

GROWTH MANAGEMENT OVERSIGHT COMMITTEE (GMOC)

COMMITTEE MEETING

June 7, 2019

3:00 PM

Growth Management Department Building, Conference Room 609/610
2800 N. Horseshoe Drive, Naples, Florida 34104

AGENDA

1. **Roll Call**
2. **Approval of Agenda**
3. **Approval of September 6, 2018 Minutes**
4. **Approval of December 6, 2018 Minutes**
5. **Staff Announcements**
 - Welcome New Committee Members*
 - Discussion on Future Meeting Dates*
6. **Agenda Items**
 - A. **UF-IFAS Presentation: Overview of Agency and Food Systems**
Jessica Mendes Ryals, Sustainable Food System Agent, UF-IFAS
 - B. **Update on Golden Gate Area Master Plan Restudy**
Kris Van Lengen, Community Planning Manager
Anita Jenkins, Principle Planner
 - C. **Update on RLSA Overlay Restudy**
Kris Van Lengen
 - D. **Update on Immokalee Area Master Plan Restudy**
Anita Jenkins
 - E. **Update on Rural Fringe Mixed Use District Restudy**
Kris Van Lengen
Anita Jenkins
8. **Member and Citizen Comments** (topics not covered)
9. **Next Meeting Date Selection (September __, 2019)**
10. **Adjournment**

NOTE: All public speakers will be limited to five (5) minutes unless the Chairman grants permission for additional time. Individuals selected to speak on behalf of an organization or group may be allotted 10

minutes to speak on an item if so recognized by the chairman. Persons wishing to have written or graphic materials included in the agenda packets must submit said material a minimum of 5 days prior to the meeting. Staff resources can be found at: <https://www.colliergov.net/gmprestudies> .

NOTE: All meetings will be publicly noticed in the W. Harmon Turner Building (Building F) and provided to the County Public Information Department for distribution. Please contact Kris Van Lengen, Community Planning Manager, at krisvanlengen@colliergov.net for additional information.

MINUTES OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE MEETING

Naples, Florida, September 6, 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
Everett Loukonen
John W. Vaughn, Jr. (Excused)
Jacob Winge
Andrea Psaras (Excused)
Ross W. McIntosh

ALSO PRESENT: Kris Van Lengen, Community Planning Manager
Anita Jenkins, Principal Planner
Gary McAlpin, Manager, Coastal Zone Management
Joe Bellone, Director of Operations, Public Utilities Dept.

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 3:03pm
2. **Approval of Agenda**
Mr. Winge moved to approve the Agenda subject to hearing Item 6.D after Item 6.B. Second by Mr. Curl. Carried unanimously 5 - 0.
3. **Approval of Minutes from March 1, 2018 Meeting**
Mr. Curl moved to approve the minutes of the March 1, 2018 meeting as presented. Second by Mr. Loukonen. Carried unanimously 5 - 0.
4. **Approval of Minutes from June 7, 2018 Meeting**
Mr. Curl moved to approve the minutes of the June 7, 2018 meeting as presented. Second by Mr. Winge. Carried unanimously 5 - 0.
5. **Staff Announcements**
Mr. Van Lengen reported future presentations to the Committee will include those by the Metropolitan Planning Organization and IFAS.
6. **Agenda Items**
 - A. **Water and Wastewater Utilities in Eastern Collier Joe Bellone, Director of Operations, Collier County Utilities Dept.**
Mr. Bellone presented the PowerPoint “*Northeast Utility Facilities Strategy and Task Assignments*” dated August 23, 2018 for information purposes. He noted:
 - On September 11th, the BCC is scheduled to review a Resolution for expansion of the Collier County Water and Sewer District (CCWSD) service area to serve 4 developments (Hogan Island Village and SR 846 Land Trust RLW, Collier Lakes and Immokalee Road Rural Village - f/k/a 846 Land Trust)
 - The purpose is to serve the projects and eliminate the need for small package treatment plants in the areas.
 - An interim treatment plant will be utilized up to 2024 when the regional plant goes online with enough estimated service capacity until 2029.
 - Water will be served to the areas from an extension of a 36 inch existing water main and storage tank with capacity of service estimated through 2028.
 - The County will be required to construct the treatment plants, water service extensions, related facilities and wells.
 - The developer will be responsible for the service lines, lift stations, infrastructure which will eventually be conveyed to the County.
 - User fees will fund the operations/maintenance, debt service interim production facilities and repairs and rehabilitation portions of the project while impact fees will be used for the transmission mains, growth debt service, capacity expansion.
 - The improvements may be bonded until new user impact fees become available for use.

Under Committee discussion, the following was noted:

- There will be no negative financial impact on existing users. The revenue garnered from user fees may be used to fund improvements anywhere in the district including repairs to older systems in County.
- The water main extension will not serve the existing Golden Gate Estates residences but hydrants will be installed for fire protection along the water main installation corridor.
- Discussions are underway to identify available uses for waste product from the sewage treatment plants (applications in landscape medians, etc.).

