

June 7, 2018

MINUTES OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE MEETING

Naples, Florida, June 7, 2018

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: Nicholas G. Penniman, IV (Excused)

Vice Chairman: Jeffery Curl

Everett Loukonen

John W. Vaughn, Jr.

Jacob Winge (Excused)

Andrea Psaras (Excused)

Ross W. McIntosh (Excused)

ALSO PRESENT: Kris Van Lengen, Community Planning Manager
Anita Jenkins, Principal Planner
Mike Bosi, Director, Planning and Zoning Division
Brandy Otero, Sr. Planner, MPO

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

Vice Chairman Curl called the meeting to order at 3:10pm. A quorum could not be established. Staff reported the meeting would be held for informational purposes with no actions to be taken.

2. Approval of Agenda

None

3. Approval of Minutes from March 1, 2018 Meeting

Postponed

4. Staff Announcements

Mr. Van Lengen reported:

- Future presentations would include Coastal Zone Management, the Public Utilities Department and IFAS representatives.
- The County Manager requested Staff provide an update on the studies at the 6/26/18 Board of County Commissioner's meeting.

5. Agenda Items

A. Tentative: MPO Update: Long Range Transportation Plan (LRTP) Brandy Otero, Senior Planner, Collier MPO

Ms. Otero presented the PowerPoint "*Collier Metropolitan Planning Organization (MPO) - Growth Management Oversight Committee June 7, 2018*" for information purposes highlighting:

- The Federal-Aid Highway Act of 1962 required a planning process for transportation projects in urbanized areas with 50,000 or more people.
- The Federal-Aid Highway Act of 1973 dedicated funds to the planning activities, formalized the process and created the Metropolitan Planning Organizations.
- The Collier MPO was established in 1982.
- The FDOT has direct oversight and conducts MPO Certification Reviews of larger MPOs (200,000+ population) every 4 years.
- The process is highly regulated and rigorous in terms of public involvement and "transparency," a data-driven analysis, reporting on national performance measures and defining State and local targets
- MPO Board representation consists of 9 members, the BCC, two from the City of Naples, one from Everglade City and the City of Naples.
- There are various Subcommittees to assist in planning endeavors and the Organization is responsible to develop the LRTP which is adopted every 5 years.
- The process is required for the County's eligibility for Federal & State transportation funds, and forecasts future growth and identifies the current transportation and future transportation needs of the area.
- Development of the 2045 LRTP is expected to begin fall/winter of 2018 and must be adopted by December 11, 2020.

Under Committee discussion, the following was noted:

- The school district is involved in the process with a representation on the advisory committee that provides input on the Long Range Transportation Plans.
- Within the LRTP, projects are identified (needs) and funds are assigned to a list of “cost feasible” projects.
- Currently there is a \$1.3B shortfall in funds for the projects identified in the 2040 LRTP.
- The 2045 LRTP will include multi modal facets of transportation.
- It may be beneficial for the County to begin identifying other potential modes of transportation such as blueways on canals, horse trails, etc.

B. Introduction: Collier Interactive Growth Model (CIGM) Mike Bosi, Director, Planning and Zoning Division

Mr. Bosi presented the PowerPoint “*Metro Forecasting Model - Collier County Interactive Growth Model (CIGM)*” for information purposes highlighting:

- The CIGM is a proactive planning and growth management tool that forecasts when and where development (i.e. housing units, population, household size, vacancy rate) will occur within each of 783 Traffic Analysis Zones (TAZs).
- It was previously utilized for the urban area of the County but in December of 2017, the BCC directed Staff to implement it for the entire County.
- It has the ability to identify deficiencies in land use regulations and forecast economic trends and may be programmed to predict the need for and timing of commercial centers, schools, parks, fire stations, and utility expansions, etc. in order to optimize the return on public capital investments.
- It demonstrates alternative growth scenarios and their impacts (i.e. changes in the regulations of the RFMUD, RLSA).
- It has several sub models such as Hotel/Motels, Industrial, Water/Utilities, Stormwater/Impervious Area, Schools, Housing and Population, Commercial. Parks, Fire Stations, Sheriff Sub-stations and Libraries.
- Benefits of the CIGM include a tool for the analysis of Comprehensive Plan Amendments and provide accurate forecasting for optimal return on public capital investments.
- The modeling seeks to balance timing for new development and does incorporate long term shifts in the economy (boom times vs. recessions).

