

March 3, 2016

MINUTES OF THE MEETING OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE (GMOC)

Naples, Florida, March 3, 2016

LET IT BE REMEMBERED, the Collier County-Growth Management Oversight Committee in and for the County of Collier, having conducted business herein, met on this date at 3:00 P.M. in REGULAR SESSION at the Collier County Growth Management Department Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Ross W. McIntosh
Jeffrey Curl
Everett Loukonen
John W. Vaughn, Jr.
Deborah Chesna
Max Weisinger

ALSO PRESENT: Kris Van Lengen, Community Planning Manager (staff liaison)
Anita Jenkins, Principal Planner, Community Planning
Greg Ault, Principal, AECOM

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department – Contact Mr. Evy Ybaceta at 239-252-2400.

1. Roll Call

Chairman McIntosh called the meeting to order at 3:00pm. Mr. Van Lengen noted the excused absence of Mr. Penniman.

2. Approval of Agenda

Mr. Vaughn moved to approve the Agenda. Second by Mr. Curl. Carried unanimously 6 - 0.

3. Approval of December 3, 2015 Minutes

Mr. Loukonen moved to approve the minutes; seconded by Mr. Vaughn. Mr. Curl noted a misspelling of his name. The motion then carried unanimously, 6-0, with said correction.

4. Staff Announcements

Mr. Van Lengen introduced Anita Jenkins, hired by the County as Principal Planner, Community Planning, at a date after the first GMOC meeting. Her extensive experience in growth management planning was noted. She will be directly involved in the area restudies.

Mr. Van Lengen noted that the Committee Procedures were revised as directed at the December meeting, allowing for reconsideration and additional speaker time in the discretion of the Chairman.

5. Agenda Items

In light of the immediate unavailability of the presenter for item A, the Chairman directed that item B go first.

B. Report on Rural Fringe- Sending Public Outreach, Kris Van Lengen, Community Planning Manager

At the outset it was noted that overall timelines for the four restudies were still within the same parameters, but that the final quarter of public outreach for each restudy would also serve as a time for preparation and presentation of staff recommendations to the CCPC and BCC.

A report on the public outreach for Sending Land issues was provided. Notifications of subject matter and meeting activity were provided through over 800 letters to land owners, through media outlets and interviews, website notification and the County's Facebook page. Follow up telephone calls were extensive. The website included a survey of owners which provided viewpoints and suggestions. Before and during the public meetings, staff presented the program and sought restudy suggestions from numerous stakeholder groups, leveraging their meetings and venues.

Three publicly noticed meetings took place in January and February, 2016, ranging from introductory topics to more specific presentations including North Belle Meade long term land management and economics from the point of view of Sending owners.

A group exercise was conducted during the final meeting. This gave an opportunity to owners to compare and discuss their views on several topics. Mr. Van Lengen noted that there was general consensus on: eliminating the Minimum sale price for base TDRs; adding additional credits for Sending activity, but equally (without regard to specific land characteristics or location); reducing barriers to

participation such as fees and paperwork; improving exchange information and assurances; managing land, if large scale, by using proceeds from a mitigation program; considering some type of credit or incentive for compatible agricultural use.

Mr. Van Lengen also described some other activities and initiatives related to Sending land: the concept of a Regional Offsite Mitigation Bank, issues related to Section 11 in the north part of the County, and the importance of coordination of the restudy with Watershed planning taking place in Belle Meade and Golden Gate Estates.

A. Watershed Basin Overview, Jerry Kurtz, Principal Project Manager

Mr. Kurtz familiarized the Committee with the concepts involved in watershed planning, the history of watersheds in Southwest Florida, and the recent reformulation of the Comprehensive Watershed Improvement Plan (CWIP) Ad Hoc Advisory Committee. He noted that the work involves more than considerations related to flood abatement, but also water quantity and quality issues that affect estuaries.

The planning and programming of improvements is under review by the CWIP committee, including potential projects in the Belle Meade Area and in the North Golden Gate Estates area. Potential projects could benefit Naples Bay by reducing wet-season flows and could benefit Rookery Bay by increasing flows at appropriate times and locations.

Mr. Kurtz also pointed out that, the more that watershed flows are attenuated in Golden Gate Estates, the better for aquifer recharge. Both City of Naples and Collier County Utilities draw municipal water from these areas.

C. Proposed Rural Fringe- Receiving Outreach, Anita Jenkins, Community Principal Planner

Ms. Jenkins presented a plan for public outreach for Receiving area stakeholders. Two public workshops will be held in March and April to gather the public's input on suggested changes to the land uses, form, function and design within Receiving Areas. Anita shared the ideas that have been suggested to date to improve the program. Greg Ault, Principal, AECOM, suggested during the workshops we may use the technique of visual preference surveys to help participants visualize density and design features.

A third public workshop is scheduled to bring both Sending and Receiving ideas and stakeholders together.

Receiving Area workshops are scheduled at the South Collier Regional Library at 6:30 p.m. on the following dates:

- *March 31, 2016 – Visioning Input, What needs improvement*
- *April 26, 2016 – Visioning Change, What do the suggested improvements look like - uses, form, function and design*
- *May 26, 2016 – Sending and Receiving Conclusions*

Ms. Jenkins shared other techniques for public outreach that may be utilized such as working with major employers, churches and the Collier County School District.

The Committee provided direction to proceed as proposed.

D. Presentation by Collier Citizens Council, Growth Management Committee, Mr. Neville Williams, presenting

Mr. Williams addressed the Committee to present an overview of Smart Growth and New Urbanism principles that might be applied to the RFMUD Receiving areas. He described the history of the movement, the principle that developers and builders should be viewed differently, that Receiving areas can be regulated in a way that the County as a whole envisions, not just with incentives but also in a regulatory sense, that smart growth can be profitable for developers, and that simply letting the “market decide” does not result in smart growth. The Collier Citizens Committee will consider sponsorship of a County-wide forum in September, 2016. Summary sheets were provided by Mr. Williams to the GMOC; a copy of the summary is appended to these Minutes.

E. Proposed Golden Gate Area Master Plan (GGAMP) Public Meetings

Kris Van Lengen, Community Planning Manager

Mr. Van Lengen reminded the Committee of the common elements in all restudies that will form a basis in the Report going to the BCC. Some elements are more pertinent in some areas of Golden Gate than in others. Because of the different issues to be addressed in the Rural Estates, the Urban Estates, and Golden Gate City, Mr. Van Lengen proposed separate meetings for each sub-area. He proposed the following schedule for the meetings:

April 20, 2016 – Fire Station #71 – 7:00pm – 9:00 pm (GGEACA) Rural Estates

May 11, 2016 – GG Community Center - 6:30pm – 8:30pm – Urban Estates

June 8, 2016 – GG Community Center - 6:30pm – 8:30pm – Golden Gate City

Initial Communication will be made via press release, community associations and cultural institutions. County employees will also be contacted regarding their residential interests.

He noted the public meetings will continue over the summer, with a second cycle.

The Committee provided direction to proceed as proposed.

6. Member and Citizen Comments (topics not covered)

None

7. Next meeting date (June, 2016)

The next meeting will be held on June 2, 2016 at 3:00pm

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 5:15 PM.

**COLLIER COUNTY GROWTH MANAGEMETN
OVERSIGHT COMMITTEE**

Chairman, Ross W. McIntosh

March 3, 2016

These Minutes were approved by the Board/Chairman on _____, as presented _____, or as amended _____.