Speaker

April Olsen, Conservancy of Southwest Florida sought clarification on the purpose of the BCC meeting given no permits have been issued for the proposed projects. Mr. Bellone noted it is simply to approve the expansion of the service area boundaries, a necessary first step.

B. Planning for Rehydration and Estuary Balance Gary McAlpin, Manager, Coastal Management Programs

Mr. McAlpin presented the PowerPoint “*Collier County Comprehensive Watershed Management Plan - Golden Gate Canal Flow Diversion and South Belle Meade Hydration Project.*” He noted:

- The RESTORE (Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act) is a funding source born from the BP Big Horizon oil spill.
- RESTORE allows use of funds in certain qualifying jurisdictions for water quality improvement projects and the County has been awarded \$18M under the program to develop watershed management projects for the Golden Gate Canal Flow Diversion and South Belle Meade Hydration Projects.
- The two projects involve re-plumbing portions of the eastern County to reduce the water flows into Naples Bay and re-hydrating Picayune State Forest and direct additional flows to Rookery Bay.
- The County has spent \$250,000 to date developing concepts and plans which are now in the permitting phase.
- The costs of the projects are estimated at \$32M total with the County seeking an additional \$14M in Federal grants to fund the work.
- The activity includes allocating \$1M for a study on the North Belle Meade lands and developing future development plans for the Six L’s Farm area, with intent of codifying any requirements for the farm area in the Land Development Code.

Mr. Curl left at 3:45pm.

D. Update on Immokalee Area Master Plan Restudy - Anita Jenkins

Ms. Jenkins provided the “*Immokalee Area Master Plan – Section 4: List of Initial Recommendations*” for information purposes. She is seeking a Committee endorsement on the recommendations and process involved with developing the plan noting:

- The public workshop phase of the restudy has been completed, however additional input is welcomed as the transmittal documents are being prepared.

- The Immokalee (Community Redevelopment Agency (CRA) has been involved in the process and Staff will be seeking an endorsement of the process from them at their October meeting.

The Committee noted the recommendations do not address agriculture uses in the area with Staff noting they are examining policies to assist facilitating agribusiness.

Mr. McIntosh moved to endorse Staff's public outreach process and the subsequent recommendations and White Paper developed for the plan. Second by Mr. Winge. Carried unanimously 5 – 0.

C. Golden Gate Area Master Plan: Progress Report - Kris Van Lengen, Community Planning Manager Anita Jenkins, Principal Planner

Mr. Van Lengen provided a copy of the Executive Summary to be forwarded to the Board of County Commissioners “*Recommendation to approve proposed amendments to the Golden Gate Area Master Plan (GGAMP) and related elements of the Growth Management Plan (GMP) for transmittal to the Florida Department of Economic Opportunity (ORC) response, [Transmittal Hearing]*” for information purposes. He noted:

- The Board of County Commissioners will hold a public hearing at their September 25, 2018 meeting on the transmittal document.
- The proposed amendments were reviewed by the Collier County Planning Commission who recommended minor changes such as non upsizing of neighborhood centers, cell towers (a conditional use) limited to arterial and collector roads, and prohibiting use of eminent domain for creation of greenways.
- Following Board approval, the document will be transmitted to the Department of Economic Opportunity for comment and subsequently returned to the County for adoption.

On a related noted, Staff is aware of development applications which may be submitted in the near future for properties in the area and they are monitoring the proposals to determine if they are in conformance with the proposed amendments.

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

Mr. Van Lengen provided the Draft Executive Summary “*Recommendation to direct Staff to prepare amendments to the Growth Management Plan (GMP), Rural Fringe Mixed Use District (RFMUD) based upon the completed public planning process and direction provided to Staff at three individual workshops conducted with the Board during 2017*” for information purposes. He reported:

- The BCC reviewed the restudy and reached consensus, on many secondary issues with 3 primary issues outstanding, including the development of a TDR bank, density requirements for the villages and County ownership of lands in North Belle Meade.
- Staff will be appearing before the Board on September 25th to seek direction on preparing the amendments to the Growth Management Plan (GMP) for the District.
- Staff will continue to focus on pursuing County ownership of lands in North Belle Meade (via Conservation Collier, etc.).
- The Collier Interactive Growth Model (CIGM) will be used as an additional tool to help determine the proposed density of the villages.

- The mitigation and Transfer of Development Rights (TDR) bank concepts will no longer be considered at this point in time.
- A new development 846 is being planned for the District and it is unknown at this point in time if it will meet the new goals of the program.

F. Update on RLSA Overlay Restudy - Kris Van Lengen

Mr. Van Lengen provided the “*Rural Lands Stewardship Area Restudy Public Outreach Schedule, Agenda*” for the RLSA Restudy Public Workshop Infrastructure and Fiscal Impact held August 23rd and the Draft Agenda RLSA Restudy Public Workshop Water Resources to be held September 27th.

He noted an issue arose whereby some individuals who make comment via email wish not to have their email address exposed, while others request they be made available.