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

Staff provided the “*Staff Report Collier County Planning Commission – Draft*” from the Growth Management Department, Zoning Division, Community Planning Section for information purposes: They noted:

- Staff is working on the documents necessary to forward the proposed Growth Management Plan amendments to the Collier County Planning Commission and the Board of County Commissioners for subsequent transmittal to the Florida Department of Economic Opportunity.
- The Collier County Planning Commission will hold a public hearing on July 19, 2018.
- The amendments consist of a reorganization of the elements of the plan with a focus in Golden Gate Estates on safety issues such as bridges (priority and connectivity), wildfire events, etc. and lifestyle issues such as dark sky initiatives, etc.

- The Golden Gate City portion of the amendments focuses on redevelopment promoting incentives such as TIF financing, opportunity zones, etc. and simplifying land use designations.
- If Committee Members have any questions or comments, they should contact Staff as endorsement was to be sought from the Committee today however a quorum is not present.

D. Update on Immokalee Area Master Plan Restudy Anita Jenkins

Ms. Jenkins provided the “*Immokalee Area Master Plan – Section 4 – List of Recommendations*” for information purposes. She noted:

- The first round of workshops has been completed with a summary of the major proposed changes to the plan included in the meeting package.
- The concept involves using the previously developed IAMP as a basis; a plan conceived 6 years ago but never adopted by the BCC.
- The proposed changes include a focus on improved pedestrian movement throughout the area as 47 percent of the population utilizes bicycles for work transportation.
- Movement of freight is also a consideration with attempts to eliminate conflicts with other transportation modes including pedestrian activities.
- The BCC is expected to review the concepts and direct staff to prepare for transmittal hearings at their 6/26/218 meeting.

E. Update on Rural Fringe Mixed Use District Restudy Kris Van Lengen Anita Jenkins

Staff provided an update on the Restudy noting:

- The BCC reviewed aspects of the Restudy and reached consensus on certain items however are still dealing with two major issues: The North Belle Meade sending areas potential County ownership of lands and the allowable density in receiving areas for the villages.
- The BCC’s major issue with the density in the receiving areas is concerns on finding a balance between the traffic generated, population capacity, concurrency of infrastructure, etc. for any proposed developments.
- The Southwest Land Preservation Trust recently contacted Staff and indicated an interest in becoming involved with the County via a public/private partnership for ownership of land in the North Belle Meade area which may pave the avenue for a solution to the ownership issue.
- Property tax rates generally are not adjusted downward by the County property appraiser (who values individual parcels over a larger geographic area) for those severing development rights unless the information is forwarded to the appraiser via a specific request or is part of a tax appeal hearing,

F. Update on RLSA Overlay Restudy Kris Van Lengen

Mr. Van Lengen provided an update on the Restudy noting:

- The County continues to seek input on the proposed restudy and in addition to workshop meetings utilizes Facebook, news outlets, homeowner associations, sign boards, web pages, etc. to generate interest in the process.
- The meeting venue for workshops has shifted to the South Regional Library with an average of 50 people attending the previous gatherings.
- Videos of the meeting are now available on the internet and Facebook live with links added to the programs “landing page.”

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- The goal is to develop recommendations in conjunction with landowner consensus, after each of the Group policies in the Plan and other special topics are discussed.

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

None

7. **Next meeting date (September, 2018)**

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 4:55PM.

**COLLIER COUNTY GROWTH MANAGEMENT
OVERSIGHT COMMITTEE**



Chairman, Nicholas Penniman, IV

These Minutes were approved by the Board/Committee on Sept. 6, 2018, as presented _____, or as amended _____.

