

**Chapter**

**Three**

**Major**

**Issues**



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

December 4, 2009

Mr. Randall J. Cohen, AICP  
Director of Comprehensive Planning  
Comprehensive Planning Department  
2800 North Horseshoe Drive  
Naples, Florida 34104

RE: Collier County Evaluation Appraisal Report  
Letter of Understanding

Dear Mr. Cohen:

The Department has received your letter dated November 24, 2009, which outlines the major issues that Collier County will focus on for the Evaluation and Appraisal Report (EAR) of the County's Comprehensive Plan. This letter serves as the Department's confirmation that the issues identified in your letter are the major issues on which Collier County will focus. I am confident that the EAR will contain a comprehensive assessment and evaluation of the effectiveness of the County's Comprehensive Plan in achieving the goals related to the major issues, as well as identifying the necessary EAR-based amendments for achieving those goals.

We look forward to continuing to provide technical assistance to the County during the EAR process. If you have any questions regarding this matter or if we may be of further assistance as you proceed with the EAR, please contact Brenda Winningham, Regional Planning Administrator, at (850) 487-4545, or Scott Rogers, Senior Planner, at (850) 922-1758.

Sincerely yours,

Charles Gauthier, AICP  
Director, Division of Community Planning

CG/sr

Attachment: Collier letter of November 24, 2009

cc: The Honorable Donna Fiala, Chairman, Collier County Board of County Commissioners

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# Collier County Evaluation and Appraisal Report

## List of Major Issues

### 1. CONCURRENCY MANAGEMENT

As part of its growth management program the County has adopted a variety of measures to ensure that infrastructure is available when needed to support new development/redevelopment and that such development pay its fair share. These measures include adopted Level of Service Standards, a concurrency management system, impact fees, permit and services fees, proportionate-fair share ordinance, direct cost accounting and a Five-Year Schedule of Capital Improvements to program the timely construction of needed public facilities. The EAR will include a series of interrelated evaluations of the actions taken by the County and recommendations regarding changes needed to better achieve community-planning objectives.

The EAR will evaluate the effectiveness of the concurrency management measures in achieving and maintaining the adopted level of service standards and ensuring that infrastructure is available when needed to support development and that development pays for growth related impacts.

### 2. CLIMATE CHANGE

The EAR will evaluate the policies and objectives within the GMP for their effectiveness towards promoting reductions in vehicle miles traveled and corresponding reduction in green house gas emissions.

### 3. URBAN DEVELOPMENT PATTERN

The EAR will evaluate the objectives and policies of the GMP for their effect upon the pattern and timing of urban development throughout the County. The EAR will evaluate the effectiveness of the urban boundary line and policies related to urban areas in Immokalee.

### 4. WATER RESOURCE PROTECTION

Evaluate the County's watershed management planning and floodplain management programs and existing criteria to determine the degree to which related planning objectives have been achieved.

### 5. INTERGOVERNMENTAL COORDINATION

Assess the ongoing coordination between Collier County and surrounding local governments, other governmental agencies, and special districts, and assess the effectiveness of the objectives and policies of the plan and determine if any deficiencies exist or modifications are required. The EAR will evaluate the effectiveness of the intergovernmental coordination related to the planning and provision of potable water.

**6. AFFORDABLE HOUSING**

The EAR will evaluate how successful the County has been in providing affordable housing during the previous implementation period, the status of available affordable housing in the County and determine if any modifications to the GMP are necessary.

**7. RURAL LANDS STEWARDSHIP AREA OVERLAY**

The EAR will include an evaluation of the effectiveness of the Comprehensive Plan in achieving the plan objectives and policies associated with the Rural Lands Stewardship Area Overlay.

**8. RURAL FRINGE MIXED USE DISTRICT**

The EAR will include an evaluation of the effectiveness of the Comprehensive Plan in achieving the plan objectives and policies associated with the Rural Fringe Mixed Use District.