The Committee noted it is acceptable to redact email addresses, however requested Staff to ensure there would be no inadvertent Sunshine Law violations if the addresses are not exposed during a public comment on an item.

7. Member and Citizen Comments (topics not covered)

None

8. Next meeting date (December 6, 2018)

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 4:30PM.

**COLLIER COUNTY GROWTH MANAGEMENT
OVERSIGHT COMMITTEE**

**Vice Chairman and Acting Chairman
Jeffrey Curl**

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

December 6, 2018

MINUTES OF THE COLLIER COUNTY
GROWTH MANAGEMENT OVERSIGHT COMMITTEE MEETING

Naples, Florida, December 6, 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
Everett Loukonen (Excused)
John W. Vaughn, Jr.
Jacob Winge (Absent)
Andrea Psaras (Excused)

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. Roll call was taken and a quorum could not be established and Staff reported the gathering would be an informational meeting with no actions able to be taken.

2. Approval of Agenda

None

3. Approval of Minutes from March 3, 2016 Meeting

None

4. Staff Announcements

Mr. Van Lengen reported Ross McIntosh, who was a representative of the RLSA area has resigned from the Committee and Staff is awaiting applications for a replacement. The Committee discussed potential approaches to obtain an RLSA committee member.

5. Agenda Items

A. Metropolitan Planning Organization and LRTP – Anne McLaughlin, Executive Director

Ms. McLaughlin presented the PowerPoint “*Collier Metropolitan Planning Organization Long Range Transportation Plan, GMD Oversight Committee – December 6, 2018*” highlighting:

- The MPO Board is comprised of representatives from the Board of County Commissioners, City of Naples, Marco Island and Everglade City.
- The MPO oversees transportation projects eligible for State and Federal funding and develops administers the Long Range Transportation Plan (LRTP, a 20 year horizon plan), Unified Planning Work Program (its budget) and the Transportation Improvement Program (State and Federally funded projects 5 years out).
- The LRTP is adopted every 5 years by State/Federal law and required to receive Federal & State transportation funding.
- It forecasts future growth for the current transportation system, future transportation needs, identifies available revenues and selects financially feasible projects to best meet future demands.
- The 2045 update is expected to begin March 2019 and must be adopted by December 11, 2020 utilizing modeling data, population and FDOT projections, approved master plans such as those for bicycles and pedestrian, City and County adopted zoning regulations and plans, etc.
- A major concern is the 2040 LRTP demonstrates a \$2.3B needs assessments for projects while anticipated revenue is \$1.1 billion.
- Options to address the shortfall include adjusting the distribution of growth to maximize network capacity, adjusting the growth to maximize modal split, implementing programs such as travel demand management and congestion management, accepting the inevitability of congestion on area transportation routes, etc.
- The MPO utilizes a series of Subcommittees (Bicycle & Pedestrian Advisory. Congestion Management Committee, Technical Advisory Committee and Citizens Advisory Committee) comprised of Staff, qualified professional individuals, the general public, etc. to assist in the planning duties.

During Committee discussion, the following was noted:

- Concern that the timing of impact fee revenue collections and expenditures are not coordinated in timing ensuring the improvements are available at the time of the demand.
- The Regional Planning Council provides input through a representative on the Technical Advisory Committee.
- One cost effective measure to address impacts is improving the traffic light sequencing during peak times.
- Alternate intersection designs such as continuous flow should be considered given the area available in the large footprints of existing intersections.
- Other concepts to be considered should be narrowing to promote safer vehicle speeds and traffic calming.

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

Staff provided the Memorandum “*Neighborhood Centers in Rural Golden Gate Estates*” dated November 20, 2018 for information purposes. They reported:

- The Memo was presented to the BCC addressing the Board’s direction at their September 14, 2018 meeting.
- The directive involved the further study on the concept of increasing the potential sizes of designated Neighborhood Center Subdistrict locations with the rural portion of the Estates. Staff recommended no change to the existing provision given input from the Collier County Planning Commission and residents without prejudice to a private sector site specific proposal.
- Indications are the BCC may want to separate out the Urban Estates in the planning.
- The proposed amendments were reviewed by the Collier County Planning Commission who recommended minor changes such as non upsizing of neighborhood centers, cell towers (a conditional use) limited to arterial and collector roads, and prohibiting use of eminent domain for creation of greenways.
- The BCC is scheduled to consider transmittal of the plan next week at their regularly scheduled meeting.
- 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.
- An Ordinance has been developed to establish an Economic Development Zone in the area and creating an Advisory Committee to assist identifying priorities,, etc.

C. Update on Immokalee Area Master Plan Restudy

Staff reported:

- The proposed 2012 Immokalee Area Master Plan used as a basis for the restudy.
- The goals included promoting agricultural business, neighborhood improvements, incorporating activities such as neighborhood and lighting improvements, addressing housing and stormwater treatment needs, exploring alternative energy resources, etc.
- The CCPC will be convening a meeting in Immokalee on the plan on January 31, 2019. This will be a GMP amendment Transmittal Hearing.

