

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 March 26, 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:

VICE CHAIRMAN: Neno Spagna
Bill McDaniel
Brad Cornell
Gary Eidson
Tom Jones
Fred N. Thomas, Jr.
David Wolfley

ALSO PRESENT: CDES staff members Thomas Greenwood and Leslie Persia of the Comprehensive Planning Department; Steven Williams, Assistant County Attorney's office; and approximately 10 members of the public.

I. Call Meeting to Order

The meeting was called to order at 9:00 AM by *Vice Chairman Neno Spagna*.

II. Roll Call

Roll call was taken, and a *quorum was established* as 7 of 11 members were present [Jim Howard, Tammie Nemecek, Ron Hamel, and David Farmer were excused due to conflicting meetings].

III. Approval of Agenda

Bill McDaniel moved and *Fred N. Thomas, Jr.* seconded to approve the agenda as distributed. *Upon vote*, the motion carried unanimously.

IV. Approval of Minutes of the March 12, 2009 meeting

Bill McDaniel moved and *Brad Cornell* seconded to approve the Minutes of the March 12 meeting as distributed. *Upon vote* the motion carried unanimously.

V. Presentations. None

VI. Old Business

Staff Note: For the sake of brevity, these minutes include only final actions taken. A recording of the entire meeting is available upon request.

A. Review of and action on:

- (1) *Revised pages in the Committee's report entitled Five-Year Review of the Rural Lands Stewardship Program as discussed during the Committee's March 12, 2009 meeting.*

Upon review of the revised pages for Sections 1, 2, and 4, a motion was made by **Fred N. Thomas, Jr.** and seconded by **Gary Eidson** to incorporate the following modifications and corrections in the final document that goes to the Board of County Commissioners:

- 3rd page of transmittal letter: (#8)...change “substantial to “sustainable”
- Page 15: modify the map to not show panther corridors and modify the map on page 68 to show panther corridors by using wide arrows
- Page 30: modify the goal language to underline the following words: “through the use of established incentives.” (also on pages 45 and 95)
- Page 35 (Policy 4.5): add the words “as may be amended and” following “plan” in the 6th line and delete “be” in the 5th line. (also on pages 56 and 136)
- Page 38 (Policy 4.7.4): add the words, “sustainability and” following “economic”. (also on pages 59 and 143)
- Page 72: (Attachment C)...add in economic development activities under Villages to read as they do for Towns.

Upon vote, the motion carried unanimously.

(2) ***Review of draft Executive Summary to accompany the Committee’s presentation of its Report to the Board of County Commissioners for the April 21, 2009 Board of County Commissioners meeting.***

The Committee reviewed the March 24, 2009 draft Executive Summary shown as **Attachment A** to these minutes. After discussion, **Fred N. Thomas, Jr.** moved and **Bill McDaniel** seconded to approve the modified annotated Executive Summary as attached. *Upon vote*, the motion carried unanimously.

Tom Jones suggested that the Attachment A to the BCC Executive Summary be reformatted as follows:

- Initial Committee recommendations first;
- CCPC and EAC recommendations second;
- Staff comments third;
- Committee final recommendations fourth

Fred N. Thomas moved and **David Wolfley** seconded to reorder Attachment A to the BCC Executive Summary as listed in the order above. *Upon vote*, the motion carried unanimously.

(3) ***Review of revised power point presentation.***

Following review of the draft power point presentation, the following was the Committee consensus:

- staff provides first 8 slides
- Brad Cornell provides next 6 slides, including a new slide on credits and entitlements under the RLSA program which cover the history of the RLSA Program.
- Gary Eidson would present the next 6 slides and slide entitled “Phase I Report-Technical Review Implementation first 5 Years” placed directly in

front of the slide entitled "Collier County RLSA is an Award Winning Program".

- Bill McDaniel would present the balance of the slides which summarize the Phase II Report.

VII. New Business none

Tom Jones requested that the updated Johnson Engineering Report be placed in Volume II as an appendix. Staff stated that they would do such.

