

MINUTES OF THE MEETING OF THE COLLIER COUNTY
EAST OF 951 INFRASTRUCTURE AND SERVICES HORIZON
STUDY PUBLIC PARTICIPATION MASTER PLAN
COMMITTEE

Naples, Florida, June 16, 2008

LET IT BE REMEMBERED, that the Collier County East of 951 Infrastructure and Services Horizon Study Public Participation Master Plan Committee in and for the County of Collier, having conducted business herein, met on this date at 7:00 PM in REGULAR SESSION at the Collier County Agricultural Extension Office, 14700 Immokalee Road, with the following members present:

Chairman: Bill McDaniel
Vice Chair: Linda Hartman
David Farmer
Thomas Jones (Excused)
Kenneth Lynch (Excused)
Timothy Nance (Absent)
Stephen Price (Absent)
Russell Priddy
Douglas Rankin
Michael Ramsey (Absent)
Richard Rice
Christian Spilker
Clarence Tears (Absent)
Mark Teaters
Kris Van Lengen

ALSO PRESENT: Michael Bosi, Community Planning & Redevelopment Manager

1. **The meeting was called to order by Chairman Bill McDaniel at 7:08 PM.**
The **Pledge of Allegiance** was recited.
2. **Roll Call**
Michael Bosi called the roll and a quorum was established.
3. **Approval of Agenda**
Linda Hartman moved to approve the Agenda. Second by Richard Rice. Carried unanimously, 8-0.
4. **Approval of Minutes**
Richard Rice moved to approve the Minutes for the May 12, 2008 Meeting as submitted. Second by Russell Priddy. Carried unanimously, 8-0.
5. **Old Business - None**
6. **New Business**
 - A. **Update of Screen Survey Schedule and Discussion of Final Survey**
Charles Mohlke reported:
 - 601 questionnaires have been returned to date
 - The rate of return for the responses is 28% and higher than expected
 - Early requested return date was very helpful
 - Business reply mail is delivered on Tuesdays and Thursdays, so more responses may be received; usually receive 25 to 40 per day
 - Families may be on vacation, wildfires in estates, close of schools are factors affecting whether or not remaining questionnaires have been completed
 - Questionnaires are initially screened for completeness
 - Input time: approximately 12 minutes for each questionnaire to be entered into Template
 - Estimate: 60 more hours to input remaining received questionnaires
 - Occasional written comments will be recorded

(Mark Teaters arrived at 7:17 PM)

- Level of assurance: Distribution was based on voter registration for 2004 and 2006 general election in addition January, 2006 presidential primary registration
- The Traffic Analysis Zones (TAZ) were overlaid on voting precincts
- Increasing urbanization of the Estate and the Rural Fringe
- Precinct #590 – 6,500 registered voters and Waterways – 5,000+ registered voters; these two areas equal 25% of all registered voters
- Concentrated density in Golf Course and/or Gated Communities north of Immokalee Road; more easily defined by zip code rather than TAZ
- Mailings were distributed based upon proportion of registered voters

Chairman McDaniel asked if the responses would be tabulated by geographic area since the location of the respondents would have an impact on their individual responses.

Charles Mohlke stated there are socio-economic distinctions between families living south and/or east of Immokalee Road vs. those living to the north and/or west of Immokalee Road, and suggested separating out that area into two or three sections. He further stated if the information required is tabulated by zip codes, it would be more than sufficient for this Committee's purposes.

Preliminary tables will be available prior to the July meeting and he will send a copy of the data to the members via email.

A member of the public questioned whether or not the general public would have access to the results of the questionnaires.

Mr. Mohlke stated the public would have full access once the results had been tabulated.

Mike Bosi asked to discuss his concerns regarding the time line and suggested it may be necessary to schedule more meetings and the final preparation to the BCC. He also brought up topics originally designated by the Committee as important that were not included in the survey.

For example: Considering the current energy crises, should questions regarding the importance of bringing goods and services closer to residents now be included. Also is the question of what services are people willing to pay for being fully addressed in the survey.

There was discussion of scope versus specificity, i.e., neighborhood centers, commercial shopping and industrial areas east of 941. In response to a question, Mr. Mohlke stated if it were determined revisions were needed, he would be able to do so between the July meeting and the September deadline.

Chairman McDaniel stated the survey would be reviewed at the July meeting, together with the results of the responses compiled by Chuck Mohlke and the Committee would determine, at that time, if the final survey should be expanded with additional questions.

Other topics discussed:

- County's use of existing resources and the re-routing of canals
- Concerns regarding water sources east of 951
- The veracity of County officials
- Road design standards
- The unique, distinctive rural character of Golden Gate Estates which residents do not want changed

B. Discussion of Horizon Study Position Points

A three-page compilation of points made by various members during the past year was distributed to the Committee.

Mike Bosi asked the members to review the following statement:

“Promote land uses in the study area which breach the modal split, commercial and industrial are needed.”

He stated this might merit further discussion since the Growth Model is going to suggest where the most appropriate places will be for commercial and industrial sites based upon the distribution of population and the location(s) of developments.

- It was decided by consensus to restate Points 1 and 2.

Christian Spilker suggested stating to the BCC that the public is concerned about future water sources, septic and well contamination. In the next 50 years, these are topics to be considered when looking at citing future developments. These are the concerns going forward. The Committee approved his suggestion by consensus.

- Point 4 was revised as follows: “Future road design standards need to take into consideration the semi-rural character of the Estates.”

Also added: “Landscaping at the time of construction is not a priority for roads east of CR 951 because functionality is the most important factor. More roads are needed, not sidewalks. In rural areas, only basic amenities for roadways are considered essential and lighting should be confined to intersections.”

“Within the Estates, multi-modal paths are the best bet for collectors and arterials.”

- Point 5 was revised as follows: “Research into well-fed and draw-type hydrants is needed in lieu of an expensive loop system. The feasibility of a fire suppression system for the Estates should be explored by the County.”
- Point 6 concerning the City of Naples and water sources was deemed not necessary since it was already covered.

The following point was removed by the Committee by consensus:

- Possible amendments to the Land Development Code to require that future PUDs incorporate lands for the Fire Department and EMS into their Master Plans.

The following points were approved by the Committee by consensus:

- The overwhelming majority of the public is not interested in the extension of water and/or wastewater to the Estates, whether inside or outside of the current district boundary.
- The Fire Districts should be included as part of an initial design review committee concerning construction of road and new home developments. This would allow the First Districts to voice their concerns about design plans that do not provide adequate access for fire equipment and to suggest possible solutions before construction began.
- More consideration should be given for additional evacuation routes.
- There needs to be better communication among the agencies in Collier County government in general and specifically between land planning and transportation planning.
- Stress the need for improved and continuous communication between the County and its departments and the large landowners within the Study area to ensure resources align with infrastructure timing and needs.
- Recognize the importance of the development of the Immokalee Airport as a regional transportation asset for future growth.
- Neighborhood parks do not fit well in the Estate but more Community Parks are necessary

**7. Committee questions/comments
(No additional questions)**

**8. Public questions/comments
(No additional questions)**

Next Meeting:

The next Committee meeting is scheduled for July 14, 2008 at 7:00 PM.

Topic: Growth Model Build-out, Survey Questionnaire, Presentation to BCC

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 9:05 PM.

**COLLIER COUNTY EAST OF 951 INFRASTRUCTURE
AND SERVICES HORIZON STUDY PUBLIC
PARTICIPATION MASTER PLAN COMMITTEE**

William McDaniel, Chairman

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