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

Staff provide the Executive Summary “*Recommendation to direct Staff to prepare amendments to the Growth Management Plan (GMP) Rural Fringe Mixed Use District (RFMUD) based upon the completed public planning process and direction provided to Staff at three individual workshops conducted with the Board during 2017*” for information purposes. They noted:

- The BCC provided recommendations at the September 25, 2018 on moving to the transmittal phase including:
 - No consideration of a TDR Bank or Mitigation Bank.
 - The County to take donations of lands in N. Belle Meade.
 - No increase in currently allocated acreage of villages; densities may go to 7 units per acre, with conditions.
- They are analyzing South receiving area working on transportation analysis; in addition, ROI scenarios in all receiving areas will identify the most optimal financial outcome for the County with workshops potentially to be held in March or April. The firm of Urban3 will provide some analysis.

E. Update on RLSA Overlay Study

Staff reported:

- They continue to hold a series of workshops for public input and develop detailed summaries of the meetings for review by any interested party.
- The Habitat Conservation Plan is moving forward with a draft Environmental Impact Statement prepared for the US Fish and Wildlife Service available for comment.
- The next workshop will be held on January 31st, 2019 at North Collier Regional Park.
- Staffs role in the process at this point is ensuring adequate public outreach, coordinating data collection and consolidating recommendations based on public input.
- The 5 year update conducted in 2009/2010 to yield a vast amount of public input which may also be used in developing any recommendations.

6. Member and Citizen Comments (topics not covered)

Meredith Budd, Florida Wildlife Federation, supports utilizing the previous 5 year update’s recommendations including the data related to the Florida Panther,

Brad Cornell, Audubon of the Western Everglades expressed concern the public may not recognize the connection between the HCP and the RLSA. Certain recommendations contained in the five year update previously prepared in 2010 should be utilized as a basis for consensus between parties at the time (i.e. utilizing agriculture credits in the program, etc.).

Alan Reynolds noted there is an abundance of historic data on the issue a large amount of public input was garnered during the previous 5 year review. Staff is providing good summaries of the workshops and supports moving forward with recommendations and proposed amendments.

Linda Penniman queried on the rationale for a density of 7 units per acre as the intensity may need to be larger to ensure an adequate population base creates a viable mixed use area (i.e. 12 units per acre as in the City of Naples).

7. Next meeting Selection (March 7, 2019)

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 5:10PM.