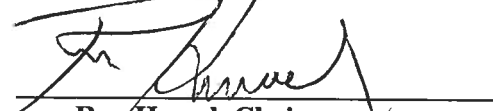
VIII. Public Comments. None

IX. Next Meeting. The Committee did not set its next meeting date as the next meeting will be with the Board of County Commissioners on April 21 at 9:00AM in the BCC Chambers.

X. Adjournment

The meeting was adjourned by acclamation at 11:35A.M.

Rural Lands Stewardship Area Review Committee



Ron Hamel, Chairman

These minutes approved by the Committee on 5 June 09, as presented or as amended _____

ATTACHMENT A

EXECUTIVE SUMMARY

Recommendation that the Collier County Board of County Commissioners review at a special public meeting the Rural Lands Stewardship Area Review Committee's revised January 6, 2009 "Five-Year Review Report of the Rural Lands Stewardship Program"; the Collier County Planning Commission's recommendations; the Collier County Environmental Advisory Council's comments and recommendations; the Committee's request for Board of County Commissioners authorization for a special Growth Management Plan Amendment Cycle solely for the purpose of review and consideration of amendments to the Growth Management Plan Rural Lands Stewardship Area Overlay as outlined in the revised Five-Year Report; and staff considerations regarding the Growth Management Plan impact and fiscal impact.

RURAL LANDS STEWARDSHIP AREA REVIEW COMMITTEE...REPORT IN BRIEF

Committee revised Report.

The Rural Lands Stewardship Area Review Committee (Committee) is pleased to present to the Board of County Commissioners (BCC) its **attached revised** "Five-Year Review Report of the Rural Lands Stewardship Program" (Report) containing recommendations to improve the Rural Lands Stewardship Area Overlay (Overlay) in Collier County. The Report includes revisions to the original January, 2009 Committee-issued Report based upon Committee responses to the content of public hearings held before the Collier County Planning Commission (CCPC) and Environmental Advisory Council (EAC) along with each advisory body's comments and recommendations included herewith as Attachments B and C, respectively. These public hearings were directed by the BCC during its December 2, 2008 meeting. The *revised* Report was prepared following 23 public meetings held before the Committee between November, 2007 and January, 2009 as well as an additional 8 BCC-directed public hearings held before the CCPC (January 28 & 30, February 5, 20, & 26) and the EAC (January 29, February 5 & 27).

In short, the Report the BCC is receiving herewith includes the Committee-approved revisions agreed upon by the Committee during its March 3 and March 12, 2009 meetings in response to its review of both the CCPC and the EAC recommendations to the BCC. **Attachment A** is the Committee responses to the CCPC and EAC recommendations; **Attachment B** is the full CCPC ~~Report~~ comments and recommendations to the BCC; and **Attachment C** is the full EAC ~~Report~~ comments and recommendations to the BCC.

Committee recommended key enhancements to the Overlay.

The primary Committee-recommended enhancements to the Rural Lands Stewardship Area Overlay (Overlay) include:

- A. *Provision for Credit incentives to encourage the permanent preservation of agricultural lands; ~~which is a criticism of the Overlay by the Department of Community Affairs (Policy 2.2 of Section 2 of Volume 1); (approved based upon motion and second by Bill McDaniel and unanimous vote)~~*

