

March 1, 2018

MINUTES OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE MEETING

Naples, Florida, March 1, 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
Vice Chairman: Jeffery Curl
John W. Vaughn, Jr.
Jacob Winge
Andrea Psaras
Ross W. McIntosh
Absent: Everett Loukonen

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 Penniman called the meeting to order at 3:00pm

2. Approval of Agenda

Mr. Vaughn moved to approve the Agenda subject to hearing item 5.E after item 5.C. Second by Mr. Winge. Carried unanimously 7 - 0.

3. Approval of Minutes from December 7, 2017 Meeting

Mr. Curl moved to approve the minutes of the December 7, 2017 meeting as presented. Second by Ms. Psaras. Carried unanimously 7 - 0.

4. Staff Announcements

The Committee discussed the schedule for future presentations with Staff noting tentatively, the Long Range Transportation Plan will be reviewed at the June meeting followed by future presentations from Public Utilities representatives and IFAS (University of Florida, Institute of Food and Agriculture) on agriculture in the region.

Mr. Van Lengen reported IFAS will be holding a tour of agricultural lands on March 22 and he will email blast interested parties the schedule for information purposes.

5. Agenda Items

A. Introduction: Thaddeus Cohen, Growth Management Dept. Head

Continued

B. Public Transportation Presentation - Michelle Arnold, Director, Public Transit and Neighborhood Enhancement

Ms. Arnold provided an overview of the Collier Area Transit (CAT) bus system noting:

- The system began operation in 2001 and to date approximately 15M riders have utilized the service.
- The system is used by individuals for employee transportation, shopping, social activities and acquisition of basic needs and medical services.
- It helps alleviate traffic on roads which will be even more necessary in the future given the growing population in the area and limitations on roadway expansion due to right of way constraints in the urban area.
- The system provides a para-transit service for meeting ADA needs and where no other transportation service is readily available for use.
- There are two major transfer facilities, one at Government Center and the other on Radio Road where maintenance and refueling services are provided for the fleet.
- CAT is funded from grants, user fares and marketing with the current fare set at \$1.50 but anticipated to increase to \$2.00.
- There is the potential for additional revenue through advertising however, the County to this point has been reluctant to allow marketing displays on shelters.
- Considerations for future improvements include increased frequency of service on routes, traffic signal prioritization during peak times, WIFI on the buses, developing park and ride facilities, etc.
- There is also a beach trolley which is in its second year of service offering rides in the Vanderbilt Beach area.

Under Committee discussion, the following was noted:

- Consideration might be given to customizing the bus shelters based on the characteristics of an area – *Ms. Arnold noted maintenance of the shelter would be an issue if they are not standardized (acquiring parts, etc.), however certain organization such as the airport and hospital have constructed and maintain their own shelter.*
- Staff is beginning to participate in the land use review process in an effort to ensure certain items are addressed in the developments.
- Any long term planning initiatives might include investigating the feasibility of rapid transit opportunities throughout the County.
- The system does provide service to the area colleges and Staff continues to monitor the usage to identify any potential opportunities to improve service to those areas.

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

• **BCC direction**

Mr. Van Lengen reported the “*White Paper*” was reviewed by the Board of County Commissioners who directed Staff to move forward to the transmittal phase. Staff is currently working on specific wording changes to the Growth Management Plan for the Public hearing process.

• **Planned transmittal dates**

Mr. Van Lengen reported the first transmittal, Planning Commission, is slated for May 2018.

E. Update on Immokalee Area Master Plan Restudy • Update on outreach • Upcoming schedule
Anita Jenkins, Principal Planner

Ms. Jenkins provided the “*Immokalee Area Master Plan Restudy – Pubic Outreach Schedule 2018*” for information purposes. She noted:

- Workshops were held on February 15 and 20th 2018, where Staff received feedback on the plan.
- Staff is working on a vision statement for the plan and it has determined the goals developed for the 2012 plan, which was not adopted are still viable.
- Two more workshops are scheduled for March after which recommendations will be developed based on the input.

D. Update on RLSA Overlay Restudy

- **Perspective: Mr. Scott Boyd, former Orange County Commissioner** (*this item was heard after item 5.A*)

Mr. Boyd addressed the Committee noting:

- He is a former Orange County Commissioner and his family owns a citrus business in the Collier County area.
- The citrus industry moved further south in the 1980’s following a freeze event where today more than 70,000 new trees have been planted in the area from Immokalee to Labelle.
- This movement left a void in Orange County where the former owners of citrus properties sought to develop their properties.
- When community concern arose over the prospects urban sprawl, the Horizon West area was developed to promote a commitment to environmental protection, suitable architectural design, and quality pedestrian environments and community spaces.

