



# COLLIER COUNTY GOVERNMENT

Community Development and Environmental Services Division

Comprehensive Planning Department • 2800 North Horseshoe Drive • Naples, FL 34104

Date: November 24, 2009

Florida Department of Community Affairs (DCA)  
Walker Banning, Community Program Manager  
Division of Community Planning  
2555 Shumard Oaks Blvd.  
Tallahassee, Florida 32399-2100

Evaluation and Appraisal Report - Letter of Understanding

Dear Mr. Banning:

The purpose of this letter is to identify the planning issues that will provide the basis for Collier County's Evaluation and Appraisal Report (EAR). Collier County will prepare and adopt its EAR by January, 2011. The time period covered by the evaluation will be from January 1, 2004 (the date of the last EAR) until July 1, 2010.

The "Major Issues" to be addressed are attached. These issues were identified based on the following:

- A scoping meeting held with peer and stakeholder agencies on September 8, 2009;
- The endorsement of the Board of County Commissioners scheduled for December 1, 2009; and
- Consultation with DCA staff.

We request that this letter and the attached list of Major Issues serve as the basis for a letter of Understanding between the Department of Community Affairs and Collier County. The Major Issues will be the focus of the Collier County EAR. The EAR will also address the required subjects detailed in Section 163.3191(2)(a-p), Florida Statutes.

If you have any questions or comments on the Collier County EAR, please contact either Mike Bosi or myself at (239) 252-2309.

Sincerely,

Randall J. Cohen, AICP  
Director of Comprehensive Planning

# Collier County Evaluation and Appraisal Report

## List of Major Issues

### 1. CONCURRENCY MANAGEMENT

As part of its growth management program the County has adopted a variety of measures to ensure that infrastructure is available when needed to support new development/redevelopment and that such development pay its fair share. These measures include adopted Level of Service Standards, a concurrency management system, impact fees, permit and services fees, proportionate-fair share ordinance, direct cost accounting and a Five-Year Schedule of Capital Improvements to program the timely construction of needed public facilities. The EAR will include a series of interrelated evaluations of the actions taken by the County and recommendations regarding changes needed to better achieve community-planning objectives.

The EAR will evaluate the effectiveness of the concurrency management measures in achieving and maintaining the adopted level of service standards and ensuring that infrastructure is available when needed to support development and that development pays for growth related impacts.

### 2. CLIMATE CHANGE

The EAR will evaluate the policies and objectives within the GMP for their effectiveness towards promoting reductions in vehicle miles traveled and corresponding reduction in green house gas emissions.

### 3. URBAN DEVELOPMENT PATTERN

The EAR will evaluate the objectives and policies of the GMP for their effect upon the pattern and timing of urban development throughout the County. The EAR will evaluate the effectiveness of the urban boundary line and policies related to urban areas in Immokalee.

### 4. WATER RESOURCE PROTECTION

Evaluate the County's watershed management planning and floodplain management programs and existing criteria to determine the degree to which related planning objectives have been achieved.

### 5. INTERGOVERNMENTAL COORDINATION

Assess the ongoing coordination between Collier County and surrounding local governments, other governmental agencies, and special districts, and assess the effectiveness of the objectives and policies of the plan and determine if any deficiencies exist or modifications are required. The EAR will evaluate the effectiveness of the intergovernmental coordination related to the planning and provision of potable water.

**6. AFFORDABLE HOUSING**

The EAR will evaluate how successful the County has been in providing affordable housing during the previous implementation period, the status of available affordable housing in the County and determine if any modifications to the GMP are necessary.

**7. RURAL LANDS STEWARDSHIP AREA OVERLAY**

The EAR will include an evaluation of the effectiveness of the Comprehensive Plan in achieving the plan objectives and policies associated with the Rural Lands Stewardship Area Overlay.

**8. RURAL FRINGE MIXED USE DISTRICT**

The EAR will include an evaluation of the effectiveness of the Comprehensive Plan in achieving the plan objectives and policies associated with the Rural Fringe Mixed Use District.