

Chapter One

Public

Participation

Chapter One – Public Participation

Engaging the public in the evaluation and appraisal of the Comprehensive Plan is challenging. While County staff undertook several specific exercises to obtain input and feedback from stakeholders, public outreach and involvement is really a full-time, year-round activity, requiring the planner to continually be listening in all forums and settings, not just those devised for the EAR.

Described below are the specific events used to gain input and insight into the long term desires of the County's citizens, business community, educators, regulatory agencies, etc. In addition to these activities which were specific to the EAR, several other methods of obtaining input into the evaluation and long range planning process were described within the introduction section of the EAR.

EAR Kick-off Meeting at the Southwest Regional Planning Council

On August 26, 2009, County staff attended a workshop, at the offices of the Southwest Florida Regional Planning Council, in North Fort Myers to meet with DCA representatives and representatives from other state and regional agencies to discuss the EAR process, learn of issues considered important by the DCA staff, and to learn how neighboring local governments intended to respond to issues identified by the State.

Inter-Governmental Kick-off Meeting

On September 8, 2009, Comprehensive Planning hosted an EAR intergovernmental meeting. The meeting offered an opportunity to fellow staff from local City agencies to identify and discuss areas of concern with respect to intergovernmental items or issues common to fellow governments. In addition, this meeting provided an opportunity to discuss sharing data, to discuss new data that must be generated, and the analysis necessary to address those issues identified as outdated, problematic, or where compliance has not occurred or is no longer practical.

Meetings with County Departments

Early on in the EAR development process, planning staff met individually with most of the County Departments. For the entire "life" of the County's Comprehensive Plan, most of the County Departments have been actively involved in the front end of the planning process, including in the development of policies, as well as in implementing the actions, programs and projects that fall out of the Plan. It is the ongoing involvement at all levels of County operations in the comprehensive planning process that have resulted in a Plan that is meaningful and realistic, and can be effectively implemented. Although a formal meeting was arranged with each Department early in EAR development, in actuality, the coordination and collaboration is constant and ongoing. In many cases, Departments have recommended specific amendments to the Comprehensive Plan.

Co-ordination with Other Agencies

Staff interacted with the Southwest Florida Water Management District (SWFWMD) concerning their expectations for the County's EAR. Overall, SWFWMD's big areas of concern for Collier County fell

under the heading of Water Resource Protection and Climate Change. For Water Resource Protection, the subject areas highlighted by the District were: flood protection and water quality, vulnerability of potable water supply to contamination and demand rate for water supply projects. Under the heading of Climate Change, strategies to protect water supplies and potential saltwater intrusion were highlighted. For the assessment of the Economic Element of the GMP staff co-ordinated the review efforts with the Collier County Economic Development Council, not-for-profit organization whose mission is to diversify the economy and create high wage jobs

County and Departmental Website

The EAR webpage described the purpose and value of the Comprehensive Plan and went over the EAR process, summarized meetings and events related to the EAR, and importantly, provided a location for people to track the list of issues as it developed throughout the public participation process, and the review schedule and results of the advisory board EAR workshops held in the summer of 2010.

EAR Public Meetings

Throughout the spring of 2010, planning staff conducted 3 workshops around the County. The locations of the public meetings were distributed to the various areas within the County to provide ease of access to a majority of the County's residents. The workshops provided people with the opportunity to hear staff presentations concerning the purpose, scope and schedule of the EAR, ask questions about the Comprehensive Plan and the EAR process, provide comment to what they felt was working and what could be improved within the County, and to meet County staff from several different Departments. While turnout at the workshops was not overwhelming, the input received from the public, as well as municipal staffs attending the workshops, was important and contributed to the development and refinement of issues and opportunities. Below is a listing of the Public Comments received at each of the three public participation meetings.

The 1st EAR Public Participation Meeting held at the North Naples Regional Park on January 25, 2010. The comments received from those in attendance have been grouped associated with the major issues identified by the County and DCA. Following the issue cited will be the corresponding objective or policy within the GMP elements to which it pertains.

For the comments received over the course of the three public participation meetings for the EAR, staff did not attempt to generalize and/or categorize the comments, but rather, as mentioned, linked the comment to the appropriate policy and/or objective in one of the GMP elements, where applicable. Each public comment that is linked to a policy or objective will be noted in Chapter Two of the EAR. This approach will allow the reader understand how the public comment relates to staff's analysis of the policy or objective and what, if any modifications, revisions, deletions are being suggested. It should be noted that a number of the comments received are either issues dealing with the programmatic delivery of services provide for by the various departments/divisions of the County or are observations from the individual related to issues outside of the purview of the GMP policies and objectives. These comments have been designated accordingly.

The 1st EAR Public Participation Meeting was held at the North Collier Regional Park - Administration Building - Room A-6 on January 25, 2010, below are the comments received.

URBAN DEVELOPMENT PATTERNS

- Encourage smart growth principles – mixed use, urban infill, walkable communities, alternate transportation modes, and more green space. *Objective 7 of the Future Land Use Element.*
- Encourage “experimental” zoning – cluster housing in single-family zoning, guesthouse permanent occupancy. *Policy 5.6 of the Future Land Use Element.*
- County should create Walk only districts – by design or retroactively (close off streets) – and not limited to commercial areas. *Policy 1.1 of the Future Land Use Element.*
- County should Reserve right-of-way for light rail. *Objective 6 of the Future Land Use Element and Objective 4 of the Transportation Element.*
- Elements of the GMP need allow and encourage parking spaces for compact and micro cars – with parking space credit. *Land Development Code*
- County should be recognizing LEED principles (Leadership in Energy and Environmental Design) Green Building Rating System™ of sustainable green building and development practices and eliminating code barriers to using alternative (green) building materials. *Objective 6 of the Economic Element.*
- County should be recognizing LEED principles (Leadership in Energy and Environmental Design) Green Building Rating System™ of sustainable green building and development practices. *Objective 6 of the Economic Element.*
- Regarding Item No. 2 (above) –Change the TDR program to require use of TDR’s to obtain additional density (cluster housing, guesthouses). *Policy 5.3 of the Future Land Use Element.*
- Elements of the GMP need to provide more incentive for non-motorized (or Mass Transit) development. *Objective 12 of the Transportation Element*

TRANSPORTATION

- County not adhering to Greenway Interconnectivity Policy 4.2 of Transportation Element - the County “shall provide an interconnected and continuous bicycle and pedestrian system by constructing improvements identified on the 2030 Pathway Facilities Map series as funds permit”. *Policy 4.2 of Transportation Element.*
- County should be studying ideas for a 5-Year work program for pathways (no current program). *Policy 4.5 of the Transportation Element.*
- County not adhering to Policy 4.7 of Transportation Element – bike lanes included in resurfacing projects - the County “shall incorporate bike lanes in roadway resurfacing projects as is physically possible and will not result in a safety or operational problem”. *Policy 4.7 of Transportation Element*
- Intergovernmental cooperation involving the County not strong enough to achieve the intended functional sidewalk/path Interconnectivity with school property (pathways). *Objective 4 of Transportation Element*
- County should be studying ideas to allocate existing lanes to public transit, including dedicated transit lanes, restricted SOV lanes, carpool lanes, etc... *Objective 12 of Transportation Element.*
- County not offering adequate access to Mass Transit, including enhanced routes, dedicated mass transit lanes, etc... *Policy 12.10 of Transportation Element*
- County not doing enough to require mix of land uses. *Policy 5.6 of the Future Land Use Element.*

EASTERN LANDS (RLSA – RFMUD)

- Adjustment to Transfer of Development Rights (2005) program not producing desired result. *Wholesale comment on Overlay*
- Application process for severances & transfers not fair to all receiving agencies. *Land Development Code*
- Need more specifics of Land Management Plan required for TDR credit No.3. Cost associated with severance process prohibited. *Land Development Code*
- The County should develop a unified LMP for area. *Future Land Use Element – Rural Fringe Mixed Use District Overlay*
- County should be studying ideas for TDR's to be applied beyond RFMUD. *Future Land Use Element – Rural Fringe Mixed Use District Overlay-Additional TDR Provisions*
- County should be studying ideas to have a TDR education program. *Programmatic*
- TDR's should be open to be used in Urban Area. *Future Land Use Element – Rural Fringe Mixed Use District Overlay-Additional TDR Provisions*
- Look at Marion County TDR Program. *Informational*
- County should be studying impacts of RLSA potential development and their effect on Estates (i.e. ground water, drainage, long-term effects). *Policy 3.1 of Future Land Use Element – Rural Lands Stewardship Area Overlay*
- LRTP not showing specifics of RLSA. *Informational*
- County Government not providing awareness of development schedule of C.R. 951. *Informational*

AFFORDABLE HOUSING

- County does not do enough to provide housing opportunities in close proximity to employment centers. *Policy 1.4 of the Housing Element*
- County does not do enough to encourage or mandate workforce housing component for development. *Policy 1.3 of the Housing Element*
- Waivers for impact fees for affordable housing projects. *Policy 2.10 of the Housing Element*
- County does not sufficiently address low income housing (provide incentives). *Policy 2.3 of the Housing Element*
- County should provide land for affordable housing. *Policy 2.10 of the Housing Element*
- County should be studying ideas for multiple units on single-family lots. *Future Land Use Designation Description Section – Density Rating System.*
- County should be studying ideas for lofts above garages, etc. to provide affordable housing opportunities. *Future Land Use Designation Description Section – Density Rating System.*
- Coordinate transportation network with location of affordable housing units. *Policy 1.4 of the Housing Element.*

CLIMATE CHANGE

- County should be studying ideas to target Green House Gas sources – besides transportation.
- County should be studying ideas to address lack of energy efficiency plans.
- County should be studying ideas to address need to plan for Sea Level Rise.
- County should be studying ideas to access & connect State Parks with County Network.

