

MINUTES OF THE COLLIER COUNTY  
EAST OF 951 AD HOC COMMITTEE MEETING

Naples, Florida, September 20, 2023

LET IT BE REMEMBERED, the Collier County East of 951 in and for the County of Collier, having conducted business herein, met on this date at 7:00 PM in REGULAR SESSION at the UF/IFAS Collier Extension, 14700 Immokalee Rd., Naples, Florida, with the following members present:

Mark Teaters, Sr., Chairman  
Robert Raines, Vice Chair  
Michael Ramsey (excused)  
Kimberley Donna Ellis  
Christina Aguilera  
Rae Ann Burton (alternate) (excused)  
Aaron Zwiefel (alternate)

Also present:

Parker Klopf, Staff Liaison

1. **Pledge of Allegiance**
2. **Roll Call**  
Quorum established.
3. **Approval of Minutes from Previous Meeting**
  - Copies of the last meeting minutes are provided to the members.
  - Section 5, two corrections: Ray Ann Burton's name was removed and corrected to Kim Ellis' name for the two motions.
4. **Meeting Scheduling**
  - Our next meeting October 16 will be at the Heritage Bay office at 7:00 PM.
  - Check out other places for future meeting, example was Big Cypress.
5. **Sunshine Law Video**
  - A link to the Sunshine Law informational video was provided to all members and you are encouraged to watch it.
  - Comments from Chairman, Mark Teaters: Everyone went over their homework – the Position Points; we are here to do research and gather information; we'll have a discussion for the members then the public; no debates.

**6. Dave Farmer CIGM (Collier Interactive Growth Model) Presentation**

- PowerPoint presented

(Inserted by minute taker:

About:

David H. Farmer, AICP, PE, CGC is a nationally recognized Professional Engineer and Certified City Planner with extensive experience in real estate development, planning and civil engineering, modeling, infrastructure design and construction.

Mr. Farmer began his career in the construction and development industry in 1987. He started as a carpenter building commercial projects in Alaska and completed his degree in Civil Engineering in 1996 at the University of Florida. In 2000, he joined his best client's development team as the Vice President of Development and was later named a partner in 2005. Mr. Farmer's real word, hands on experience and motto of "beginning with the end in mind" has been a key contributor to his professional success. His knowledge is highly respected in his fields and he has been retained for expert witness work for land use and land development issues.

Since 2002, Mr. Farmer has been a member of ULI (Urban Land Institute) and served as District Council Chairman from 2010-2013. In addition to his prior involvement, Mr. Farmer is also a professional speaker for ULI and advocates for responsible development and community engagement.

Professional goals include helping the community in which he lives have the best possible development where compatibility is mitigated by both structural features and social commitments.

Mr. Farmer's development experience, urban planning and engineering background provide extensive knowledge and expertise to Metro Forecasting Models. His mathematical skills and understanding of population growth drivers provide Metro Forecasting Models with the judgment necessary to interpret the implications of the scientific forecasts.)

- Further information discussed:
  - Masters in Public Administration based on Fiscal Neutrality.
  - There wasn't enough information to make good decisions for the community and this interactive growth model was developed to answer those needs.
  - We only work for the government
  - GIS (Geographic Information System) is not as good as CIGM.
  - The CIGM forecasts housing, population, transportation, demand for what people need such as parks, schools, fire stations, commercial and industrial, etc.
  - Provides scenarios with long range plans where things slow down or speed up; traffic analysis zones; utilities; by zip codes; etc.
  - Use data-driven decisions that focus on quality of life in places that people need.

- Optimize the investment, for instance, in the public infrastructure as soon as you can to make our lives complete.
- Plans that are made going only 5-10-15 years out; instead focus on the next 30 or 40 years.
- Supply and demand.
- Make careful decisions on where and what to allocate.

**Mark Teaters:**

- Will you come back again? (Yes.)
- Inflation point is here
- Rural villages – 50,000-70,000 sq. ft. industrial parks
- Brings in jobs.
- Does the County own land south of Golden Gate Blvd.

**9. Public Questions:**

- Did you work with Big Cypress when they were bringing all the villages together?

Collier Enterprises? No but I obtained the plans. There was litigation and Collier Enterprises also changed names.

- Power utilization – have you worked with those companies – FPL and Lee County. It's almost at capacity. Has that been looked at along with the water, roads and everything else?

The roads are Collier County and the power companies are other companies. I have tried to contact them with no luck. They are not using my data.

**7. Staff Presentation**

- Position points were addressed at last month's meeting by our committee and you were provided a copy.
- PowerPoint presentation provided for each Position Point.

**8. General Discussion**

EMS and Fire will be added as another Position Point.

What points have not been addressed; additional actions?

Coordinate with other people for discussion of any Points or next steps?

Water usage and what's the lifespan and how all these new developments will affect it.

Look into the contamination of runoff water from the golf course.

Transportation is the number one issue.

Fire prevention.

Affordable housing.

- **Robert Raines** made a motion to start with Transportation.
- **Kimberley Donna Ellis** seconded the motion.

**Parker Klopff:** To verify:

- #1 – Transportation/Roads
- #2 – Water/Hydraulics Study
- #3 – Communications/Cell Coverage  
(800 Hertz Radio Tower for EMS and Fire timeline)

**Mark Teaters:** We’ll start with these three. Do I have a motion?

- **Aaron Zwiefel:** Motion to approve.
- **Robert Raines:** Seconded the motion.  
All in favor – aye.

**10. Adjourn**

- **Kimberley Donna Ellis** motion to adjourn.
- **Robert Raines** seconded the motion.  
All in favor – aye.

Time adjourned: 8:30 PM.

*Collier County East of 951 Ad Hoc Advisory Committee*

\_\_\_\_\_  
*Mark Teaters, Sr., Chairman*

*These minutes were approved by the Chairman of the East of 951 Committee*

*on \_\_\_\_\_, (check one) as submitted \_\_\_\_\_ or as amended \_\_\_\_\_.*

NOTE: Get the word out to the public to attend. Check on options for a public Zoom meeting.