

December 1, 2016

**MINUTES OF THE MEETING OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE**

Naples, Florida, December 1, 2016

LET IT BE REMEMBERED, the Collier County Development 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:

**Chairman: Ross W. McIntosh
Vice Chairman: Nicholas G. Penniman, IV
Jeffery Curl
Everett Loukonen
John W. Vaughn, Jr.
Max Weisinger
Andrea Psaras (Excused)**

**ALSO PRESENT: Kris Van Lengen, Community Planning Manager
Anita Jenkins, Principal Planner**

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

2. Approval of Agenda

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

3. Approval of Minutes from September 1st, 2016 Meeting

Mr. Vaughn moved to approve the minutes of the September 1, 2016 meeting subject to the following changes:

- Page 2 - Changing “Psaris” to “*Pasaras*” in the text.
- Page 2 – Changing “Chairman Ross” to “*Chairman McIntosh*” in the text.

Second by Mr. Loukonen. Carried unanimously 6 - 0.

4. Staff Announcements

Mr. Van Lengen reported Ms. Psaras is excused from the meeting as her travel plans were delayed by the airline.

5. Elections of Officers for 2017

Mr. Penniman moved for the Committee to hold Election of Officers every 2 years. Second by Mr. Weisinger. Motion carried 5 “yes” – 1 “no.” Mr. Vaughn voted “no.”

Mr. Vaughn noted it may be beneficial to hold the election of Appointments annually given there may be changes in Committee Members at various times.

6. Agenda Items

A. Report on Rural Fringe- Public Workshops and Steps Forward – Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner

Staff presented the PowerPoint “*Restudy Update Growth Management Oversight Committee*” dated December 1, 2016 for information purposes. The presentation was divided into two Sections, the Rural Fringe and Golden Gate Estates Master Plan. The following was noted during Staff/Committee discussion during presentation of the PowerPoint:

Rural Fringe

- A Board of County Commissioner’s Workshop on the item is scheduled for January 3, 2017.
- A white paper has been developed through extensive public and Committee input on the item with numerous recommendations and 3 major issues identified.
- The 3 major issues include the need for a Regional Offsite Mitigation Bank (ROMA) as well as a TDR bank providing a mechanism for the owners in the North Belle Meade area to convey their parcels to a qualified entity and obtain the final 2 TDR credits.
- The stakeholders recommend the County administer the TDR bank which would allow for the entity responsible for the program to regulate transfer activities and signal a commitment to owners on the County’s goal of a timely monetary return to owners.

A handwritten signature in black ink, appearing to be 'JL' or similar initials, located in the bottom right corner of the page.

- The establishment of the TDR banks would require direction from the Board of County Commissioners, a possible referendum by voters and identification of an initial funding source.
- When the bank becomes established, the operation would be funded by revenue from transactions, endowments, etc.
- A ROMA (mitigation bank) would provide for the management of identified lands and potentially yield long term savings for County projects in need of mitigation.
- The concept would be for TDR bank to be “sunsetting” when the credits are exhausted.
- Staff is still in the investigation stages of the concepts with field work, boundary identifications, Agency meetings, financial analysis, etc. ongoing to determine the ultimate feasibility of the banks.
- The third major item is the need to increase densities in the receiving areas to provide additional incentives to developers.
- Concepts under consideration included establishing a “mixed use impact fee” with fees substantially reduced compared to other development choices and increasing densities in Villages to 7 units per acre.
- The increased densities and reduced impact fees would provide incentives for developers and promote well designed and diverse neighborhoods.

Staff noted they would be seeking an action from the Committee at the next meeting on the work to incorporate the appropriate public involvement and promote environmental sustainability in developing the proposed changes to the RFMUD Program.

Committee discussion occurred on other numerous planning initiatives underway by others including the County’s RESTORE planning, Long Range Transportation Plan, Affordable Housing strategies and the USFWS’s Habitat Conservation Plan and if the Committee’s work should be interconnected and implemented at the same time as these endeavors.

It was noted the Committee should monitor the progress of these plans to ensure any measures recommended are consistent with their goals however it is premature to determine if there are avenues available to link all plans together in a cooperative type effort.

Speaker

Ray Christman, Trust for Public Land noted he supports the efforts of Committee/Staff and noted a blend of strategies may need to be implemented to achieve the ultimate conservation goals. Mitigation and TDR’s banks are complex to administer and not easily understood by the public. Historically, land acquisition has been used as a tool, however Conservation Collier is not currently acquiring land, the program should be reinstated, and resources identified to acquire conservation land in the County.

B. Golden Gate Area Master Plan: Progress Report - Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner

Ms. Jenkins provided “*Part B of PowerPoint - Restudy Update Growth Management Oversight Committee.*”

Golden Gate Area Master Plan

- Eight Workshops have been held to date and the area is separated into 3 regions: Golden Gate City, Golden Gate Western Estates and Golden Gate Eastern Estates).

- The first task is to develop “visions” for the various regions utilizing public input via surveys and other feedback mechanisms.
- Staff has developed draft “Vision Statements” as follows:

Golden Gate City

Golden Gate City is a safe, diverse family oriented community that offers easy access to education, parks, shopping and services within a vibrant walkable community.

The residents support a more uniform set of development standards given the likelihood of future redevelopment. They are willing to volunteer for neighborhood planning efforts including developing the design standards and desire increased access to health care resources, appropriate landscape standards, additional traffic calming measures and more sidewalks.

Golden Gate Western Estates

Golden Gate Western Estates is a low density large lot residential neighborhood with limited commercial in a natural setting with convenient access to coastal areas.

The residents support development of professional offices and other Conditional Uses along Immokalee Road, guest home rentals and a provision incentivizing the combination of 75’ wide lots.

Golden Gate Eastern Estates

Golden Gates Eastern Estates is an interconnected low density residential community with limited goods and services in neighborhood centers defined as a rural character with an appreciation for nature and quiet surroundings.”

The residents do not support increased commercial development and seek opportunities for increased public use and gathering spaces, trails and greenways; residents also support incentives for the consolidation of 75’ wide lots.

The Committee requested Staff to provide data on the number of 75 wide lots available to be combined.

Staff is still working to develop the final “Vision Statements” and will provide updates at a future meeting.

Mr. Vaughn left the meeting at 4:40pm

C. Report on Public Outreach

Mr. Van Lengen reported:

- The outreach efforts continue and include presentations to entities such as: Land Trusts, Civic Groups (NABOR, Leadership Collier, etc.) Advisory Committee Presentations (CWIP, Affordable Housing), Immokalee CRA, Rural Fringe Coalition, etc.
- The Next Steps include:
 - Rural Fringe - Board of County Commissioner’s Workshop on January 3, 2017 and completion of Additional Studies.

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- Golden Gate Master Plan - Continued Public Workshops, meet with Golden Gate City commercial property owners
- Immokalee Area Master Plan - Continue attending Immokalee CRA meetings and outreach to Stakeholders; Recommended amending the schedule ("*GMP Master Plan Restudy Time Frame Estimate*") and pushing back the study by one calendar year quarter.

Mr. Curl moved to endorse Staff's recommendation to move back the study for the Immokalee Area Master Plan by one quarter. Second by Mr. Weisinger. Carried unanimously 5 – 0.

7. **Member and Citizen Comments (topics not covered)**
None
8. **Next meeting date (March 2, 2017)**

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 5:04PM.

**COLLIER COUNTY GROWTH MANAGEMENT
OVERSIGHT COMMITTEE**



Chairman, Ross W. McIntosh

These Minutes were approved by the Board/Committee on March 2, 17, as presented _____, or as amended ✓.