WATER RESOURCE PROTECTION

- County should re-evaluate monitoring and maintenance procedures for nutrient loads/pollution/water quality. *Objective 1 of the Drainage Sub-Element.*
- Improve public participation outreach and involvement for watershed management planning.
- The County needs better outreach and education with user-friendly terminology and use illustrations.
- The County Watershed Management Planning needs to be holistic – more than just water.

The 2nd EAR Public Participation Meeting was held at the University of Florida/Collier County Agricultural Extension Offices on February 23, 2010. As provided for at the first public participation meeting the comments received from those in attendance have been grouped associated with the major issues identified by the County and DCA. Following the issue cited will be the corresponding objective or policy within the GMP elements to which it pertains, if applicable.

CLIMATE CHANGE

- Promote and encourage safe bike/walk, including education to improve safety of bike/pedestrians routes to reduce number of miles driven, especially school drop-off. *Policy 4.2 Transportation Element.*
- Reduce gaps between CAT stops. Explore feasibility of bike rentals at CAT stops to minimize gaps in the existing networks of bike/pedestrians pathways. *Programmatic*
- Increase mass transit availability (CAT). *Policy 12.10 Transportation Element*
- Create bike/pedestrians pathways on canal banks to separate bike routes from vehicle traffic. *Programmatic*
- Do not use Vehicle Miles Traveled (VMT) reduction as an excuse to build more commercial in neighborhoods where they were not planned nor vetted through a local master plan process. *Observational*
- Flooding as a result of climate change will affect current population estimates, County needs to revise estimates. *Observational*
- Include more bridges (Golden Gate Estates) to reduce fuel consumption and safety.
- *Policy 9.3 Transportation Element/ GGAMP Restudy*
- Create County-wide storm water management to address sea level rise. *Policy 2.1.5 Conservation and Coastal Management Element*
- Standards to address Climate Change need to be different for Golden Gate Estates (than urban coastal zones). *Observational*
- Allow low density areas in Golden Gate Estates. *Observational*
- Make CAT cost more affordable. *Observational*

TRANSPORTATION

- Public safety in the Estates has been ignored – *Observational.*
- Paving not followed through on local roads – *Programmatic*

- Proposed Transportation Corridors thru Estates never contemplated by Master Plan and is inconsistent with the GGAMP. *Observational*
- Vanderbilt Beach Road not necessary – inconsistent with GGAMP. *Observational*
- Taking of homes for Vanderbilt Beach Road not necessary. *Observational*
- Extension of Green Blvd and Wilson Blvd – not consistent with GGAMP. *GGAMP Restudy*
- Transportation – Mobility Plan will Change Rural Character. *Observational*
- Bridge the waterways – instead of 4-6 lane roads to reduce miles traveled. *Policy 9.3 Transportation Element/ GGAMP Restudy*
- Multi paths should be developed separate of roadway. *Policy 4.2 of Transportation Element.*
- Better linkage between Transportation Planning and Land Use is needed. *Objective 5 Transportation Element.*
- Loop around Estates do not go through it to carry traffic. *GGAMP Restudy.*
- Long Range Transportation Plan needs to be incorporated further into GMP – recognize character of sub-districts. *Objective 5 Transportation Element.*
- Transportation feasibility between sub-districts (RLSA, RFMUD, Estates) needs greater coordination. *Objective 5 Transportation Element.*
- Interior Commercial Development in Estates not consistent with GGAMP. *GGAMP Restudy.*
- Eighth Street is a residential road – Fair Grounds should stop using for all events. *Programmatic.*
- Estates Road Network needs to be planned for build-out, with street width and locations clearly shown. *Programmatic.*
- More ECO friendly landscaping and water efficient medians. *Programmatic.*
- Widen Oil Well Road to State Road 29 and expand State Road 29. *LRTP Programmatic.*
- Bridging of Wilson Blvd South should never be proposed. *Programmatic.*
- I-75 interchange should not route traffic thru Estates. *LRTP Programmatic, GGAMP Restudy.*

AFFORDABLE HOUSING

- Maintain viability of below market rate housing (particularly multi-family units) as transitional housing. *Observational.*
- Increase public assistance to affordable housing, possibly maintaining and administrating units (existing) for present and future occupants. *Programmatic.*
- Stop steering affordable housing into the estates. Partner with realtors to improve the image of the estates. *Observational.*
- Maintain unoccupied housing units. *Programmatic.*
- Increase focus of affordable housing to multi-family units from single-family. *Programmatic.*
- Promote owner occupied units/rent-to-own units. *Programmatic.*
- Develop a program to monitor absentee owner activities. *Programmatic.*
- Waive impact fees for development of affordable housing. *Policy 2.7 Housing Element.*
- Reflect actual vacancy rates within CIGM. *Programmatic.*
- Identify threshold of affordable housing within geographic area – and allow no affordable housing in that location if thresholds crossed. *Policy 1.4 Housing Element.*

- Issue of affordable housing in Golden Gate Estates – Is it a good idea to explore potential?
Observational.

EASTERN LANDS (RLSA – RFMUD)

- Increase developer credits during RLSA revisions. *RLSA 5-Year review amendments – Observational.*
- Credits for underground assets? (Mining) *RLSA 5-Year review amendments – Observational.*
- Panther overpasses and underpasses (do they work)? *Programmatic.*
- Define primary and secondary panther habitat. *Programmatic.*
- LOSS for concurrency has not been proven by data and analysis for the new changes proposed to the RLSA Overlay. *Observational.*
- Don't use Golden Gate Estates as thru-way for access to the coast. *Observational.*
- Don't build roads in advance of development and population. *Observational.*
- TDR program is inefficient. *Observational.*
- TDR program doesn't incent transfers sufficiently for developers. *Future Land Use Element (FLUE) RFMUD.*
- Envisioned market for TDR's is non-existent (don't sell) *Observational.*
- Further incent transfers into urban infill (clause is unclear and needs to be expanded). *Future Land Use Element (FLUE) RFMUD.*
- Provide further incentives from sending to receiving. *Future Land Use Element (FLUE) RFMUD.*
- Rural villages envisioned within receiving areas don't provide sufficient commercial capacity. *Observational.*
- Design and criteria for commercial locations within the villages isolate them from major transportation corridors (making them not viable) *Future Land Use Element (FLUE) RFMUD.*
- No new high speed (> 36 mph) roads built in RLSA and Rural Fringe Sending Areas (low speed essential for wildlife preservation) *Observational*
- Commercial development on the interior of Golden Gate Estates goes against the Master Plan and should not be allowed. *Observational.*
- The taking of homes instead of a golf course for the Vanderbilt Beach Extension should not be allowed. *Programmatic.*
- Proposed RLSA amendments in Collier County did not address any concerns from DCA (7 written concerns from Tom Pelham). *Observational.*
- RLSA and RFMUD need to be compatible with Golden Gate Master Plan. *Observational.*
- When RFMUD was created, land use restrictions eliminated functionality of Golden Gate Master Plan – Ex: Proposed location for estates commercial. *Observational.*
- RLSA has encouraged premature conversion of agriculture by:
 - Only low quality agriculture has been protected
 - By using eminent domain to provide transportation corridors
 - Refusing to address DCA concerns
 - Using Section 189 Districts to bypass Florida's Growth Management Laws*Observational.*

- GMP Elements (like RLSA, RFMUD, and Golden Gate Master Plan) need to address the effects they have on each other: Services, Transportation, Land Use. *Observational*.
- Where is the Master Watershed Management Plan? *Policy 2.1.5 Conservation and Coastal Management Element*.
- Receiving Areas in the RFMUD need to be changed to allow services including business, commercial and industrial can be located there to support not only the RFMUD, but adjacent Golden Gate Estates and surrounding Communities. *Observational*

DEVELOPMENT PATTERNS

- Fairground activities have escalated over time – both the frequency and intensity of events disrupt the tranquility of surrounding Golden Gate Estates. *Observational*.
- Need Rural Standards for East of C.R. 951 (development standards, roads, dark skies, etc.) *Policy 1.5 Capital Improvements Element*.
- In Golden Gate Estates, commercial development was [mostly] to occur on periphery, and [interior] commercial was to be small scale/small magnitude. Peripheral commercial can be larger in magnitude – that is acceptable. *Observational - GGAMP Restudy*.
- There should be a minimum residency period requirement to serve on Committee(s) that can change, or influence change to, the Golden Gate Area Master Plan (GGAMP), e.g. 5 years. *Programmatic*.
- For development in the Rural Lands Stewardship Area (RLSA), Golden Gate Estates residents are not included/engaged – their input is not sought though RLSA development may impact GGE. *Observational*.
- Proposed large commercial development at Golden Gate Blvd. and Wilson Blvd. is out of character, destroys aesthetics [referring to proposed GMP amendment petition CP-2008-1]. *Observational*.
- Staff involved in projects, plans, etc. need to have familiarity with the affected area. Staff should live in the area or at least tour the area to get familiar with, and better understand, the area. *Observational*
- More comprehensive approach needed when planning east of 951; GGE, RLSA, Rural Fringe Mixed Use District (RFMUD) planning affects one another (drainage, roads, resources, commercial and industrial services). *Objective 4 Future Land Use Element*.
- Need to plan for Golden Gate Estates long-term – consider build-out. *Observational*.
- Road corridors serving urban areas should be routed around rural areas so as to maintain community character. *Observational - GGAMP Restudy*.
- Plans for east of 951 aren't flexible enough to accommodate change in growth rate. *Observational*.
- The Collier Interactive Growth Model (CIGM) is slow to react to demographic changes. *Observational*.
- Need a Community Center within Golden Gate Estates. *Observational*.

