

## KendallMarcia

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**From:** CohenThaddeus  
**Sent:** Monday, April 15, 2019 12:20 PM  
**To:** Charles Hartman; RLSArestudy  
**Cc:** Penniman Linda; Huber F. Paul; Van Williams; MarcellaJeanne; VanLengenKris  
**Subject:** RE: League of Women Voter Comments on RLSA Rewrite

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Hartman

Thank you for the time and effort spent reviewing the work of staff and the comments from the League of Women Voters. As you can appreciate we have had a range of comments reflecting the various interests in the community. As we move forward, we will endeavor to craft a document that balances the various concerns.

Respectfully,

Thaddeus

**From:** Charles Hartman <charles.hartman2@gmail.com>  
**Sent:** Monday, April 15, 2019 10:30 AM  
**To:** RLSArestudy <RLSArestudy@colliercountyfl.gov>; CohenThaddeus <Thaddeus.Cohen@colliercountyfl.gov>  
**Cc:** Penniman Linda <lpenniman@gmail.com>; Huber F. Paul <phuber@mindspring.com>; Van Williams <vanzandt@princeton.edu>  
**Subject:** League of Women Voter Comments on RLSA Rewrite

Dear Mr. Cohen and Mr. Van Lengen,

On April 8, 2019, the League of Women Voters submitted a series of comments on the RLSA rewrite numbered one through seven. As a member of the public involved in the rewrite effort, I would like to strongly support comments numbered 1-6. (See attached copy). I have some difficulty with comment number 7 on fiscal neutrality being required every five years until build out.

One of the key issues, for the citizen's group I belong to, is the question of the composition, compactness, and layout of the new towns and villages in the RLSA. We believe that in order to build livable, walkable and bikeable "Smart Communities, it is necessary to have a village center with the appropriate civic functions, such as town hall, community centers, Sherriff's sub-station, Senior Center, etc.,. Many of these functions can not be supported from day one. The town has to grow into having a community center. Therein lies the problem. How to preserve space in the town center for these activities without negatively affecting the project profitability necessary to attract developers. One solution might be to set aside that space as part of the required green space on a conditional basis. When the facility can be supported, the saved green space lots will be converted to community centers or town halls. The key is to keep the space open without loading all the cost on the developer. The only other option would be for the County to buy the lots up-front and hold them until the town matures. This is not in the cards

The latest two proposals for a town and village, Rural Lands West and Grasslands used an existing state road as the town or village main street, I presume to limit total project cost by outsourcing the costs of the main street. This is not consistent with livable villages and towns as we advocate or as proposed in the 2002 Collier County Character Study.

To require fiscal neutrality at the end of the first five years would effectively shut down this option and is self-defeating. Fiscal neutrality at the end of 15 or 20 years is a fine idea but almost impossible to project with any accuracy and should not be a pre-condition before the project begins. There are too many variables beyond the control of the project developers and even County planners.

Thank you for your consideration.

**Doug Hartman**

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