- B. *Restore ~~flow ways~~ flowway stewardship areas and habitat stewardship areas through a credit generating system that considers cost, difficulty and benefit value of each restoration type through a newly adopted tiered system (Policy 3.11 of Section 2 of Volume 1); (approved based upon a motion by Gary Eidson and second by Fred N. Thomas, Jr. and unanimous vote)*
- C. *Provision of incentives to create, restore and enhance panther corridor connections to encourage the protection of the Florida Panther in the Overlay area (Policy 3.11, paragraph 2, of Section 2 of Volume 1);*
- D. *Provision of “conditional” Stewardship Sending Areas”(SSAs) in the Overlay which provides a mechanism for property owners to have the ability of better self-controlling the number of permanent Credits that are issued (Policies 1.6 and 1.6.1 of Section 2 of Volume 1);*
- E. *Placement of a limit on the maximum “footprint” of Stewardship Receiving Areas (SRAs) which would limit the maximum SRA “footprint” to 45,000 acres or approximately 23% of the total lands in the Overlay area and recalibrate the credit system to ensure the balance essential to the sustainability of a voluntary incentive based program which generates significant public benefits without incurring public expenditures; (Policies 4.2 and 4.19, respectively of Section 2 of Volume 1);*
- F. *Provision for better transportation planning related to the Overlay area and future SRAs (several Policies in Group 4 Policies); and*
- G. *Provision of proposed new Policy 3.7 of the Transportation Element of the Growth Management Plan (GMP) as a companion policy to Policy 4.5 of the Overlay (page 166 of Volume 1) in cooperation with Collier County in its creation of a plan for a county transportation network that meets the adopted Level of Service through build out of the county and considers the location of public services needed to accommodate the build out population.*

Committee requests of the BCC.

Following BCC review of the Committee’s final revised Report, the Committee requests the following of the BCC:

- A. *Accept this Report as a proposal for future Growth Management Plan (GMP) amendments to the Rural Lands Stewardship Area Overlay (Overlay) of the Future Land Use Element (FLUE) of the GMP;*
- B. *Direct that there be consideration of an amendment to the Transportation Element of the GMP to create new proposed Policy 3.7 as a companion policy to Policy 4.5 of the Overlay; and*
- C. *Direction to County Staff in response to the Committee’s January 5, 2009 request (Attachment D) to prepare proposed amendment to the Rural Lands Stewardship Area Overlay of the Future Land Use Element of the Growth Management Plan as a “special cycle for Growth Management Plan RLSA Overlay amendments...”*

OBJECTIVE:

To provide the Board of County Commissioners (BCC) at a special public meeting on April 21, 2009, with the documents listed below and seek direction from the BCC with respect to:

- A. *Acceptance of the Five-Year Report;*

- B. *Direction to staff with respect to the Rural Lands Stewardship Area Review Committee's request for BCC authorization for the holding of a special GMPA cycle, which is a departure from the BCC-adopted policy of limiting GMP amendments to one cycle per calendar year; and*
- C. *Assignment of priority to this special RLSA/FLUE/GMPA cycle and the recommended creation of RLSA/FLUE.GMPA-related new Policy 3.7 of the Transportation Element of the GMP. ~~taking into consideration the already filed GMPA 2007/2008 combined cycle petitions currently under sufficiency review, the already filed proposed amendments to the Immokalee Area Master Plan, and the upcoming 2009 cycle petitions that have an April 24, 2009 deadline filing.~~ (approved based upon a motion by Bill McDaniel and second by Fred N. Thomas, Jr. and unanimous vote)*

BACKGROUND:

January 30, 2004 to present: Rural Lands Stewardship Program adoption into the LDC and favorably recognized in Florida and nationally. The Rural Lands Stewardship Program in Collier County has been recognized in Florida, regionally, and nationally for visionary methodology to preserve environmentally significant land, to protect agricultural land and to direct growth to suitable locations. Collier County adopted the RLSA Overlay in the Land Development Code (LDC) on January 30, 2004 as the implementing regulation for the Growth Management Plan amendments known broadly as the "Rural/Eastern Lands Amendments" which were developed in response to Administration Commission Final Order No. AC99-002, which required a "Rural and Agricultural Assessment" and subsequent adoption of the Growth Management Plan amendment based upon that assessment.

October 24, 2007: BCC establishment of the RLSA Review Committee (Committee). Policy 1.22 of the RLSA requires a Five-Year Review of the RLSA. Accordingly, the BCC established the ad hoc Rural Lands Stewardship Area Review Committee by Resolution Number 2007-305A on October 24, 2007, and provided the Committee with the following functions, powers and duties:

1. "Review data concerning the participation and effectiveness in the Overlay meeting the Goal, Objective, and Policies in the Future Land Use Element of the Growth Management Plan.
2. Review the RLSA Overlay and make recommendations to increase the effectiveness of the Overlay.
3. Assist in determining the most effective venues and dates to hold public presentations; and
4. Assist in promoting public interest in the review process."

