

MINUTES OF THE COLLIER COUNTY  
GROWTH MANAGEMENT OVERSIGHT COMMITTEE MEETING

Naples, Florida, October 5, 2017

LET IT BE REMEMBERED, the Collier County Development Growth Management Oversight Committee in and for the County of Collier, having conducted business herein, met on this date at 3:00 P.M. in REGULAR SESSION at the Collier County Growth Management Department Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman: Ross W. McIntosh  
Vice Chairman: Nicholas G. Penniman, IV  
Jeffery Curl  
Everett Loukonen  
John W. Vaughn, Jr.  
Andrea Psaras  
(Vacancy)

ALSO PRESENT: Kris Van Lengen, Community Planning Manager  
Anita Jenkins, Principal Planner

*Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.*

**1. Roll Call**

**Chairman McIntosh** called the meeting to order at 3:00pm

**2. Approval of Agenda**

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

**3. Approval of Minutes from March 2, 2017 Meeting**

*Ms. Psaras moved to approve the minutes of the March 2, 2017 meeting as presented. Second by Mr. Curl. Carried unanimously 6 - 0.*

**4. Staff Announcements**

**Mr. Van Lengen** reported

- Jamie Weisinger resigned from the Committee. He was appointed to the SFWMD Board of Directors and cannot designate the time necessary to adequately serve on the Committee.
- A new Chairman and Vice Chairman will need to be elected at the next meeting as the two-year terms of the current officers will expire.
- Thaddeus Cohen is the new head of the Growth Management Department.
- Staff will be scheduling presentations at future meetings by representatives of the Public Utilities Division, Conservation Collier, Collier Area Transit and the RESTORE/CWIP program to discuss issues that may be pertinent to the Committee's work.

*The Committee recognized Mr. Weisinger service to the County.*

**5. Agenda Items**

**A. Vacancy Recommendation to BCC**

**Mr. Van Lengen** reported two individuals (John Ashton and Jacob Winge) have applied to fill the seat vacated by Mr. Weisinger.

The Committee discussed the qualifications of both applicants noting both applicants are qualified to fill the vacancy. Some Members favored Mr. Winge as he is a resident in the RFMUD area, while others noted Mr. Ashton has experience in the residential land development field and would bring a different perspective to the Committee.

*Mr. Penniman moved to recommend the Board of County Commissioners appoint Jacob Winge to the Growth Management Oversight Committee. Second by Mr. Vaughn. Carried unanimously 6 - 0.*

**B. Update on Rural Fringe- Mixed Use District Restudy – Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner**

**Mr. Van Lengen** “*Summarized List of Initial Recommendations - June 20, 2017*” for information purposes. He noted:

- One year has passed since the White Paper was submitted to the Planning Commission for review.
- The recommendations contained in the document are intended to be used for preparing amendments to the Growth Management Plan and Land Development Code.

- During the past year, 3 workshop meetings have been held with the BCC on the White Paper and Staff has met “1 on 1” with 3 of the Commissioners. Staff intends to meet with the remaining 2 Commissioners this month.
- Staff submitted a memo to the BCC in August following the workshops and the process has slowed down due to lack of consensus over difficult issues, specifically in three major areas:
  1. Planning for future development patterns, critical mass, densities, and the pattern of the mixed use developments.
  2. Providing for County ownership of sending lands (in the North Belle Meade NRPA) so a landowner may acquire the 4<sup>th</sup> credit (Conveyance) available in the program.
  3. Establishing a County TDR bank for those in the program. This requires funding upfront with pay back over the long term.

The Committee noted:

- The endeavor was initiated by a previous BCC and it may be beneficial to determine if the Committee’s work is a priority of those currently seated on the body, especially given the recent hurricane event and the issues dealing with recovery.
- It may be beneficial for all parties involved to delay any determinations for the program until the remaining plans under the auspices of the Committee have been updated. RFMUD contains the most complex issues and are potentially interconnected with the other plans (Golden Gate Area Master Plan, Rural Lands Stewardship Area, etc.).
- The BCC should realize growth in the area is inevitable and measures should be taken now to ensure that the area is characterized by more viable land use patterns in the future.

***The Committee recommended Staff continue the 1 on 1 meetings with the Commissioners and gain input from the County Manager and provide an update at the December meeting.***

Staff noted at the December meeting, they may be seeking an action from the Committee to find that the white paper was derived based on adequate public input, is consistent with the goals of the RFMUD and that it promotes economic vitality of the area.

#### **Speaker**

**Nicole Johnson, Conservancy of Southwest Florida** noted the BCC is not “buying in” to the current process and recommended it may be beneficial to finalize the Golden Gate Area Master Plan first as the issues are not as complex. She queried if any Growth Management Plan/Land Development Code amendments have been drafted with Staff reporting they are waiting until all the plans have been updated before undertaking this process to ensure there is consensus/consistency among planning areas.

#### **C. Update on Golden Gate Area Master Plan Restudy - Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner**

**Mr. Van Lengen** provided the “*Draft 2 – Initial Recommendations Golden Gate Area Master Plan Restudy – September, 2017*” for information purposes. He reported:

- Staff is in the process of developing the “White Paper” on the plan which will include a list of recommendations for the areas under review.
- The document is anticipated to be completed over the next two weeks and submitted in Memo form to the BCC for review.
- Staff’s intent is to garner input from the BCC and Committee before presenting it to the Collier County Planning Commission for their consideration.

- A workshop on the update would only be convened if requested by the BCC.
- Staff is reviewing lighting standards in the area to determine any recommendations that may need to be developed.
- Staff anticipates requesting Committee endorsement of the recommendations at the December GMOC meeting.

*Staff noted the Members could continue to comment on the update and if necessary pose any questions to Staff via email.*

**D. Public Outreach Process Direction: RLSA and IAMP**

Ms. Jenkins provided the “Rural Lands Stewardship Area Restudy Draft Public Outreach,” “Immokalee Restudy Draft Public Outreach” and “Proposed GMP Master Plans Restudy Timeframe Estimate” for information purposes noting:

- Staff attends the Immokalee Community Redevelopment Area (CRA) meetings on a regular basis to obtain input on the Immokalee Area Master Plan and to remain informed on issues impacting the area, through engagement with the Chamber of commerce, Housing Authority, Interagency Council, Rotary, and Blue Zones Built Environment Group
- A series of workshops addressing specific policies and developing recommendations will be scheduled for the Rural Lands Stewardship Area (RLSA).

**Speaker**

Nicole Johnson, Conservancy of Southwest Florida recommended the RLSA update include an initial workshop style meeting where Staff can provide an overview of the update and provide those interested an opportunity to make a brief presentation. There is a wealth of existing data on the plans and the gathering may be an opportunity to develop consensus on specific issues before convening the workshops to address specific policies in the Plan.

*Staff was amenable to the concept and in addition to an initial meeting followed by the 5 workshops, it may be beneficial to schedule a final meeting to “wrap up” the work undertaken by the various parties.*

The Committee noted in relation to the RLSA, it may be beneficial to hold at least one gathering in the Immokalee area. A venue in Ave Maria, the Immokalee Technical College, an area church, etc. may allow input to be garnered from sources unable to attend meetings closer to the urban center of the County.

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

None

**7. Next meeting date (December, 2017)**

*The next meeting will be held on December 7, 2017.*

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 4:40PM.**

**COLLIER COUNTY GROWTH MANAGEMENT  
OVERSIGHT COMMITTEE**

October 5, 2017



**Chairman, Ross W. McIntosh**

These Minutes were approved by the Board/Committee on 12/18/17, as presented ✓, or as amended \_\_\_\_\_.