at 8 Credits per acre	12,186 acres
<u>SRA acres entitled at 10 Credits per acre</u>	<u>30,651 acres</u>
Subtotal of Credit entitled SRAs	42,837 acres
<u>Public benefit acres (estimated at 10%)</u>	<u>4,283 acres</u>
Total potential SRA acres	47,120 acres
(Capped at 45,000 per Policy 4.2)	

Remaining Baseline development potential

Open Land not included in SRAs or SSAs 0 acres

RLSA Credits – Land Use Comparison

Current RLSA Land Use Summary	Acres	% of Total
NRI based SSAs	92,000	
SSA Subtotal	92,000	47.0%
Open Land (potential conversion to baseline rights) SRAs	43,700 43,300	
Potential Development Footprint	87,000	44.4%
Public Land and Miscellaneous	16,846	8.6%
Total RLSA	195,846	100.0%

Revised and recalibrated RLSA Land Use Summary	Acres	% of Total
NRI based SSAs	92,000	47.0%
Agriculture SSAs	40,000	20.4%
Panther Corridors	2,300	1.1%
SSA Subtotal	134,300	68.5%
Potential Development (SRAs)	45,000	23.0%
Public Land and Miscellaneous	16,546	8.5%
Total RLSA	195,846	100.0%

RLSA Credits – Open Space in SRAs

RLSA Policy 4.10 requires a minimum of 35% of each SRA to be open space.

15,750 acres of SRA will be open space if maximum SRA acreage is reached.

A maximum of 29,250 acres will be developed land.

The net developed footprint is equal to 15% of the total RLSA.

RLSA Concept Maps

Concept Maps visualize how land uses may be distributed within the RLSA, using symbols to depict possible locations of Towns, Villages and Compact Rural Developments.

Dark Green areas are natural resource Stewardship Sending Areas, light green areas are open lands and potential Agriculture Stewardship Sending Areas.

The range of potential size for any Town, Village or CRD varies widely, do not assume that each Town or Village symbol represents the maximum allowable size.

These Maps represent but one possible scenario, and should not be misconstrued as a binding or definitive depiction of the location or size of SRAs or SSAs, as these must be voluntarily and individually approved by the Collier County Board of County Commissioners in accordance with the adopted GMP and LDC procedures.

RLSA Concept Maps

Map A is a simplified rendering of the adopted RLSA Overlay Map.

Based on the RLS Review Committee's recommendations, Maps B and C show a possible scenario for the distribution of potential Stewardship Sending Areas, Stewardship Receiving Areas, Agricultural Areas, Open Spaces, and other features of the RLSA.

Map B shows one possible 2025 Horizon Year scenario .

Map C shows one possible 2050 "buildout" scenario.

RLSA 2025 Concept Map

In 2025, the county's forecasted number of homes is 25,700 and the MPO forecasted population is 56,300.

The 2025 Concept Map depicts 10 potential SRAs of varying size that would accommodate the forecasted 2025 homes and population and also provide for future growth.

The map depicts "approved" SRAs and not fully developed Towns and Villages, as it commonly takes 10-25 years or more before an approved Town or Village would be completed.

The Towns and Villages shown are approximately 24,000 acres. Approximately 1/2 of that acreage would be fully developed with occupied homes and associated non-residential uses.

RLSA 2050 Concept Map

In 2050, the forecasted number of homes within the RLSA ranges between 106,493 and 132,238 depending on the forecast source (Transportation model assumes 113,636).

The 2050 Concept Map depicts 16 possible SRAs of varying size that collectively would accommodate the forecasted 2050 number of homes and population.

SRAs represent 45,000 acres that is proposed as the cap for the RLSA at buildout, with an average gross density between 2.5 and 3.0 units per acre.

All areas depicted as FSA, HSA, WRA, Agriculture and Open Space are within approved SSAs in order to generate the necessary Credits to entitle the SRAs.

RLSA Supporting Documentation - Transportation

- A Long Range Transportation Plan (LRTP) Analysis is Required to Support a Future Land Use Element Amendment (FLUE)
- FL Statues Require Internal Consistency between Transportation Element (TE) & FLUE
- Collier County TE Horizon Year @ 2025
- Metropolitan Planning Organization LRTP Horizon Year @ 2030
- A 2025 Analysis Required to Support RLSA Amendments
- A Build-Out Analysis Requested by Staff

RLSA Supporting Documentation - Transportation

- ❑ Standard Practice in LRTP Development
 - ❑ Build-Out Analysis Prepared
 - ❑ Followed by 2025 Analysis
- ❑ Each Development Area in Unique Traffic Analysis Zone (TAZ) (see *Figure D*)
- ❑ TAZs Outside RLSA and Inside Immokalee Urban Area Provided by County
- ❑ Existing TAZs Stripped of Original Forecasts (SSAs)