May 27, 2008: BCC approval of the "Phase I-Technical Report" (#1 of functions, powers, and duties of the Committee). On May 27, 2008, the "Phase I-Technical Report" of the Committee was brought before the BCC, approved by the BCC, and forwarded to the Department of Community Affairs for its records in accordance with the directive contained in Policy 1.22 of the RLSA. The Phase I Report was presented and responded to by the Collier County Planning Commission and the Environmental Advisory Council prior to presentation to the BCC. The Phase I Report is a review of data concerning the participation and effectiveness in

the Overlay meeting the Goal, Objective, and Policies in the Future Land Use Element of the Growth Management Plan.

January 6, 2009: Committee issuance of the “Five-Year Review of the Rural Lands Stewardship Program” (#2 of functions, powers, and duties of the Committee). On January 6, 2009 the Committee issued its 2-volume report of findings and recommendations which includes the following:

- **Volume 1** of the Report contains the approved “Phase I- Technical Report” (to the BCC on May 27, 2008), as well as the “Phase II-RLSA Overlay” review and recommendations; and
- **Volume 2** of the Report contains the major appendices and support documentation which the Committee considered when forming and finalizing its recommendations to the BCC.

With respect to the #3 and #4 functions, powers and duties of the Committee, the Committee held a total of twenty three (23) public meetings between November, 2007 and January 6, 2009 to receive and review information provided by expert presenters, several organizations, individuals, with summary minutes and taped recorded documents developed and maintained for public record. Most of the Committee meetings were held in the CDES building located on North Horseshoe Drive, while several of the meetings were held at both the new Town of Ave Maria and at the North Collier Regional Park. These meetings led to the preparation of the Phase I and Phase II Reports. **Volume 2** of the Report contains copies of most of the written documentation which assisted the Committee in forming its recommendations. For example, **Appendix I** of **Volume 2** contains copies of most of the Naples Daily News articles explaining the RLSA and the Committee’s progress in reviewing the RLSA, while **Appendix MM** contains copies of the “as approved” summary minutes of the RLSA Review Committee meetings. Most meetings were well attended with audience attendance/participation usually ranging between 15 and 30 persons. All persons were given an opportunity to speak and/or present information. During the March 3, 2009 Committee meeting Ms. Chris Stratton [who stated at a previous Committee meeting that she represented the League of Women Voters] complimented the Committee for its openness, encouragement of public input and participation, and the conduct of its meetings.

CONSIDERATIONS:

The BCC on December 2, 2008 provided direction to staff to facilitate the review of the Committee’s Report before both the Collier County Planning Commission (CCPC) and the Environmental Advisory Council (EAC). Accordingly, a combined total of eleven (11) public meetings were held (6 CCPC public meetings and 5 EAC public meetings) between January 28 and March 10, of which a total of 8 were public hearings where the public was encouraged to speak concerning the Report. All meetings of the CCPC and EAC were properly noticed public meetings, recorded with minutes taken, and most meetings were televised.

Like the Committee, both the CCPC and the EAC chose to review the Rural Lands Stewardship Overlay (Overlay) Policy by Policy [Section 2 of the Phase 2 Report.....pages 45 through 73]. Accordingly, most of the recommendations and/or comments of the CCPC and EAC are detailed and relate to certain Policies or other language in the RLSA Overlay.

On March 3 and March 12 the Committee met to discuss and respond to the CCPC and EAC Reports- comments and recommendations and provide responses (**Attachment A**).

A. CCPC recommendations

Attachment B is a copy of the March 5, 2009 CCPC Report— comments and recommendations to the BCC based upon the initial January, 2009 Report issued by the Committee. The CCPC approach to reviewing the Committee Report was Policy by Policy using Section 2 of the Phase 2 Report (pages 48-73 of Volume 1) as the format for its review. Therefore the CCPC Report of recommendations to the BCC is Policy-based.