- Need larger, more effective buffers around commercial development and County projects when near/affecting nearby residences. *Programmatic.*
- Goals, Objectives and Policies (GOP's) of the GMP are not adequately implemented. *Observational.*
- Need more public arenas for homeowners to voice concerns and opinions about topics/problems affecting them, e.g. fairgrounds activities, water treatment plants, mining operations. *Programmatic.*
- For Vanderbilt Beach Road Extension, should take golf course land [for needed right-of-way], not homes. *Observational.*
- During moratorium period (reference June 22, 1999 Final Order from Florida Administration Commission), the County did not adequately address environmental issues, nor where/when/if additional development would be permitted, including agriculture. *Observational.*
- Changes to the GGAMP should be the exception, not the norm. *Observational.*
- One or more East of 951 Horizon Committee Members suggested urbanizing Golden Gate Estates. Need to preserve the rural character, per the GGAMP. *Observational.*
- Should focus on SR 29/82 bypass as an industrial development center based in Immokalee Area. *Observational.*
- Question whether RLSA development showing fiscal neutrality. *Policy 4.8 RLSA Overlay – FLUE.*
- County policies encourage premature conversion of agriculture lands – when there's no need for more residential lands. *Observational.*
- Planning period for GMP should be extended beyond 10 years. *Policy 5.4 CIE.*
- Provide concurrency with Transportation projects/plans. *Policy 2.1 Transportation Element.*
- Need a re-study of GGAMP – need to program for it and provide funding. *Observational.*

WATER RESOURCE PROTECTION

- With a future unpredictable climate we cannot depend on previous historical levels of water. *Observational.*
- Develop new tools to predict future water availability. *Policy 1.3 of Potable Water Sub-Element.*
- GMP elements need to consider the effects they have on each other and;
 - Available water supply
 - Waste Management (Landfills)
 - Drainage *Observational.*
- If and when sea levels rise, what has the BCB done to keep water in the Eastern Collier area fresh and apart from encroaching seas? *Observational – Major Issue- Climate Change.*
- The County has let the residents down by acquiescing in the FIRM. *Observational.*
- The County has failed to provide guidance to the people who will need a LOMA. *Programmatic.*
- The County has failed to limit growth based on available resources. *Objective 2 (Financial Feasibility) Capital Improvement Element.*

- The County has failed to consider the cumulative effect of deep aquifer withdrawal. *Observational.*
- The County has failed to develop a County-wide Storm Water Plan. *Objective 2.1 Conservation and Coastal Management Element.*
- Canals not cleaned (algae and weeds cover canal along Frangipani Ave.) Algae sheet sunk (causing future problems for fish and drainage). *Programmatic.*
- C 7 connector has better flow due to culverts being installed. *Observational.*
- FEMA elevations too large a burden during severe recession. *Observational.*
- Need more efficient water management of rural areas east of CR951 to prevent flooding and being rezoned to flood area. *Observational.*
- The new Flood Insurance is unacceptable. *Observational.*
- The County should protest FIRM. *Observational.*
- If flooding is a problem, don't allow additional buildings and asphalt (which can impact their neighbors). *Observational.*
- Ditches and swales are not being cleaned and cleared; and driveways do not have proper culverts. *Programmatic.*
- Standing water only 3 times ('95, '06 and '08) the same time the county took readings. *Observational.*
- County Government has failed to implement the Watershed Management Plan into which all other Construction and Coastal Elements, Goals and Objectives were to be involved. *Observational - Objective 2.1 Conservation and Coastal Management Element.*
- Disappointed with County's failure to put the '89 GMOP LDC into place in a timely manner. *Observational.*
- County has failed to address sustainability and quality of life for all resources. *Observational.*
- The '89 GMP required that all aspects will be evaluated, watershed by watershed, where is that guidance? *Observational - Objective 2.1 Conservation and Coastal Management Element.*
- All development in the urban zones and outside should be considered and evaluated after each watershed and its characteristics were developed. *Objective 2.1 Conservation and Coastal Management Element.*
- Failed to put into place a Watershed Management Plan. *Objective 2.1 Conservation and Coastal Management Element.*
- Dropping water table in GG Estates, GG Estates water resources are being used by City and other areas without benefit to GG Estates. *Observational.*
- Re-use water – can it be turned into a drinking water source? Potential waste of re-use water is a concern (If there is no demand, why pay for treatment?) *Policy 1.1 Potable Water Sub-Element.*

The 3rd EAR Public Participation Meeting was held at the Collier County Board of County Commissioners BCC Chambers, 3rd Floor Administration Building on March 15, 2010. As provided for at the first two public participation meetings the comments received from those in attendance have been grouped associated with the major issues identified by the County and DCA. Following the issue

cited will be the corresponding objective or policy within the GMP elements to which it pertains, if applicable.

INTERGOVERNMENTAL COORDINATION

- Need consolidation of fire districts. *Programmatic*
- Better coordination between School Board (sitting) and County Government (locate schools where infrastructure is available or planned). Same for EMS and Fire Stations – all facets of infrastructure. *Policy 2.6 Intergovernmental Coordination Element (ICE)*
- FEMA (under DHS), SFWMD, DEP, USACOE, Collier County Stormwater – need to coordinate water resource management (surface and storm; water supply for municipal resources). *Policy 1.4 Potable Water Sub-Element*
- Better coordination between MPO and Comprehensive Planning (Land Use and Transportation). *Programmatic*
- Better coordination between Parks & Recreation; and Libraries (co-locate). *Policy 1.6.1 Recreation and Open Space Element (ROSE)*
- Better coordination between Schools and Parks & Recreation (co-locate). *Policy 1.1.2 ROSE*
- Need Rural Development Standards for non-urban areas. *Policy 4.1 Future Land Use Element (FLUE)*
- Establish single authority for fire plan reviews. *Programmatic*

TRANSPORTATION

- Integrate MPO and LRTP. *Programmatic*
- Transportation Planning should be part of Master Plan. *Observational*
- Education enforcement of laws and rules – 3' clear to bikes/pedestrians. *Programmatic*
- Establish a minimum Level of Service for multi-model needs. *Policy 1.5 Capital Improvements Element & 12.8 Transportation Element*
- Develop bike share with transit. *Observational*
- Formalize lime rock road policy. *Observational*
- Strengthen 4.6 and 4.7. *Policy 4.6 & 4.7 Transportation Element*
- Stress interconnection and continuity. *Policy 7.3 FLUE*
- Adopt Rural Road Section Standards – Lighting, Landscape and Water. *Policy 1.5 Capital Improvements Element & 12.8 Transportation Element*
- Fair and equitable impact fees – Too high today/unfriendly/too busy and most cost effective design and construction to reduce fees. *Observational*
- Dead ends, (i.e. Vanderbilt Beach Road ends at DeSoto); build when population supports. *Policy 1.2 CIE*
- MSTU should pay for own Administration Costs – 10%? *Observational*
- Integrate road water management with land use and water quality parks. *Programmatic*
- Pathways added to requirement for concurrency. *Policy 5.1 CIE*
- Policy 5.1 – add pathways. *Policy 5.1 Transportation Element*
- Add linear greenway parks to connect facilities. *Programmatic*

- Better facility and location planning for schools with coordination of county infrastructure. *Objective 3 Public Schools Facility Element*
- As appropriate, add complete street/non-motorized. *Observational*
- Strategic Park and Ride Transit and Economic Analysis. *Programmatic*
- Red light enforcement may be contrary to tourism. *Observational*
- Educate public on Level of Service. *Observational*

CLIMATE CHANGE

- Increase Mass Transit instead of road widening. *Policy 3.3 Transportation Element*
- Increase bike lanes. *Policy 4.5 Transportation Element*
- Need to address sea level rise due to climate change. *Observational*

WATER RESOURCE PROTECTION

- County has no Flood Plain Management Plan. *Policy 6.3 Drainage Sub-Element*
- No coordination with Big Cypress Basin; SFWMD; FEMA and DEP (ex: - Picayune Strand Restoration project was completed without consideration of the effect of the RLSA on the flood plain). *Observational*
- Where are the Comprehensive Watershed Management Plan and the Comprehensive Water Resource Management Plan? *Policy 1.5 Drainage Sub-Element*
- When are the efforts going to be:
 - Funded
 - Delivered
 - Scheduled
- Where is monitoring and maintenance of water resource? *Potable Water and Drainage Sub-Elements*
- Watershed/Water Resource Management needs to be holistic
- Environment/Development/Conservation/Recharge/Recycle/Reuse/Alternative Water Resources *Observational*
- The County needs to establish a Stormwater Utility fee to address needed improvements and to address EPA's implementation of the NNC (Numeric Nutrient Criteria). *Observational & Policy 1.5 Drainage Sub-Element*