**COLLIER COUNTY GROWTH MANAGEMENT
OVERSIGHT COMMITTEE**

**Vice Chairman and Acting Chairman
Jeffrey Curl**

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

GGAMP

Golden Gate Area Master Plan

- Key Policy Changes
 - Estates
 - Golden Gate City
- Process and Status

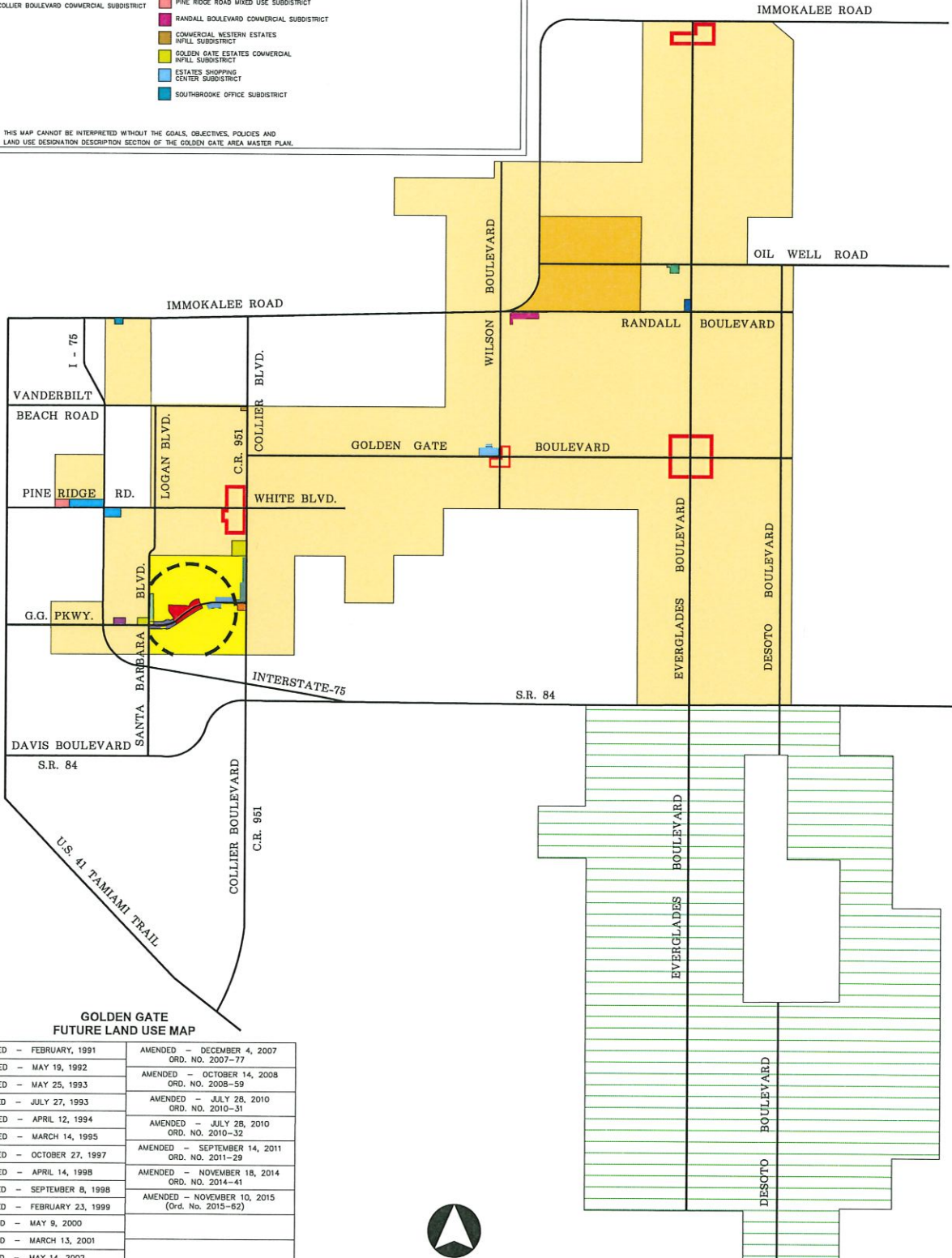
GOLDEN GATE AREA FUTURE LAND USE MAP

LEGEND

URBAN DESIGNATION	ESTATES DESIGNATION	AGRICULTURAL/RURAL DESIGNATION
MIXED USE DISTRICT URBAN RESIDENTIAL SUBDISTRICT HIGH DENSITY RESIDENTIAL SUBDISTRICT DOWNTOWN CENTER COMMERCIAL SUBDISTRICT	MIXED USE DISTRICT RESIDENTIAL ESTATES SUBDISTRICT CONDITIONAL USES SUBDISTRICT NEIGHBORHOOD CENTER SUBDISTRICT GOLDEN GATE PARKWAY INSTITUTIONAL SUBDISTRICT MISSION SUBDISTRICT EVERGLADES-RANDALL SUBDISTRICT COMMERCIAL DISTRICT INTERCHANGE ACTIVITY CENTER SUBDISTRICT (AS DESCRIBED IN THE FUTURE LAND USE ELEMENT IN THE GGP.) PINE RIDGE ROAD MIXED USE SUBDISTRICT RANDALL BOULEVARD COMMERCIAL SUBDISTRICT COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT GOLDEN GATE ESTATES COMMERCIAL INFILL SUBDISTRICT ESTATES SHOPPING CENTER SUBDISTRICT SOUTHBROOKE OFFICE SUBDISTRICT	RURAL SETTLEMENT AREA DISTRICT OVERLAYS AND SPECIAL FEATURES SOUTHERN GOLDEN GATE ESTATES NATURAL RESOURCE PROTECTION AREA OVERLAY RESIDENTIAL DENSITY BAND

NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES, POLICIES AND LAND USE DESIGNATION DESCRIPTION SECTION OF THE GOLDEN GATE AREA MASTER PLAN.

T 47 S
T 48 S
T 49 S
T 50 S
T 51 S

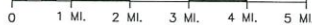


GOLDEN GATE FUTURE LAND USE MAP

ADOPTED - FEBRUARY, 1991	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 19, 1992	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1994	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-29
AMENDED - MARCH 14, 1995	AMENDED - NOVEMBER 18, 2014 ORD. NO. 2014-41
AMENDED - OCTOBER 27, 1997	AMENDED - NOVEMBER 10, 2015 (Ord. No. 2015-62)
AMENDED - APRIL 14, 1998	
AMENDED - SEPTEMBER 8, 1998	
AMENDED - FEBRUARY 23, 1999	
AMENDED - MAY 9, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 26, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 25, 2007 ORD. NO. 2007-19	



SCALE



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 5/2015 FILE: CPSS-2014-4-1.DWG