B. EAC comments and recommendations

Attachment C is a copy of the March 10, 2009 EAC Report comments and recommendations to the BCC based upon the initial January, 2009 Report issued by the Committee. Committee responses immediately follow the EAC Report comments and recommendations. Although the EAC also reviewed the Report on a Policy by Policy basis, most of the EAC comments and recommendations were more general and issue-based, focusing on such issues as preservation of agricultural lands, protection of panther habitat, water availability for future Stewardship Receiving Areas (SRAs), and limiting development in the Area of Critical State Concern (ACSC). Therefore, the nature of the Committee's responses to the EAC Report comments and recommendations is somewhat different than its responses to the CCPC Report.

C. Committee response to CCPC and EAC comments and recommendations

The Committee voted to accept 19 of the 30 policy recommendations contained in the March 5, 2009 CCPC Report comments and recommendations to the BCC (**Attachment B**). These CCPC recommendations are reflected in the Report. The following are the CCPC recommended policy language changes accepted by the Committee: Policies 1.6.1, 2.4, 3.13, 4.5, 4.6, 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.10, 4.14, 4.15.1, 4.16, 4.20, 4.21, 4.23, 5.1, 5.3, and 5.4.

Attachment A is a summary of the 11 policies where the Committee and CCPC recommendations differ based upon the March 3 and March 12 Committee actions taken. The Committee-recommended policy language contained in **Attachment A** is reflected in the Report.

In the Committee's opinion, the *major area of departure* between the Committee and CCPC recommendations has to do with providing a definitive limit on development of SRAs within the Overlay. This departure can be summarized as follows:

- the CCPC has recommended to the BCC that there be a 315,000 cap on the number of Credits
- the Committee believes the best way to control the amount of development in the Overlay area (SRAs) is to limit the total SRA "footprint" to 45,000 acres (there is not an existing cap);

The Committee’s rationale for placing a 45,000 acre cap on SRA acres (rather than a 315,000 cap on the number of Credits) is based upon the following as discussed during the Committee’s March 12, 2009 meeting:

1. A SRA cap of 45,000 acres would result in a definitive limit of not more than approximately 23% of the RLSA in SRAs and is very close to that which would be possible under the current Overlay language (see page 76 in Section 3 of the Phase 2 Report);
2. Credits are the “currency” for public good and it seems not appropriate to limit public good by limiting Credits;
3. Credits can also be purchased by public entities (Policy 1.18) such that a public entity can permanently preserve land for environmental or agricultural purposes without having to acquire the land through a possibly more expensive fee simple purchase, while the land remains in private ownership and used for uses permitted under the specifically approved SSA;
4. Proposed Policy 1.6.1 would provide for “conditional SSAs” which would allow the property owner to opt out of the SSA and regain underlying permitted base zoning uses as permitted under the A-Rural Agriculture District; and
5. The ~~limiting~~ limitation on the number of Credits would be a legislative limit and possibly result in unintended negative consequences as the RLSA Overlay is a voluntary program and market driven. It also creates an inequity amongst RLSA property owners based upon who can capitalize first in claiming Credits. (approved based upon a motion by Brad Cornell and second by Gary Eidson and unanimous vote).

The Committee stands ready to discuss Policy 4.5 with the BCC in greater detail during the BCC review of this project.