EASTERN LANDS (RLSA-RFMUD)

- TDR Program not working. *Observational*
- Natural Resource Studies not detailed enough. *Observational*
- Not enough TDR's to use for density in Receiving Lands. *Future Land Use Element (FLUE) RFMUD*
- Allow other uses on Receiving Lands (Non-residential). *Future Land Use Element (FLUE) RFMUD*

- RFMUD Plan not compatible with Estates Master Plan. Lost commercial opportunities for the Estates due to RFMUD Plan. *Observational*
- Consider modifying Rural Village Design Standards (Street Layout). *Programmatic*
- Consider convertibility of RLSA Density to RFMUD (SSA's to Receiving Lands). *Future Land Use Element (FLUE) RLSA & RFMUD*
- Consider "Banking" of TDR's for smaller parcels. *Programmatic*
- Allow conversion of some Receiving Lands to Sending. *Future Land Use Element (FLUE)RFMUD*
- Engage Estates residents with eastern lands development. *Programmatic*
- Allow owners of Receiving Lands to convert a portion of those lands to Sending Lands in order to get more TDRs to use on their remaining Receiving Lands. This process should be available through a rezoning-like process rather than requiring a comprehensive plan amendment.
- Increase the TDR Credits formula for Base TDRs to more than the current one (1) base TDR per five (5) acres. In designated Receiving Areas allow a density of greater than one unit per acre with the use of TDRs and not limit density above one unit per acre to only Rural Villages. Non-villages should be able to go up to 2 units per acre. Like the RLSA, rural villages should be able to go to 4 units per acre.
- Remove/modify the very detailed and unworkable requirements for development of a Rural Village. Increase the TDR Bonus multiplier in a Rural Village to make it economically viable. At the present time, the TDR program is too expensive for a higher dense village. As density increases, average prices come down.
- Remove the minimum required purchase amount of \$25,000 for a Base TDR and instead let the market work to determine TDR prices.
- Protect existing TDR holders but drastically revamp the current program such that it is less costly to develop in receiving areas.
- Encourage the establishment of mitigation banks in the Rural Fringe for listed species.
- Another option to consider is to establish separate overlays for each of the four distinct Rural Fringe development areas, similar to the North Belle Meade Overlay which has its own set of development standards.
- The current Rural Fringe provisions of the GMP already call for the County to consider the feasibility of establishing a "TDR Bank" to be administered by the County or some other non-for-profit government, or quasi governmental agency with the objective of making funds available to support the TDR program by offering initial minimal purchase prices of TDR credits. The County should create a TDR bank.
- Consider allowing owners of large tracts in the Rural Fringe the option of utilizing the standards and procedures of the RLSA program.
- Allow for the ability to transfer a certain percentage of density credits from the RLSA to the Rural Fringe.
- There is a need to have different more favorable treatment for owners of Sending Land parcels of twenty (20) acres or less to facilitate their participation.

- Extend the early entry bonus another 2 years, due to the protracted real estate and economic slowdown.

AFFORDABLE HOUSING

- Create jobs to minimize the need for affordable housing. *Programmatic*
- Eliminate impact fees for affordable housing units. *Policy 2.10 Housing Element*
- Utilize existing housing stock for affordable housing, e.g. foreclosure properties. *Observational*
- Provide for various stages of transitional housing for varying income levels. *Policy 2.2 Housing Element*
- Mandate affordable housing within all developments; residential and mixed-use. *Policy 1.3 Housing Element*
- Provide public transportation proximate to affordable housing units. *Policy 2.11 Housing Element*
- Defer impact fees for affordable housing. *Policy 2.10 Housing Element*
- Provide density bonus incentives for the development of affordable housing units within mixed-use developments. *Policy 2.9 Housing Element*
- Stop the perpetual loss of affordable housing units by prohibiting the conversion of those units to market rate units. (Property owners receive the benefit of increased density for constructing affordable units, but then these unit types eventually go away and become market rate units.)
Programmatic

In addition to the public comments received at the three designated public participation meetings, two written pieces of public comments were received by the County and are provided on the following pages.



850 PARK SHORE DRIVE
TRIANON CENTRE - THIRD FLOOR
NAPLES, FL 34103
239.649.2708 DIRECT
239.649.6200 MAIN
239.261.3659 FAX
banderson@ralaw.com

March 12, 2010

VIA E-MAIL

David Weeks, Growth Management Manager
Collier County Community Development Services
2800 N. Horseshoe Drive
Naples, FL 34104

Michael Bosi, Comprehensive Planning Manager
Collier County Community Development Services
2800 N. Horseshoe Drive
Naples, FL 34104

Re: Evaluation and Appraisal Report for Rural Fringe Mixed Use District

Gentlemen:

The purpose of this correspondence is to provide public comments for the statutorily required Evaluation and Appraisal Report (EAR) for the Collier County Growth Management Plan (GMP). Please include this in the record for the March 15 EAR workshop, which I will be unable to attend. This letter concerns itself solely with the Rural Fringe Mixed Use District (Rural Fringe). The State Road 846 Land Trust knows that some important changes are necessary for a viable program in the Rural Fringe to conserve environmentally sensitive lands and avoid urban sprawl by providing for areas where clustered development is appropriate and encouraged. The Transfer of Development Rights program (TDR) was intended to accomplish those goals, however, the program has not functioned as intended despite the additions of TDR Bonus Credits. If the TDR program is to be continued and strengthened we suggest consideration of some of the following:

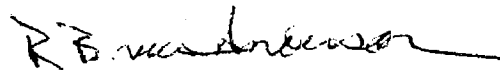
1. Allow owners of Receiving Lands to convert a portion of those lands to Sending Lands in order to get more TDRs to use on their remaining Receiving Lands. This process should be available through a rezoning-like process rather than requiring a comprehensive plan amendment.
2. Increase the TDR Credits formula for Base TDRs to more than the current one (1) base TDR per five (5) acres. In designated Receiving Areas allow a density of greater than one unit per acre with the use of TDRs and not limit density above one unit per acre to only Rural Villages. Non-villages should be able to go up to 2 units per acre. Like the RLSA, rural villages should be able to go up to 4 units per acre.
3. Remove/modify the very detailed and unworkable requirements for development of a Rural Village. Increase the TDR Bonus multiplier in a Rural Village to make it

David Weeks, Michael Bosi
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Page 2

economically viable. At the present time, the TDR program is too expensive for a higher dense village. As density increases, average price comes down.

4. Remove the minimum required purchase amount of \$25,000 for a Base TDR and instead let the market work to determine TDR prices.
5. Protect existing TDR holders but drastically revamp the current program such that it is less costly to develop in receiving areas.
6. Encourage the establishment of mitigation banks in the Rural Fringe for listed species.
7. Another option to consider is to establish separate specific overlays for each of the four distinct Rural Fringe development areas, similar to the North Belle Meade Overlay which has its own set of development standards.
8. The current Rural Fringe provisions of the GMP already call for the County to consider the feasibility of establishing a "TDR Bank" to be administered by the County or some other not-for-profit government, or quasi governmental agency with the objective of making funds available to support the TDR program by offering initial minimal purchase prices of TDR credits. The County should create a TDR bank.
9. Consider allowing owners of large tracts in the Rural Fringe the option of utilizing the standards and procedures of the RLSA program.
10. Allow for the ability to transfer a certain percentage of density credits from the RLSA to the Rural Fringe.
11. There is a need to have different more favorable treatment for owners of Sending Land parcels of twenty (20) acres or less to facilitate their participation in the TDR program.
12. Extend the early bonus another 2 years, due to the protracted real estate and economic slowdown.

Sincerely,



R. Bruce Anderson
For the Firm

RBA/ca

**COLLIER COUNTY COMPREHENSIVE PLANNING DEPT
2011 EAR - EVALUATION AND APPRAISAL REPORT
REVIEW OF PUBLIC COMMENTS**

FRAMING OF GROWTH PLAN AND ITS ELEMENTS FOR EAR REVIEW

According to the Department of Community Affairs, in their letter of understanding of Major Issues dated December 4, 2009, the director states that “I am confident that the EAR will contain a comprehensive assessment and evaluation of the effectiveness of the County’s Comprehensive Plan in achieving goals related to the major issues, as well as identifying the necessary EAR-based amendments for achieving those goals.”

