

March 2, 2017

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

Naples, Florida, March 2, 2017

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 (Excused)  
Andrea Psaras

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

**3. Approval of Minutes from December 1, 2016 Meeting**

*Mr. Vaughn moved to approve the minutes of the December 1, 2016 meeting subject to the following change:*

- Page 4, add a reference in both of the Eastern and Western recaps that residents from both areas support the combination of 75' lots.

*Second by Mr. Penniman. Carried unanimously 6 - 0.*

**4. Staff Announcements**

**Mr. Van Lengen** reported:

- David Wilkinson has resigned as Director of the Growth Management Division as he is relocating out of the area.
- Alex Sulecki, Conservation Collier Coordinator will be present at the next meeting to discuss issues relevant to the restudies.

**5. Agenda Items**

**A. Update on Rural Fringe Mixed Use District Restudy BCC Workshop feedback, update, parallel initiatives Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner**

**Mr. Van Lengen** presented the PowerPoint "*Restudy Update Growth Management Oversight Committee, March 2, 2017*" for information purposes highlighting:

- Staff presented an update on the Rural Fringe Mixed Use District restudy to the Board of County Commissioners on January 3, 2017 with a second workshop scheduled for May 2, 2017.
- The update focused on 3 main areas where Staff requested direction on if and how to proceed: 1. County Ownership of Sending Land; 2. TDR bank. 3. Density in Receiving Lands.

**1. County Ownership of Sending Land**

- The concept would be County ownership of sending lands creating a mechanism such as a Regional Off-site Mitigation Bank (ROMA), or other viable entity.
- This would facilitate sending land owners obtaining the 3<sup>rd</sup> (Restoration and Maintenance) and 4<sup>th</sup> (Conveyance) TDR credits as at this time there is no willing managing or conveying entity for these lands in the North Belle Meade area.
- The North Belle Meade area contains 60 percent of the remaining sending lands and the bank would be for lands in the North Belle Mead Natural Resource Protection Area or North Belle Mead West.

- South Belle Meade is an example where the opportunity of obtaining the Restoration and the Conveyance credits are available to the sending land owners because there is a mechanism for conveyance.
- Funding of the ROMA could be achieved through the sale of wetland mitigation credits and Panther Habitat Units. Other funding sources include Conservation Collier, donor payments or TDR credits.
- The BCC directed Staff to continue investigating the feasibility of the ROMA concept and Phase 2 research is underway which includes field work, boundary identification, re-hydration analysis, cost/benefit analysis, potential Conservation Collier coordination, etc.

## **2. TDR bank**

- The concept would be for the County to act as an intermediary for the TDR credits through a “banking mechanism.”
- The program would run parallel to the open market and support the price of the TDR’s.
- It would help address the supply and demand timing for use of the credits as sending land owners would be able to sell or deposit their credits in the bank long before there is demand in some areas.
- There would be an initial capitalization cost for the County to initiate the bank.
- The BCC directed Staff not to consider the item and to focus on improving the existing TDR exchange program through other means such as lowering fee structures, improving public outreach, etc.

## **3. Density in Receiving Lands**

- The concept would be to increase the density in receiving lands and encouraging mixed used communities.
- Greater gross density would promote well designed and healthier communities, housing diversity, an enhanced business environment and mobility improvements.
- The recommended density for Villages was between 4 and 7 units per acre.
- One concern voiced by developers is marketability, because of the successful marketing over many years of very low density gated communities.
- The BCC directed Staff to return with additional data on the concept including the impact on transportation networks and alternatives that address overall population increases.
- Staff will be surveying the development community, including “sister” cities to determine whether mixed use Villages would be successful in eastern Collier County.

## **Parallel Initiatives**

Staff noted there are several parallel initiatives ongoing in the County which they continue to monitor for any input or coordination that may be beneficial to the re-studies. These include but are not limited to:

- Cost-burdened housing (the Affordable Housing Advisory Committee’s Urban Land Institute Study recently completed for the County).
- New conservation areas and the Conservation Collier program changes.
- Watershed enhancement and the RESTORE program.
- The Metropolitan Planning Organization process.