RLSA Supporting Documentation - Transportation

- ❑ One Potential Build-Out Scenario (see *Table III*)
- ❑ FDOT District-wide Travel Demand Model Used
- ❑ Build-Out “Needs” Network Developed (see *Exhibit A*)

- ❑ One Potential 2025 Scenario (*Table IV*)
- ❑ 2025 Needs Network Developed (*Exhibit B*)
- ❑ This Analysis Determines what, if any Changes are Needed in the Transportation Element

RLSA Supporting Documentation - Transportation

- Unrelated Effort – Countywide Build-Out Study
- County Long-Range Forecast within RLSA
- County Asked for Guidance from Landowners
- Potential RLSA Build-Out Scenario Provided to County
- New Build-Out Model Being Developed by County
- County to Incorporate Results into New Vision Plan

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

- Achieve a balance of natural resource protection, agriculture and sustainable community development at the planning horizon year and at buildout.**
- Provide new and meaningful economic incentives for agriculture to remain as a viable component of the economy of Collier County.**
- Increase the total area of lands expected to be placed into Stewardship Sending Areas from 92,000 acres to 134,300 acres.**
- Enable protection and restoration of critical natural resources on private land using incentives that do not require public dollars for acquisition or management.**
- Align the RLSA program with the Florida Panther Protection Program's objectives.**

RLSA Supporting Documentation - Summary

Based on the adopted RLSA Overlay and the RLS Review Committee's recommended policies, the RLSA will:

Establish a maximum SRA development footprint of 45,000 acres - less than 1/4 of the total RLSA; or 15% when open space within new communities is accounted for.

Reduce the potential for conversion of open lands to non - RLSA baseline development, thereby reducing potential sprawl.

Accommodate forecasted population growth in a sustainable manner and ensure that supporting public facilities, services, and infrastructure are provided.

Create new opportunities to site economic development driven new businesses in proximity to places for employees to live.

Accommodate a long range interconnected transportation network plan that serves eastern Collier County.

ATT. B

Comprehensive Planning

Annual Update and Inventory Report (AUIR)

1-6-09

Example of a web page that could be set up for the Five-Year RLS Program Review

JH.

ANNUAL UPDATE & INVENTORY REPORT

The Annual Update and Inventory Report on public utilities (AUIR) is an annual process for collecting, organizing, and publishing a summary report illustrating the approved significant County infrastructure Level of Service Standards (LOSS) for key facilities, comprised of Category A and Category B projects. This process is governed by the Florida Growth Management Act of 1985, requiring Collier County to adopt levels of service standards (LOSS) for key facilities; (Category "A") concurrency facilities necessary to support future development, and (Category "B") facilities not binding on the BCC, however impact fees are collected.

JOINT CCPC/PRODUCTIVITY COMMITTEE HEARING:
OCTOBER 22, 23 & 24, 2008
COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES
2800 N. HORSESHOE DRIVE, CONFERENCE ROOMS 609/610
NAPLES, FL 34104

AGENDA

2008 AUIR: (FOUR PART)

- Part I
- Part II
- Part III
- Part IV

BCC HEARING:
NOVEMBER 3 & 4, 2008
BOARD OF COUNTY COMMISSIONERS
3RD FLOOR BCC CHAMBERS - MAIN COMPLEX
3301 E. TAMiami TRAIL
NAPLES, FL 34112

AGENDA

Previous AUIRs:

2007 AUIR: (FOUR PART)

- Part I
- Part II
- Part III
- Part IV

ATT. C

January 5, 2009

The Honorable Tom Henning, Chairman
and Members
Collier County Board of County Commissioners
3301 East Tamiami Trail
Naples, Florida 34112

Dear Chairman Henning and Commissioners:

The Rural Lands Stewardship Area Review Committee gratefully acknowledges the direction received from the Board of County Commissioners to transmit our Phase II Report to the Collier County Environmental Advisory Council and the Collier County Planning Commission as part of an expedited review of the Committee's work.

Given that the Phase II Report takes the form of specific recommended policy amendments to improve the RLSA program, and in keeping with the Board's vote to expedite the review process, the RLSA Committee recommends and respectfully requests that the Board of County Commissioners initiate a special cycle for Growth Management Plan RLSA Overlay Amendments to consider the proposed policy amendments contained in the Phase II Report.

We appreciate the opportunity to serve the Board of County Commissioners and stand ready to proceed in whatever way you believe best serves the people of Collier County.

Very truly yours,

Ron Hamel
Chairman, Rural Lands Stewardship Review Committee

cc: County Manager James V. Mudd