LEGAL CONSIDERATIONS: The County attorney’s office will assist staff with the implementation of the Board’s direction. This item is not quasi-judicial and as such, ex-parte disclosures are not required. A majority vote is necessary for Board action. - HFAC

FISCAL IMPACT: The following are estimated costs related to this GMPA:

- a. Legal advertisements: for transmittal and adoption hearings before the CCPC, EAC and BCC (\$1,254 x 6).....\$7,524
- b. Court reporter: [assumes 2.0 days for EAC; 4.0 days for PC; and 2.0 day for the BCC].....\$12,000
- c. Cost of minutes for potential administrative hearing:unknown
- d. Cost of printing (labor and materials).....\$6,000
- e. Public Services (Housing and Human Services): approximately 50 hours.....\$2,500
- f. Public Services (Parks and Recreation): approximately 50 hours.....\$2,500
- g. Public Utilities: approximately 50 hours.....\$3,500
- h. Transportation: approximately 100 hours.....\$7,000
- i. CDES Division staff: 1,000 total staff hours, including the following
Departments: Comprehensive Planning, Engineering and Environmental
Services, Zoning and Land Development Review, Assistant County Attorney,
and Administration.....\$50,000

TOTAL ESTIMATED FISCAL IMPACT: \$91,024
(does not include the costs of administrative hearing)

GROWTH MANAGEMENT IMPACT: The GMP will need to be amended concurrent with or prior to the proposed RLSA Overlay amendments to align the Plan dates throughout the GMP in response to the Objection received from the Department of Community Affairs related to DCA review of the 2006 cycle of GMP amendments.

The Collier County Rural Lands Stewardship program does not fall under the State of Florida RLS Statutes since Collier County approved its RLS program before the Florida RLS Statutes became law. (There is no requirement that any amendments to the RLSA Overlay be made immediately at this time.) However any amendments, if approved by the BCC following “transmittal hearings”, would be forwarded to the Department of Community Affairs which would review the proposed amendments for consistency with the Collier County GMP, Florida Statutes, and Florida Administrative Code.

~~Even though Policy 1.22 of the RLSA Overlay of the Future Land Use Element only requires that “A comprehensive review of the Overlay shall be prepared for and reviewed by Collier County and the Department of Community Affairs upon the five year anniversary of the adoption of the Stewardship District in to the LDC”, Collier County Comprehensive Planning staff has had two substantive conversations with Robert Pennock, DCA RLSA oversight, wherein Mr. Pennock has emphasized that amendments should be made to the Collier RLSA’s Goal, Objective and Policies wherein compliance or consistency with the requisite Goal, Objective and Policies are in question. Policy 1.22 of the RLSA Overlay has been reviewed in its entirety by staff and the only requirement in Policy 1.22 is that Collier County undertake a comprehensive review of the participation and effectiveness of Overlay implementation in meeting the Goal, Objective and Policies in the RLSA Overlay. Staff is of the professional opinion that the RLSA Overlay is a Growth Management planning tool which is in its infancy, wherein the techniques and strategies that will measure the effectiveness of the RLSA Overlay cannot be measured in terms of its success and failures until such time that the RLSA Overlay matures over the projected 25-year build out of the RLSA.~~

~~The Florida Department of Community Affairs is of the opinion that Collier County is failing to meet the intent of the RLSA Overlay Goal which requires Collier County to protect agricultural activities and to prevent premature conversion of agricultural land to non agricultural activities. The majority of the land in the RLSA Overlay is zoned Agricultural, which would make the conversion of agricultural lands to non agricultural lands inevitable under the proviso of creating compact and self-sustaining towns, villages, and hamlets. Regardless, DCA highlighted this perceived shortcoming in Collier County RLSA in its “Rural Land Stewardship Area Program 2007 Annual Report to the Legislature” dated December 31, 2007.~~

~~Comprehensive Planning Department staff is of the professional opinion that this assessment by DCA is premature, and an initial comprehensive assessment of all the Goal, Objective and Policies in the RLSA Overlay would be more appropriate in the Collier County 2011 Evaluation and Appraisal Report of the GMP in its entirety. The impact of the downturn in the economy~~

~~and its effect on proposed development, building activity and impacts on agriculture warrants a more timely assessment rather than an overly reactive major modification to an RLSA Overlay in its infancy. However, staff is also of the professional opinion that any obvious deficiencies in the RLSA Overlay that can be corrected or modified can be made in any GMP amendment cycle. Conversely, any major changes to the RLSA Overlay in its entirety will require either a separate GMP amendment cycle or an inclusion in a future GMP amendment cycle where major substantive review of proposed changes and supporting data and analysis will require an inordinate amount of staff time and unduly burden a shrinking staff that is operating at only 78% of its staffing capacity as a result of reductions in staff associated with reduced funding in Fund 131.~~