- The 23,000 acre area is characterized by mixed use development with town centers, several villages, green belts and other environmentally sound features such as lakes.
- Over 300 community meetings have been held on the development of the area with Staff mainly facilitating the endeavor.
- He offered to facilitate communications between Collier County and the Orange County Staff familiar with the development who may be a resource for the County on their efforts to update the plans for the RLSA.

Staff noted one area where Mr. Boyd may be of assistance is input on incentives to preserve the agricultural uses in the area including the marketability and number of density credits allocated to this use.

• **Meeting summaries • Future meeting times, dates, subjects, location**

Kris Van Lengen, Community Planning Manager

Mr. Van Lengen provided a Memorandum dated February 12, 2018 – Re: “*RLSA development footprint: concept and history*” for information purposes. He noted

- There have been 2 workshops held to date (January 25th and February 22nd) and Staff is compiling the summary from the February 22nd workshop (Agenda enclosed in meeting packet).
- The January 25th meeting featured 12 speakers (4 environmental NGO’s, 3 civic groups, 3 landowners and 2 public speakers as selected by Staff with input from the Committee.
- Some members of the public were critical of the format as they felt the representatives did not provide a balanced representation of interests.
- There was a “table exercise” at the February meeting that did not yield the intended results and Staff is examining the format of the workshop process to determine what changes need to be made to improve the process.
- The options under consideration include providing supporting data in advance of the meeting, altering the times of the meetings to 6:00pm – 8:00pm., etc.

Under Committee discussion, the following was noted:

- One of the responsibilities of the Committee is to assist Staff to ensure adequate public engagement occurs for the plans under review.
- Other options to promote the public participation being considered include having 2 Committee Members attend each workshop and the BCC appointing a Committee to conduct the RLSA restudy.
- The time change for the meetings is a favorable concept and consideration should be given to expanding notifications for the workshops including utilizing advertising or press releases in the Naples Daily News or Florida Weekly, posting notices on the County’s and/or Ave Maria’s Facebook page, contacting Homeowner Associations, providing roadway signage, developing a list of Stakeholder groups to contact, etc.

Chairman Penniman requested the Committee Members to review Staff’s memo and provide any comments they desire.

6. Member and Citizen Comments (topics not covered)

Michael Seef noted he is in favor of the meeting schedule but more meetings may be required. As an example, Mr. Boyd spoke earlier on the Horizon West development in Orange County reported there were over 300 public meetings for an area 23,000 acres in size. He expressed concern on the

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notifications to public and recommended consideration be given to larger ads in the newspaper and more creative use of the space.

Susan Calkins (had to leave the meeting early) - Bonnie Michaels read a letter from Ms. Calkins into the record, which among other things recommended Staff review the recommendations provided by the Environmental Advisory Council and Collier County Planning Commission for the 2008 RLSA restudy. Mr. Van Lengen noted that requested additions or corrections to the staff memo, RLSA Development Footprint, should be provided in writing via e-mail at the RLSA e-mail address.

Bonnie Michaels provided a handout "*Ways to Improve the RLSA Study.*" She expressed concern the public was "discounted" at the workshops and recommended a professional marketing consultant be engaged in the process to aid in developing public interest and participation in the restudy. Additionally, the meetings should be videotaped so those who cannot attend may view the meeting at a later date.

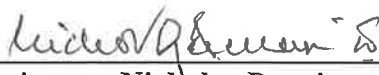
Alison Wescott, Conservancy of Southwest Florida noted the County online library and White Paper are a useful resource. To date the program has not been effective in achieving its original goals and supports a new evaluation to determine the incentives, economic feasibility and fiscal impacts, etc. of the program to ensure the goals and policies are viable over the long term.

Chairman Penniman reported caution needs to be exercised when analyzing the costs to the public with various planned improvements given there may be a gap between the funds available from existing revenue sources to complete projects versus the actual funds required in total to address all needs in a particular area (i.e. transportation planning). This topic should be addresses as part of the RLSA restudy.

7. Next meeting date: June 7, 2018

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 5:35PM.

**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 _____.