The Major Issues to be addressed in the EAR are as follows:

- MI 1. Concurrency Management,
- MI 2. Climate Change,
- MI 3. Urban Development Patterns,
- MI 4. Water Resource Protection
- MI 5. Intergovernmental Coordination
- MI 6. Affordable Housing
- MI 7. Rural Lands Stewardship Area Overlay (RLSA)
- MI 8. Rural Fringe Mixed Use District (RFMUD)

The Collier County Growth Management Plan Elements and related Goals Plans and Objectives are outlined as follows:

E1. Capital Improvement Element (CIE)			
1 Goal incorporating	5 Objectives incorporating		30 Policies
E2. Transportation Element (TE)			
1 Goal incorporating	12 Objectives incorporating		65 Policies
E3. Public Facilities Element [Sanitary Sewer Sub-Element (SS)]			
1 Goal incorporating	5 Objectives incorporating		22 Policies
E4. Potable Water Sub-Element (PW)			
1 Goal incorporating	5 Objectives incorporating		28 Policies
E5. Drainage Sub-Element			
1 Goal incorporating	6 Objectives incorporating		19 Policies
E6. Solid Waste Sub-Element (SW)			
1 Goal incorporating	3 Objectives incorporating		15 Policies
E7. Natural Groundwater Aquifer Recharge Sub-Element (NGWAR)			
1 Goal incorporating	5 Objectives incorporating		21 Policies
E8. Housing Element (HE)			
1 Goal incorporating	8 Objectives incorporating		50 Policies
E9. Recreation and Open Space Element (ROSE)			
1 Goal incorporating	8 Objectives incorporating		27 Policies
E10. Conservation and Coastal Management Element (CCME)			
13 Goals incorporating	47 Objectives incorporating		222 Policies
E11. Intergovernmental Coordination Element (ICE)			
1 Goal incorporating	3 Objectives incorporating		15 Policies

Comments - EAR Public Process and Growth Management Concerns
Comments by W. James Flanagan III 08-26-10

E12. Future Land Use Element (FLUE)		
1 Goal incorporating	7 Objectives incorporating	49 Policies
<i>RLSA Overlay - RLSA Policies segregated in Future Land Use Element</i>		
1 Goal incorporating	5 Objectives incorporating	76 Policies
E13. Golden Gate Area Master Plan (GGAMP)		
7 Goals incorporating	17 Objectives incorporating	47 Policies
E14. Immokalee Area Master Plan (IAMP)		
6 Goals incorporating	13 Objectives incorporating	41 Policies
E15. Economic Element (EE)		
1 Goal incorporating	6 Objectives incorporating	37 Policies

Note: The Collier County Comprehensive Growth Management Plan as it currently stands incorporates 39 Goals, incorporating 155 Objectives and 764 Policies. This summation is taken from the Collier County Growth Management Plan.

I am hoping to bring light and improvement to the EAR Public Comment Process. I attended all three EAR public meetings, and provided input and addressed concerns to staff as it developed.

The scope and outline of the Growth Management Plan was not addressed in creating a framework for addressing Major Issues with Growth Plan Elements, and their Goals, Objectives and Policies to bring perspective and focus to a means for opinion, measure, assessment and evaluation.

Furthermore, there was no basis or baseline established for the public or the staff to effectively provide qualitative or quantitative measureable assessment and/or evaluation of the effectiveness of the County's Comprehensive Plan in achieving goals related to the major issues. As such, public comment could not be provided in a means of measurement and assessment of goals, objectives and policies – which is the purpose of the EAR – Evaluation and Appraisal Report process. A means for framing a public perspective of the Growth Management Plan is missing from the process, and a public/County basis of measurement, and qualitative and quantitative measurement and assessment tools are also missing from the EAR process.

Certain comments pertaining to the issues, although relevant to the public's perspective, are/were also not keyed to Growth Plan Goals Objectives and Policies. The Staff was then left to interpret where the public comments on the Major Issues best fit under the Growth Plan's Goals, Objectives and Policies for each and all elements. Interpretation of the comment, association and consolidation of the public comments are therefore left to staff's interpretation of the public comments and staff's determination and their association with the Growth Plan's Goals, Objectives and Policies, and how they should/might be related to the Major Issues and visa versa. As well, a revisit and review with the Public regarding staff's interpretation of the Public's comment is not made part of the process, thereby closing the loop on Public Comment.

Some comments were labeled by Staff as "Observational" and "Programmatic" and "GGAMP Restudy". There is a concern that these comments may or may not be considered in the EAR process because these concerns were not – in staff's opinion, interpretation and perspective – attributable to specific Growth Plan's Goals Objectives and Policies. Such comments should carry some value – in new policies to be considered and in ineffective policies abandoned or made effective. The Public Perception must be accounted for as well, especially relative to the Observational and Programmatic labeled comments. These should translate to an accountable action and measurable response.

As well, one of the Major Issues identified to be addressed in the EAR per the DCA Letter of Understanding ignored – MI 1. Concurrency Management. Instead, comments were requested on the subject of Transportation without respect or reference to a Major issue as outlined in DCA's letter, and without perspective or reference to Concurrency Management. Concurrency extends well beyond Transportation, and affects all County Services, infrastructure and Growth Aspects. Concurrency needs to also address Water, Sewer, Solid Waste, Schools, Public Safety, Parks and Recreation, County Government infrastructure and all aspects of community and planning. This was not the case in this EAR process.

OTHER CONSIDERATIONS

Need for Effective and Measurable Job Growth Element

One aspect missing from concurrency and in Growth Management Planning overall is effective and measureable private employment planning. Current efforts for job creation have been narrow in scope and in some cases, expending an inordinate amount of taxpayer money without substantial and measureable success in creation of high-wage jobs or diversification of the local economy. The growth management plan should develop means and planning for the attraction of a broad range of industries and coordinate location within the communities created. Such an approach should be focused to minimize traffic and impacts across the County and contribute to the sustainability and viability of a local work-supported approach to jobs within the communities workforce locale.

Past planning has created massive residential housing developments with no other uses and no other opportunities for job creation from within the created PUD. This fails the rest of the County and increases demands for services without benefit of stabilization and broadening of the County's employment base for all the new people contained in such residential-only communities.

Re-evaluation of Planned Population Centers

Conceptually, the Coastal Urban Zone – West of CR951 – Are mostly built out, subject to infill and minor long term population increases. As well, the Estates care conceptually built out – the approximate 2010 population of 27,607 (per the East of 951 Horizon Study) is projected to grow to 80,000 within the established limits of the platted subdivision. The driving impact of population growth County-wide lies in the RLSA – the East of 951 Horizon Study projects a population in the RLSA of over 389,193 at Build-out in an area that currently has a population of approximately 12,000.

The fiscal, physical and administrative demands of providing services, transportation and infrastructure in a remote, disconnected and mostly undeveloped agricultural and wetlands environment will create an inordinate demand on tax revenues, resources and County function. The remote location for massive development and population will require an inequitably high cost of developing transportation systems, infrastructure and connectivity are conflicting with Agricultural preservation, conservation, reduction in greenhouse gasses, reduction in Vehicle Miles Traveled (VMTs) and other Goals Objectives and Policies found in non-RLSA aspects of the Growth Management Plan. Reconsideration should be made relative to the cost and impacts of such remote development, and such review should be made on a County-wide and fiscal basis equitable to all communities of the County.

Comments - EAR Public Process and Growth Management Concerns
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Demand for communities in such a remote location as the RLSA should be challenged and/or re-evaluated. Attractions and assets that make Collier County a demand location - access to the beach, proximity to Interstate Highway system, quality transportation systems, proximity to International Airport, convenient attractive communities – lose much luster and attraction in remote rural locations disconnected from the urban coastal zone. A study of Ave Maria's successes and failures might well reveal some of the causes for its current challenges regardless of the current economic downturn.

Engaging the Community, Politicizing Growth Management, Unilateral Decision-making

The perspectives of some suggest that the planning and decision processes are politicized. Decisions are made regardless of Staff recommendations and Planning Commission recommendations. Engagement of communities affected are limited to 3-minute speeches at public hearings and the efforts of several organizations to involve their communities in the process and decisions are secondary. Efforts are need to be taken to change the process and attitudes by actively and effectively engaging the communities affected. Stakeholders typically include land-owners, abutters and developers. Various organizations involved in the interest of the future of their community should be considered stakeholders as well.

Over many years, numerous contentious projects have been pushed through the community without engagement and endearment of the residents. This perspective is the basis of the current fight for Amendment 4 – the vision of the Community was being created without the Community.

Vanderbilt Beach Road Extension was promoted as necessary to the Estates community and not for the purposes of the private communities planned for East of DesSoto (Big Cypress/Ave Maria). For years, County Commissioners and Staff denied the fact that VBR Extension was to serve the RLSA populations. Decisions were made and properties were taken, and alternative solutions to traffic were not pursued and effectively ignored. Transportation engagement was not.

Stevie Tomato's fiasco was a failure in the planning and approval process that misplaced a commercial operation in direct conflict with residential peace, privacy and quiet enjoyment.

Similar approaches were made to accelerate the widening of Oil Well Road. Work was accelerated and funded prior to the realization of a projected population and prior to the collection of assessable Impact Fees required prior to the funding and construction of Oil Well Road. When the widening of Oil Well Road was approved even without concurrency, a middle section of the road was deferred, promoted as a cost-savings measure, but truthfully associated with the realignment of Randall Blvd and that section of Oil Well Road to meet in the proposed future Town Center of Big Cypress. This re-alignment is not even depicted on the 2030 LRTP, yet is widely known.

Such politicizing, posturing and misrepresentations have led to skepticism, cynicism and mistrust of the planning process and decisions that come out of it. In some cases, private interests are circumventing and manipulating a public process and the fiscal impacts to the public are committed to without buy-in and support, and in some cases – against the will and desires of the Communities affected. The mantra of Growth Pays for Growth has been a hard fiscal lesson – and its untruth has been exposed.