**Committee Motion**

Staff queried if the Committee would like to entertain a motion at this point endorsing the work to date. The motion could recognize the studies have sufficiently addressed economic vitality, environmental sustainability and appropriate public involvement.

Committee discussion occurred noting any motion should involve endorsing the process, not supporting any individual recommendations which are a BCC decision.

*The Committee determined a motion is not required at this time and would prefer to wait until the “transmittal phase.”*

Staff reported their upcoming work includes the Phase 2 study for the ROMA, consideration of a mixed use impact fee and a BCC Workshop on May 2, 2017. The transmittal hearings are anticipated for June – Sept of 2017.

**Speaker**

**Nicole Johnson, Conservancy of Southwest Florida** wants to ensure there will be ample opportunity for stakeholder input going forward during the transmittal and Land Development Code Amendment process. She recommended Staff review the “*Hussey Settlement*” to determine any measures necessary to factor the parameters of the agreement into the process.

**B. Update on Golden Gate Area Master Plan Restudy Public Workshop feedback, update, parallel initiatives Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner**

**Mr. Van Lengen** continued the Slideshow presentation highlighting:

- There have been 10 public workshops to date.
- The first round of workshops focused on establishing a vision for each area with subsequent workshops focused on citizen/Staff observations and recommendations. The goal was to build consensus on goals and objectives.
- A vision statement for Golden Gate Eastern Estates has been developed “*The Golden Gate Eastern Estates is an interconnected, low-density, family oriented residential community with limited goods and services in neighborhood centers, defined by a rural character with an appreciation for nature and quiet surroundings.*”
  - Consensus includes supporting RFMUD Village and Business Park concepts, allowing “rightsizing” of existing Neighborhood Centers, creating Eastern Estates development standards, allowing communication towers and combining of small lots.
  - Bridge improvements and supporting incentive programs for watersheds, aquifer recharge areas, floodplain management benefits was also identified as priorities.
- A vision statement for Golden Gate City has been developed, “*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.*”
  - Consensus includes simplifying Commercial Overlays-Mixed use and the rezoning process, creating development standards for GG City, studying the potential for County water and sewer service to the area, providing for transportation enhancements including those for bicycle and pedestrian safety and improving lighting in the area.
  - Another concept raised by Commissioner Saunders and others is researching the feasibility to create a Community Redevelopment Agency (CRA) for the area.

- Staff continues to monitor parallel initiative efforts similar to those previously outlined during the RFMUD presentation.
- Another concept being considered is the County Public Utilities Division “taking over” the Florida Governmental Utility Authority’s water and waste water service.
- Future endeavors include initiating dialogue with MPO and continued coordination with the Comprehensive Watershed Improvement Committee (CWIP) and the Conservation Collier Land Acquisition Advisory Committee (CCLAAC).
- There is a meeting scheduled for April 26 at 6:30 PM to discuss Golden Gate City Consensus.
- The White Paper is expected to be heard by the BCC on June 27 and the transmittal hearings are anticipated for August – October, 2017.

**C. Projected Timing of Restudies Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner**

**Mr. Van Lengen** provided the “*GMP Master Plans Restudy Timeframe Estimate*” noting the timeline for initiating the Rural Lands Stewardship and Immokalee Area Master Plan has been extended until later in the fourth quarter of 2017, both of which will commence at approximately the same time.

*Chairman McIntosh requested Staff to forward the new timeline document to the Committee for information purposes.*

**6. Member and Citizen Comments (topics not covered)**

**Speaker**

**Neville Williams, Collier Citizens Council** recommended those involved with the process visit the Babcock Ranch, which may serve as a valuable resource to the County’s updating of the plans. He suggested consideration could be given to some type of private/public partnership for the TDR bank concept.

**7. Next meeting date (June - 2017)**

The next meeting is scheduled for June 1, 2017.

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 4:21PM.**

**COLLIER COUNTY GROWTH MANAGEMENT  
OVERSIGHT COMMITTEE**



**Chairman, Ross W. McIntosh**

These Minutes were approved by the Board/Committee on Oct. 5, 2017 as presented , or as amended \_\_\_\_\_.