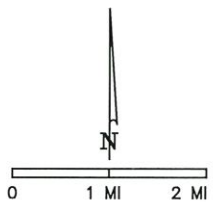
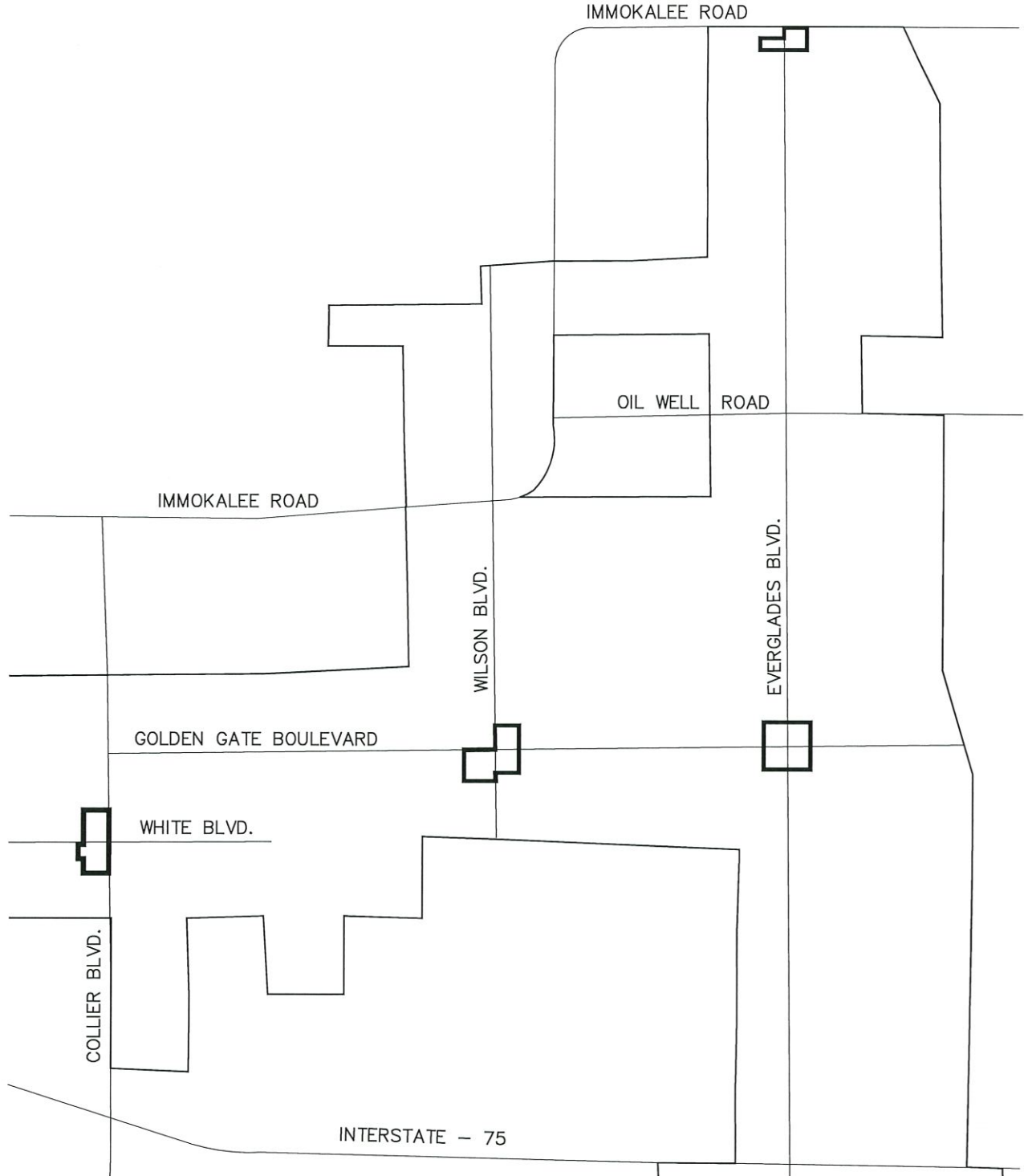
R 26 E

R 27 E

R 28 E

GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS

Collier County, Florida



AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED - OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)
AMENDED - SEPTEMBER 14, 2011 (Ord. No. 2011-29)