Transportation disconnection from Growth Management

Another concern Transportation has long been disconnected from the Growth Management process. Decisions on future roads are made outside of Growth Management processes through separate and disconnected MPO processes. One example is the 2030 Transportation Plan, which when overlaid with RLSA population projections shows high density RLSA areas of Big Cypress (4,000 - 10,000 per sq mile per 2030 Population projection maps) being served solely by a Randall Blvd/Oil Well Road intersection. No road systems are conceptually represented within this projected densely populated area east of DeSoto Blvd.

As well, is an issue with a future I-75 interchange between SR29 and CR951. At one point, the proposed interchange was promoted and presented in public meetings to serve the future Town of Big Cypress, and the interchange would be located from I-75 east of DeSoto north to the future Town of Big Cypress. This seemed to make good sense – the major population projected in Big Cypress would have direct access to I-75 on a limited access roadway. More recently, an effort by the Transportation Department unilaterally narrowed the focus to three choices of interchange design for Everglades Blvd as the location of the Interchange. Transportation removed the Big Cypress interchange from presentation, option and discussion. The change to Everglades Blvd as the I-75 interchange will translate to hundreds eminent domain takings and hundreds of residential driveways accessing onto on a major evacuation route. Such decisions cannot be rushed based solely on time-constrained (immediate availability) of Federal Funding for Interchange Design. That approach is short-termed and short-sighted. (Note that Policy 6.1.2 of the Golden Gate Area Master Plan to initiate a study of a potential interchange in the vicinity of I-75 and Everglades Blvd. The County will Continue to implement a study of a potential interchange in the vicinity of I-75 and Everglades Blvd.) I suggest the language should be changed to “a potential eastern interchange along the I-75 Corridor“ to express the true needs and intent, especially relative to the major populations projected in the RLSA area.

As well, a suggestion by a member at a civic association meeting where Emergency Management Director Dan Summers was to ensure that an emergency egress at Everglades Blvd and I-75 existed, or for minimal expense – could be created in short time. This comment was made as an Emergency Management Catastrophe Preparation goal and that such an access was regardless of any I-75 Interchange now or in the future – and it was suggested as a Temporary Emergency-Only Evacuation Egress from Everglades Blvd to I-75 to be prepared for use in case of catastrophic emergency. Civic suggestions for proactive emergency preparedness have since been manipulated and retranslated as a desire for an Everglades/I-75 Interchange. (Reference Policy 7.3.1) I suggest this policy is relevant and action needed to be taken to achieve item b. as a minimum. The bridge study promotes local connectivity and egress, and the Improved emergency access from Everglades Blvd to I-75 is a critical evacuation egress point that needs to be opened in catastrophic emergencies like wildfire, hurricanes and other natural disasters.

The whole I-75/Everglades Interchange needs to be reconsidered and a proper comprehensive look at the I-75 Corridor and its future interchanges. The review should be an I-75 Corridor Interchange Study, and not specific to Everglades Blvd.

Private Water and Sewer in the Estates

During the EAC forum for the EAR, the Chairwoman requested that consideration be made for public utilities in the Estates as a means for protecting water resources. Similar comments were made by the Chair of the East of 951 Horizon Oversight Committee. The implication of these comments is that septic systems are undesirable and incapable of sustainability, and that only a public system can protect the water resources.

The East of 951 Horizon Study explored the cost and feasibility of utilities in the Estates and the public response was against public utilities in the Estates, both on a cost basis and a principle basis that private systems are effective and sustainable, efficient and scientifically viable. Together with an effort to incentivize joining of non-conforming small lots to conforming lots, a viable low density sustainable green community can flourish without urbanization and public utilities. Given some people's arguments against the existence of septic systems, one must still consider as well that bears do still "go" in the woods.

Rural Standards vs. Urban Standards

One thing lost in the process of Collier County Growth Management is that there are no rural community or development standards. Densities and setbacks and functional criteria have been developed from an urban perspective and little regard is made from a perspective of rural existence. Golden Gate Estates is a rural community with rural perspectives, rural needs, and rural character, and finds conflict when held to urban standards that don't relate with rural living. Recognition of a need for a distinct rural standard is the beginning of addressing some of the issues in the Estates and bring focus to the unique sustainable community it is.

Master Mobility Plan – Limited but Parallel Growth Management?

The Master Mobility Plan is being introduced into the EAR. In reading the brief overview of its outline beginning on page xiii, it appears that many of the goals and strategies are functional components of the Growth Management Plan and should be contained as measurable achievements within various goals, objectives and policies. The MMP proposes to Prepare Infrastructure Master Plan, Land Use Master Plan, Mobility Master Plan, Wildlife Crossings and Habitat Preservation Master Plan, Public Workshops for a Draft Vision Plan Map/ Evaluate effects of land use scenario on transportation plan – all items of planning that are currently under the cover of Collier County Growth Management Plan. A concern is the Master Mobility Plan becomes a parallel but separate Growth Management Plan for focused and limited scope of work within the Growth Management Plan. I am concerned that the Master Mobility Plan will morph into a document of overwhelming and ineffective volume of goals policies and objectives that will require two review processes (EAR/MMP) and a third process to reconcile the two. Is this a result of the recognition of the disconnect between Transportation and Growth Management? A concern also underlies the drive behind the Master Mobility effort is for the creation of new and expended revenues as a replacement for now non-existent Impact Fee Revenues.

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From such tough lessons and negative community experiences, positive community efforts and perspectives are being promoted in such efforts as the Estates Bill of Rights – an effort by the Golden Gate Estates Area Civic Association to introduce rural community ideals and standards into the Golden Gate Area Master Plan Restudy. The Estates Bill of Rights is intended as a prelude to instigate discussion of community concepts and ideas in advance of the GGAMP Restudy so that such concepts and ideas can be discussed and vetted within the Restudy process.

Other Civic Associations and organizations are also promoting ideas. Visioning of a community has many perspectives, and those perspectives become especially dear to the Community when impacts, decisions and plans are made for the Community by entities outside of the Community.

Comments and Corrections from review of the draft
Collier County 2011 Evaluation and Appraisal Report – EAR
EAC – Workshop Edition – received 08-16-10

Regarding Chapter 1 – Public Participation

The items within each category should be numbered. One line item bulleted on page 3 references “Regarding Item #2..” and none of any items are numbered, only ‘bulleted’.

As well, Under Eastern Lands (RLSA/RFMUD) – the last item – indicates “County Government not providing awareness of development schedule of C.R.951.” I believe this item refers to the developments East of 951 – the proposed Town of Big Cypress and other future population centers in the RLSA where impacts, plans, roads, interchanges etc., are not being shared with the surrounding communities most impacted by these future populations. IE: Oil Well Road Widening and “phased” widening with its middle-section a consideration for future development.

Some Public Comments that were made and recorded at the three EAR Public Participation Meetings but not incorporated into Chapter 1 Public Comment are as follows, and the EAR should be revised to include these comments and relative goal, objective and/or policy reference:

Urban Development Patterns

1. Urban Growth/Services Boundaries not established yet – Define and establish
2. “A reference was made that Road corridors serving the urban areas should be routed around the rural areas so as to maintain community character” Staff noted this item as a GGAMP Restudy item, yet the intent of the discussion/comment was to mitigate and minimize roadway, traffic and population impacts of RLSA urbanized developments on surrounding rural communities and preserves. (IE previously proposed Big Cypress Parkway and I-75 Interchange to access Big Cypress)
3. “Plans for east of 951 aren’t flexible enough to accommodate change in growth rate” The thought on this was East of 951 needs to have a comprehensive approach – RLSA/RFMUD/Estates/Immokalee/Rural Lands/Ag Lands/Preserves – and each cannot ignore the effects of localized Growth Management planning on other communities. All communities need to be engaged in a comprehensive planning and review process.
4. Need for a Community Center in Golden Gate Estates should reflect a Level-of-Service/Planning Need/Capital Improvement Element Policy 1.4. Staff notes item as ‘observational’

*Comments - EAR Public Process and Growth Management Concerns
Comments by W. James Flanagan III 08-26-10*

Transportation

1. Access and availability to Public Transit needs improvement – Beach Access, Park & Ride Lots, Employment Centers, Apartment Complexes, etc.
2. Bike lanes should be incorporated in resurfacing/road expansion projects
3. Decisions on Long Term Transportation Plans need to engage the public and those affected before the decisions are made. Land Use Modeling excludes public participation on where population and road assumptions are made. Engage the Public, Stake Holders, Surrounding Communities in the formative function of community/transportation planning. Incorporate Transportation (road planning) in the County's Comprehensive Planning process – do not isolate and segregate transportation decisions and planning with the Metropolitan Planning Organization (MPO).
4. Transportation needs to be made part of the Growth Management and Plan Review Process.
5. Road Systems are being proposed that bi-sect rural Golden Gate Estates to serve the urbanized RLSA and Eastern Lands. Other alternatives are necessary to mitigate the transportation, traffic and population impact on the rural community and character of Golden Gate Estates.
6. Paving of Limerock Roads needs to be completed. Work is secondary priority to Major road expansion project, yet minimal cost overall.

