

From: Van Z. Williams Jr. <vanzandt@Princeton.EDU>
Sent: Tuesday, March 26, 2019 9:23 PM
To: VanLengenKris
Cc: Johnson, Nicole (nicolej@conservancy.org); Rob Moher (robm@conservancy.org)
Subject: RE: Reminder next RLSA Workshop is March 28

Kris, Alas, I cannot make the “last” meeting on Thursday, but rest assured the Conservancy will be well represented. I think you’ve heard throughout that building sustainable communities in the eastern lands is a desired goal, and yet we know that the development community is likely to resist doing anything differently. To achieve the goal of sustainability, in addition to reduced infrastructure costs in the future, planning needs to take on a very different tone. If I could be with you, I would make the following points:

1. If the county really means to protect wildlife habitat, make it difficult, if not impossible, to build in accredited wildlife habitat. If that means modest incentives to move development elsewhere versus the cost of breaking a zoning requirement, OK! The Conservancy will be on your side.
2. If the county means to encourage sustainable development, make it very hard to build sprawl. Encourage creative clustering, including transfer of credits to remote properties to accomplish that.
3. Since the basis for earlier credits seems lost in mystery, seize the opportunity to redesign the credit system to be understandable and supportive of the county’s goals. But K.I.S.S.
4. If restoration credits are even allowed, give them no value until restoration is actually done and there is an agreed upon plan to preserve the property.
5. If TDRs are to be part of the future plan (and they should be), find a model that has worked elsewhere and use it. If that includes some sort of bank, give it a try. For example, require a permanent easement and share whatever profits might result with the landowner. Yes, that’s a long-term deal, but if banked credits are managed like a mutual fund, first-in/first-out could result in some shared profit to the land owner or his or her heirs. Yes, some seed funds would be required, so think of it as an investment in managing land use for our future. Computers can handle this sort of thing!

Please think outside the box. Otherwise, nothing will change.

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From: VanLengenKris <Kris.VanLengen@colliercountyfl.gov>
Sent: Monday, March 25, 2019 5:08 PM
To: VanLengenKris <Kris.VanLengen@colliercountyfl.gov>
Cc: BosiMichael <Michael.Bosi@colliercountyfl.gov>; CohenThaddeus <Thaddeus.Cohen@colliercountyfl.gov>; MarcellaJeanne <Jeanne.Marcella@colliercountyfl.gov>; Dr. Amanda Evans <drevans360@gmail.com>; Laura S. DeJohn <LKS@johnsoneng.com>; Ashlynn Super <aks@johnsoneng.com>; MillerTroy <Troy.Miller@colliercountyfl.gov>
Subject: Reminder next RLSA Workshop is March 28

Dear interested residents and stakeholders:

Our next and final RLSA Workshop is scheduled for Thursday, March 28, 2019, 6:00 PM at the North Collier Regional Park, 15000 Livingston Rd., Naples, 34109. This Workshop will continue our “affinity mapping” consensus process started at the February workshop. Dr. Evans will again lead this portion of the workshop and we encourage your continued participation.

In addition, we will feature a presentation by landowners in the RLSA to provide their perspective on the program. Mr. Mitch Hutchcraft will present on behalf of the Eastern County Property Owners (ECPO).

We think that this will be a very helpful and engaging evening for those in attendance and will provide valuable input for County staff. We thank you in advance for your continued interest and participation in this study of the Rural Lands Stewardship Area program. An agenda is attached.

Respectfully,

Kris Van Lengen, MPA, JD, AICP
Community Planning Manager



Note: Email address change 12/9/2017
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