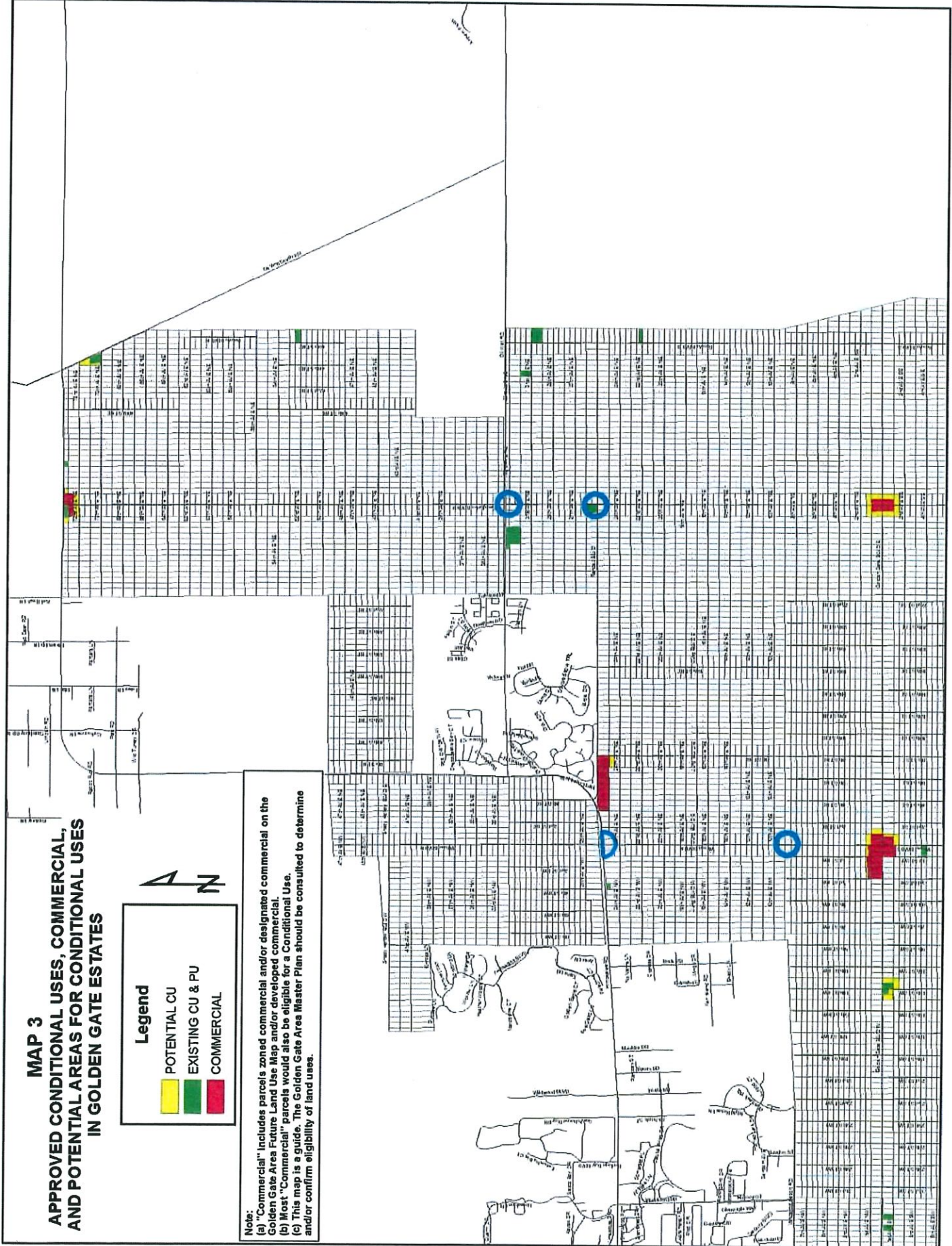
GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS LEGEND
NEIGHBORHOOD CENTERS

MAP 3 APPROVED CONDITIONAL USES, COMMERCIAL, AND POTENTIAL AREAS FOR CONDITIONAL USES IN GOLDEN GATE ESTATES

Legend

	POTENTIAL CU
	EXISTING CU & PU
	COMMERCIAL

Note:
 (a) "Commercial" includes parcels zoned commercial and/or designated commercial on the Golden Gate Area Future Land Use Map and/or developed commercial.
 (b) Most "Commercial" parcels would also be eligible for a Conditional Use.
 (c) This map is a guide. The Golden Gate Area Master Plan should be consulted to determine and/or confirm eligibility of land uses.