Eastern Lands – (RLSA-RFMUD)

1. Lack of Participation in the RFMUD TDR program says the program doesn't work.
2. Application Process of TDR Program is preferential to certain conveying agencies and unfair.
3. County should develop a standard unified format for Land Management Plan acceptable at all agencies participating in the TDR program
4. County should be studying impacts of RLSA potential development and their effects on Estates (i.e. Transportation, Traffic, quality of life, environmental impacts, flood impacts, wetlands mitigation, water quality, water quantity) Address current and future costs to the County/taxpayer associated with urban development in existing rural/agricultural/conservation low density low use Eastern Lands)
5. County/RLSA needs to engage Estates and surrounding communities in planning process. Issues need to be addressed comprehensively countywide and not exclusively within the RLSA area/process. Serious Concerns have been raised about the effects of the projected 400,00 people in the RLSA east of DeSoto Blvd on Estates/Immokalee/Collier County.
6. LRTP not showing RLSA Transportation projections, however population projections exist for the RLSA. RLSA FLUE Map missing from County website, yet referenced by note on the County's FLUE Map currently posted on website.

Affordable Housing

1. County does not do enough to encourage or mandate Affordable Housing.
2. Workforce Housing should not be limited/targeted to County Employees
3. In-law Guest Houses as affordable housing
4. Promote equitable distribution of affordable housing throughout Collier County. Address saturation rates of affordable housing relative to economic condition, current and future.

Water Resource Protection

1. In the need for County Watershed Plan needing to be holistic, holistic in terms of not just water, but development, mitigation, environment, and especially coordination of resources, planning and responsibilities between multiple agencies with diverging and separate interests (DEP/ACOE/SFWMD/Big Cypress Basin/Collier Soil & Water Conservation/Collier County Utilities/City of Naples Utilities/Division of Forestry/Fire Districts/Emergency Management/FEMA)

Other General Comments made

1. Cat System doesn't serve/access Collier County Beaches
2. Library Hours insufficient

Chapters 2 & 3 – Drafts – General observations

Lack of time and subsequent issue of later draft (CCPC Workshop Draft) have prevented me from substantive review of Chapters 2 & 3 of the EAR, however, I can offer a couple of comments in my recent skimming of the EAC Draft and what I was able to scan as I printed out the latest CCPC Workshop Draft.

1. Throughout the Elements a rephrasing and reformatting is suggested - what is the proposed rephrasing and intent of reformatting of Goals, Objectives and Policies?
2. References to Standards of various reports inserted as reference without defining and stating the desired reference can and will lead to unintended association of irrelevant details in the future, potentially resulting in mis-association, irrelevancy, misinterpretation, and unintended consequences.
3. Changes of References from one to another (updating) assumes that the reference standards have been compared and analyzed for relevancy, consistency, intent and specifics. Can this be confirmed? Does the new standard warrant reference and/or inclusion of specific provisions applicable? Without defining and stating the desired reference can and will lead to unintended association of irrelevant details in the future, potentially resulting in mis-association, irrelevancy, misinterpretation, and unintended consequences. (reference for example Drainage Sub-element Policy 6.2 and the suggested revision notes)
4. Regarding the County's recommendation for incorporation of a Randall Blvd Flyover and a 951/41 Flyover and the Everglades Interchange into Policy 6.5 of the Transportation element, this means of policy revision seems to circumvent a process of review and comprehensive planning to take specific transportation projects and commit and define them through an editing of the Growth Management Plan/EAR review.

Why is policy 6.5 to continue as a policy? The existing policy refers, an I-75/Golden Gate Parkway Interchange and a grade-separated overpass at Airport Pulling Road and Golden Gate Parkway. The County states, "the projects listed in this policy have been completed and renders this policy obsolete".

Comments - EAR Public Process and Growth Management Concerns
Comments by W. James Flanagan III 08-26-10

Why then is the County recommending to introduce three new projects not specific to the original policy 6.5. I am concerned that Growth Management and Transportation planning are being executed by editorial changes to the GMP without public process and vetting - and this on future major road projects. What is the purpose of introducing these projects specifically into the GMP Transportation Element? What is the intent of adding these items and what does it do to commit and change any public review process or County Planning commitments – financially, or otherwise.

Should not this existing policy 6.5 be removed as these projects now exist and are no longer a part of the Growth Management Plan Transportation Element? And shouldn't any new policy introducing new and specific projects be required to go through a GMP review process? This approach raises concerns in both the process and the motives.

Concluding Remarks

The forgoing are concerns for discussion which I would like to incorporate into the EAR and the EAR review process, and with the hopes to see forward that the issues and concerns be addressed, considered and discussed, with the Public being an engaged and active participant in the decisions of the future of our communities.

Respectfully,

W. James Flanagan III
280 22nd Ave NE
Naples FL 34120
239-352-6352
781-254-8910

Collier County Government



**Communication &
Customer Relations Department
3301 E. Tamiami Trail
Naples, FL 34112**

**(239) 252-8848
www.colliergov.net**

FOR IMMEDIATE RELEASE

NOTICE OF PUBLIC MEETING EVALUATION & APPRAISAL REPORT (E.A.R.) COLLIER COUNTY, FLORIDA

**MONDAY, JANUARY 25, 2010
6:00 P.M.**

The Collier County Comprehensive Planning Department of Community Development & Environmental Services Division, on Monday, January 25th, at 6:00 p.m., will hold a Public Meeting at the North Collier Regional Park Exhibit Hall, Room A, located at 15000 Livingston Road, Naples, FL, 34119, Collier County, Florida.

Chapter 163.3191 of the Florida Statutes requires local governments to adopt an Evaluation and Appraisal Report (EAR) once every seven years, with the purpose of assessing the progress in implementing the local government's comprehensive plan. The EAR evaluates how successful a local government has been in addressing major community land use planning issues through implementation of its comprehensive plan, suggests revisions to better address the community's vision, and addresses changes mandated by State requirements. From a statutory perspective, the EAR evaluates the effectiveness, successes, and failures of the various Elements of the local government comprehensive plan at a specific point in time. Ultimately, the recommendations contained in the EAR become the basis for proposed amendments to the County's Growth Management Plan (GMP). Collier County adopted its last EAR in 2004.

For more information, contact Mike Bosi, AICP, Community Planning Manager, at 252-6819, or e-mail michaelbosi@colliergov.net or Carolina Valera, Principal Planner, at 252-8498 or email carolinavalera@colliergov.net.

-End-



Collier County Government

**Communication &
Customer Relations Department
3301 E. Tamiami Trail
Naples, FL 34112**

**(239) 252-8848
www.colliergov.net**

FOR IMMEDIATE RELEASE

NOTICE OF PUBLIC MEETING EVALUATION & APPRAISAL REPORT (E.A.R.) COLLIER COUNTY, FLORIDA

**TUESDAY, FEBRUARY 23, 2010
6:00 P.M.**

The *Collier County Comprehensive Planning Department of Community Development & Environmental Services Division*, on Tuesday, February 23rd, at 6:00 p.m., will hold a Public Meeting at the UF/IFAS Extension Education & Training Center located at 14700 Immokalee Road, Naples, FL 34120, Collier County, Florida.

Chapter 163.3191 of the Florida Statutes requires local governments to adopt an Evaluation and Appraisal Report (EAR) once every seven years, with the purpose of assessing the progress in implementing the local government's comprehensive plan. The EAR evaluates how successful a local government has been in addressing major community land use planning issues through implementation of its comprehensive plan, suggests revisions to better address the community's vision, and addresses changes mandated by State requirements. From a statutory perspective, the EAR evaluates the effectiveness, successes, and failures of the various Elements of the local government comprehensive plan at a specific point in time. Ultimately, the recommendations contained in the EAR become the basis for proposed amendments to the County's Growth Management Plan (GMP). Collier County adopted its last EAR in 2004.

For more information, contact Mike Bosi, AICP, Community Planning Manager, at 252-6819, or e-mail michaelbosi@colliergov.net or Carolina Valera, Principal Planner, at 252-8498 or email carolinavalera@colliergov.net.

-End-



Collier County Government

**Communication &
Customer Relations Department
3301 E. Tamiami Trail
Naples, FL 34112**

**(239) 252-8848
www.colliergov.net**

FOR IMMEDIATE RELEASE

**NOTICE OF PUBLIC MEETING
EVALUATION & APPRAISAL REPORT (E.A.R.)
COLLIER COUNTY, FLORIDA**

**MONDAY, MARCH 15, 2010
6:00 P.M.**

The *Collier County Comprehensive Planning Department of Community Development & Environmental Services Division*, on Monday, March 15th, at 6:00 p.m., will hold a Public Meeting at the Collier County Board of County Commissioners BCC Chambers, 3rd Floor Administration Building (Bldg. F) 3301 E. Tamiami Trail, Naples, FL 34112, Collier County, Florida.

Chapter 163.3191 of the Florida Statutes requires local governments to adopt an Evaluation and Appraisal Report (EAR) once every seven years, with the purpose of assessing the progress in implementing the local government's comprehensive plan. The EAR evaluates how successful a local government has been in addressing major community land use planning issues through implementation of its comprehensive plan, suggests revisions to better address the community's vision, and addresses changes mandated by State requirements. From a statutory perspective, the EAR evaluates the effectiveness, successes, and failures of the various Elements of the local government comprehensive plan at a specific point in time. Ultimately, the recommendations contained in the EAR become the basis for proposed amendments to the County's Growth Management Plan (GMP). Collier County adopted its last EAR in 2004.