~~The proposed amendments to the RLSA Overlay are Committee driven. At this time proposed amendments to the RLSA Overlay of the GMP have not been substantively reviewed by Staff for sufficiency, supporting data and analysis, proper “wordsmithing”, and consistency with the GMP, Florida Statutes, and Florida Administrative Code as this will constitute a substantive analysis of the proposed amendments as drafted by the Committee. Moreover, the Committee is aware that not all of the data and analysis to support the amendments has been completed. For example, the Transportation Planning Department has not approved the concept transportation maps contained in Section 3 (Support Documentation) of the Phase II Report which need to be refined and integrated with the “County Build Out Vision Plan” as outlined in the proposed new Policy 3.7 of the Transportation Element of the GMP (see Section 5 on page 166 of the Phase II Report). Therefore, before any comprehensive and final substantive review by the EAC or CCPC during “Transmittal Hearings” occurs, it would be incumbent upon direction of the BCC to establish a separate RLSA Overlay GMPA amendment Cycle to allow staff to undertake the normal progressive steps associated with GMP amendments.~~

~~Finally, due to the attached list of projects internal to the Comprehensive Planning Department (**Attachment E**), including the 2007/2008 GMP Cycle amendments [**Note: schedule to be determined shortly**], proposed amendments to the Immokalee Area Master Plan, upcoming 2009 GMP Cycle amendments, the Annual Update and Inventory Report, and many other projects set forth in **Attachment E**, the Comprehensive Planning Department staff will need BCC direction as to what priority to assign to the Committee recommended RLSA Overlay special GMPA cycle. It must be pointed out with strong emphasis that the Comprehensive Planning Department was cut from 14 positions to 12 positions during FY 08 and reduced one other position during FY 09. Reductions in the Comprehensive Planning Department workforce has occurred even though the workload has increased. Staff members involved with GMP Amendments and related projects are already working 50-55 hours per week. If priority is given to this project, then the production of other products will be delayed as staff resources have been stressed to the point where the Department’s deliverables set forth in the County’s Business Plan cannot be achieved. Further, all dates for transmittal hearings and adoption hearings will need to be coordinated with the Environmental Advisory Council (EAC), the Collier County Planning Commission (CCPC), and the BCC, both as to meeting room space availability and availability of hearing bodies for specific dates. — *(approved based upon a motion by Bill McDaniel and second by Fred N. Thomas, Jr. and unanimous vote)*~~

RECOMMENDATION: Staff requests that the Board of County Commissioners:

- accept the Report in its entirety as a planning document;
- provide direction and prioritization to staff with respect to the Committee's request for BCC authorization for the holding of a special GMPA cycle, which is a departure from the BCC-adopted policy of limiting GMP amendments to one cycle per calendar year; and
- assignment of priority to this special RLSA/FLUE/GMPA cycle (includes the Committee-recommended companion new Transportation Element Policy 3.7) versus the already filed GMPA 2007/2008 combined cycle petitions and the upcoming 2009 GMPA cycle petitions.

Prepared by Thomas Greenwood, AICP, Principal Planner, Comprehensive Planning Department

ATTACHMENTS

Five Year Review of the Rural Lands Stewardship Program [Volumes 1 and 2]

Attachment A: Responses by the RLSA Review Committee to CCPC and EAC comments and recommendations

Attachment B: ~~Report~~ Comments and recommendations of the Collier County Planning Commission, dated March 5, 2009

Attachment C: ~~Report~~ Comments and recommendations of the Environmental Advisory Council, dated March 10, 2009 and Rural Lands Stewardship Area Review Committee responses dated March 12, 2009.

Attachment D: January 5, 2009 letter from the Committee requesting a special GMPA cycle

Attachment E: Comprehensive Planning Department Major Projects, 2008-2011