For more information, contact Mike Bosi, AICP, Community Planning Manager, at 252-6819, or e-mail michaelbosi@colliergov.net or Carolina Valera, Principal Planner, at 252-8498 or email carolinavalera@colliergov.net.

-End-



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August 11, 2010

FOR IMMEDIATE RELEASE

**NOTICE OF PUBLIC MEETING
COLLIER COUNTY PLANNING COMMISSION
GROWTH MANAGEMENT PLAN
EVALUATION AND APPRAISAL REPORT WORKSHOP
COLLIER COUNTY, FLORIDA**

WEDNESDAY, AUGUST 25, 2010

Notice is hereby given that the *Collier County Planning Commission* will hold a public workshop on **August 25, 2010 at 8:30 a.m.** in the Board of County Commissioners Chambers located on the third floor of the W. Harmon Turner Building (Bldg. F) Collier County Government Center, 3301 E. Tamiami Trail, Naples, FL 34112.

In regard to the public meeting:

All interested parties are invited to attend, and to register to speak and to submit their objections, if any, in writing, to the board/committee prior to the meeting if applicable. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3301 E. Tamiami Trail, Naples, FL 34112, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

For more information, call Marcia Kendall at (239) 252-2387 or Michael Bosi at (239) 252-6819.

-End-



Collier County Government

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3301 East Tamiami Trail
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August 11, 2010

FOR IMMEDIATE RELEASE

**NOTICE OF PUBLIC MEETING
COLLIER COUNTY PLANNING COMMISSION
GROWTH MANAGEMENT PLAN
EVALUATION AND APPRAISAL REPORT WORKSHOP
COLLIER COUNTY, FLORIDA**

August 25, 2010

Notice is hereby given that the *Collier County Planning Commission* will hold a public workshop on **August 25, 2010 at 8:30 a.m.** in the Board of County Commissioners Chambers located on the third floor of the W. Harmon Turner Building (Bldg. F) Collier County Government Center, 3301 E. Tamiami Trail, Naples, FL 34112.

In regard to the public meeting:

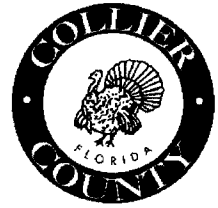
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For more information, call Marcia Kendall at (239) 252-2387 or Michael Bosi at (239) 252-6819.

-End-



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www.youtube.com/CollierGov

October 27, 2010

FOR IMMEDIATE RELEASE

**NOTICE OF PUBLIC MEETING
ENVIRONMENTAL ADVISORY COUNCIL
RECOMMENDATION ON THE ADOPTION OF THE
2011 EVALUATION AND APPRAISAL REPORT
OF THE GROWTH MANAGEMENT PLAN
COLLIER COUNTY, FLORIDA**

**WEDNESDAY, NOVEMBER 3, 2010
9:00 A.M**

Notice is hereby given that the *Environmental Advisory Council* will hold a public meeting on **November 3, 2010 at 9:00 a.m.** in the Board of County Commissioners chambers, third floor, Collier County Government Center, 3299 E. Tamiami Trail, Naples.

In regard to the public meeting:

All interested parties are invited to attend, and to register to speak and to submit their objections, if any, in writing, to the board/committee prior to the meeting if applicable. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

For more information, call Michael Bosi at (239) 252-6819 or Marcia Kendall at (239) 252-2387.



Collier County Government

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November 30, 2010

FOR IMMEDIATE RELEASE

**NOTICE OF PUBLIC MEETING
COLLIER COUNTY PLANNING COMMISSION
RECOMMENDATION ON THE ADOPTION OF
THE 2011 EVALUATION AND APPRAISAL REPORT
OF THE GROWTH MANAGEMENT PLAN
COLLIER COUNTY, FLORIDA**

DECEMBER 7, 2010

8:30 A.M.

(Continuation as necessary, December 8, 2010)

Notice is hereby given that the *Collier County Planning Commission* will hold a public hearing on **December 7, 2010 at 8:30 a.m.** in the Board of County Commissioners chambers, third floor, Collier County Government Center, 3299 E. Tamiami Trail, Naples.

In regard to the public meeting:

All interested parties are invited to attend, and to register to speak and to submit their objections, if any, in writing, to the board/committee prior to the meeting if applicable. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

For more information, call Marcia Kendall at (239) 252-2387 or Michael Bosi at (239) 252-6819.

-End-

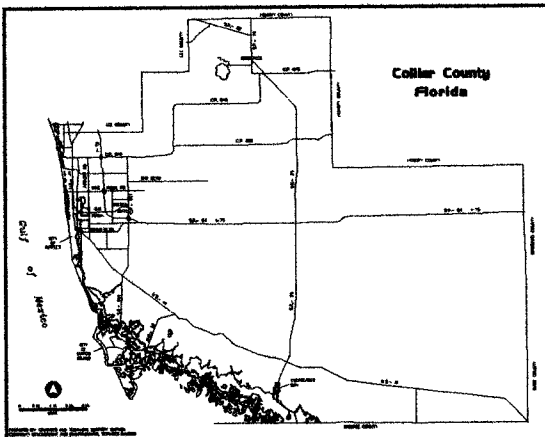
NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO CONSIDER RESOLUTION

Notice is hereby given that the **Collier County Planning Commission** will hold a public hearing on **Tuesday, December 7, 2010** in the Board of County Commissioners chamber, third floor, Collier County Government Center, 3299 E. Tamiami Trail, Naples. The meeting will commence at 8:30 A.M.

The purpose of the hearing is to consider recommendation to the Board of County Commissioners to transmit to the Florida Department of Community Affairs the adoption of the 2011 Evaluation and Appraisal Report (E.A.R.) to the Growth Management Plan. The Resolution title is as follows:

RESOLUTION NO. 11-____

A RESOLUTION ADOPTING THE SEVEN YEAR EVALUATION AND APPRAISAL REPORT (EAR) FOR THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR SUFFICIENCY REVIEW ACCORDING TO THE PROCEDURES AND CRITERIA OUTLINED IN SECTION 163.3191, FLORIDA STATUTES EVALUATION AND APPRAISAL OF COMPREHENSIVE PLAN.



All interested parties are invited to appear and be heard. Copies of the proposed amendment are available for inspection at the Land Development Services Department, 2800 N. Horseshoe Drive, Naples, Florida between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Any questions pertaining to these documents should be directed to the Land Development Services Department, (239-252-2387). Written comments filed with the Land Development Services Department, prior to **Tuesday, December 7, 2010**, will be read and considered at the public hearing.

If a person decides to appeal any decision made by the Collier County Planning Commission with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Collier County Planning Commission
Mark P. Strain, Chairman

No. 231188463

November 21, 2010

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO CONSIDER RESOLUTION

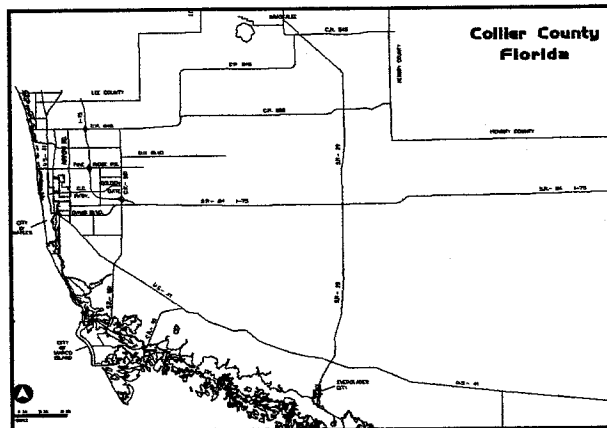
Notice is hereby given that the **Collier County Board of County Commissioners** will hold a public hearing on **Monday, January 31, 2011** in the Board of County Commissioners chamber, third floor, Collier County Government Center, 3299 E. Tamiami Trail, Naples, to consider adoption of a County Resolution. The meeting will commence at 9:00 A.M.

The purpose of the hearing is to consider a recommendation to forward to the Florida Department of Community Affairs the adoption of the 2011 Evaluation and Appraisal Report (E.A.R.) to the Growth Management Plan. The Resolution title is as follows:

RESOLUTION NO. 11-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA RELATING TO THE 2011 EVALUATION AND APPRAISAL REPORT ON THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ADOPTING THE EAR AND APPROVING THE TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR SUFFICIENCY REVIEW IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES.

All interested parties are invited to appear and be heard. Copies of the proposed amendment are available for inspection at the Land Development Services Department, 2800 N. Horseshoe Drive, Naples, Florida between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Any questions pertaining to these documents should be directed to the Land Development Services Department, (239-252-2387). Written comments filed with the Land Development Services Department, prior to **Monday, January 31, 2011**, will be read and considered at the public hearing.



If a person decides to appeal any decision made by the Collier County Board of County Commissioners with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

FRED W. COYLE, CHAIRMAN
DWIGHT E. BROCK, CLERK
By: /s/Patricia Morgan Deputy Clerk (SEAL)

No. 678185075

January 10, 2011