ACTIVITY CENTER CHARACTER IMAGE

GOLDEN GATE PARKWAY OVERLAP
COLLIER COUNTY, FLORIDA

JEFFREY
MICHAEL
GEORGE

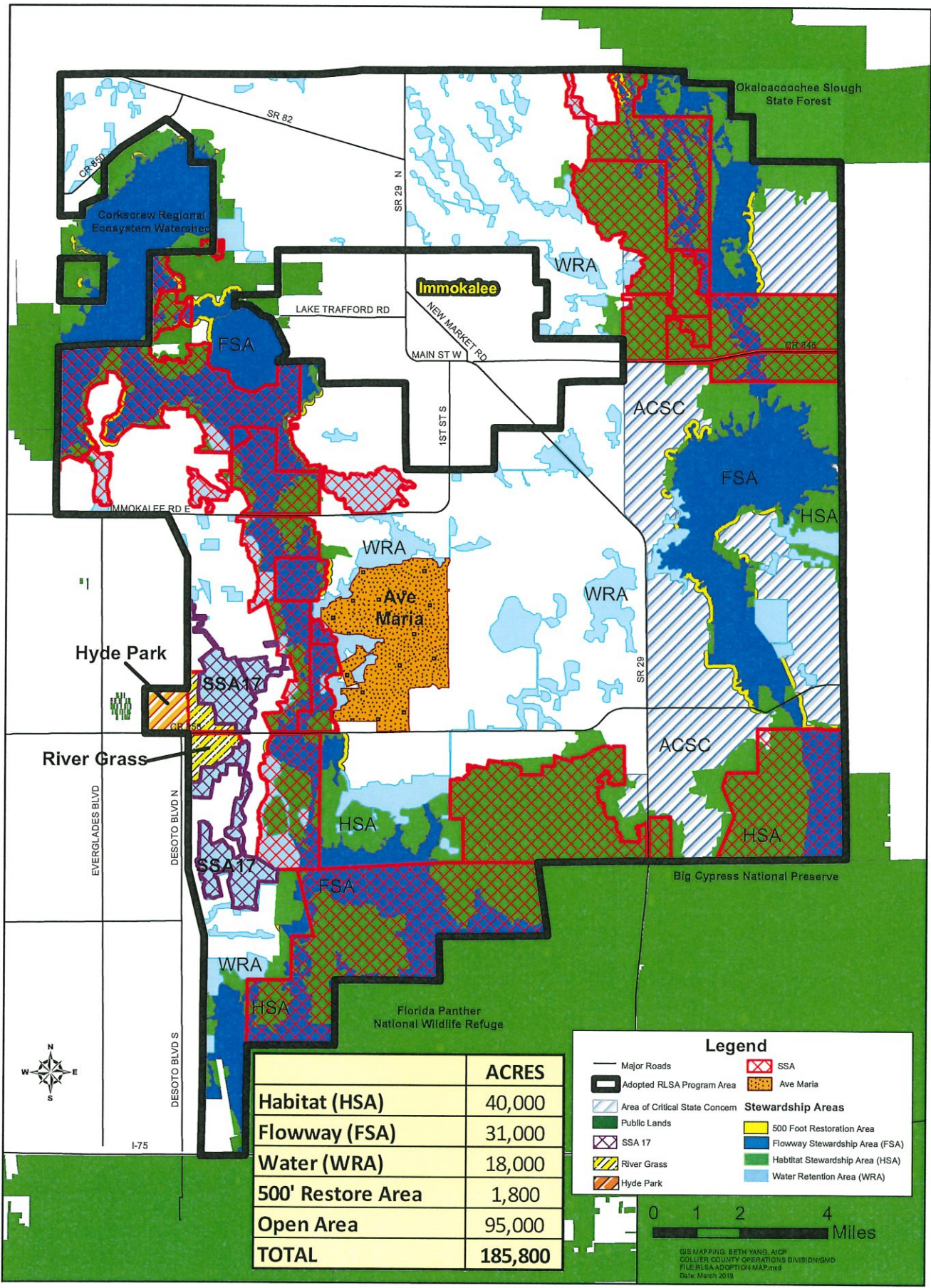
JOHNSON
ENGINEERING

PROJECT #
2000-100
DATE
1/2004

RLSA

Rural Lands Stewardship Area

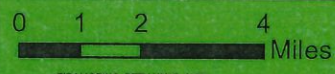
- Discussion of Staff Recommendations in White Paper



	ACRES
Habitat (HSA)	40,000
Flowway (FSA)	31,000
Water (WRA)	18,000
500' Restore Area	1,800
Open Area	95,000
TOTAL	185,800

Legend

- Major Roads
- ▭ Adopted RLSA Program Area
- ▨ Area of Critical State Concern
- ▨ SSA 17
- ▨ River Grass
- ▨ Hyde Park
- ▨ SSA
- ▨ Ave Maria
- Stewardship Areas**
- ▨ 500 Foot Restoration Area
- ▨ Flowway Stewardship Area (FSA)
- ▨ Habitat Stewardship Area (HSA)
- ▨ Water Retention Area (WRA)





Rural Lands Stewardship Area Overlay White Paper List of Staff Recommendations

Water Resources

1. *Continue to study the need for maximum peak discharge rates for basins within the RLSA to maintain water quality and quantity downstream.*
2. *Count WRAs as SRA acreage if used for primary water management.*
3. *Encourage filter marshes prior to offsite discharge or discharge into WRAs where appropriate.*
4. *Require flowway management plans as part of the SRA approval process to supplement the SSA maintenance functions in a more specific way and to provide a mechanism for flowway management in the absence of established SSAs or to supplement SSA land management activities.*
5. *Coordinate with FDOT and other state and local agencies on an SR 29 Comprehensive Water Resources Plan aimed at restoring the health of the Okaloacoochee Slough.*
6. *Continue to monitor aquifer supply and quality through existing federal, state and local programs.*

Agricultural Protection

1. *Remove the word "premature" from agriculture protection references in Policy Group.*
2. *Provide credits to owners in open areas at the rate of 2.6 credits per acre in the ACSC and 2.0 credits per acre in the non-ACSC open areas in return for permanent agricultural easements allowing active or passive agriculture.*
3. *Create a cap for agricultural easement credits calculated at a 50% utilization rate.*
4. *Exclude any aquiculture operation from the agricultural credit system both at inception and through easement language.*
5. *Collier County may establish an Agricultural Advisory Committee at a time deemed appropriate by the BCC.*

Environmental Protection

1. *To achieve sustainable environmental value and balance, the RLSA overlay should maintain functional flowways, wildlife habitats, wildlife connectivity, and quality agricultural land and help assure the regional long-term viability of the Florida panther population.*
2. *Add a provision in the SSA approval process that allows a conditional approval for 5 years, with optional extensions; require under the terms of the instrument that no overall increase in Agriculture 1 activities may occur during this period. Require a provision within conditional or escrowed SSAs that any new RLSA master plan amendments arising during the escrow/conditional period shall apply to the SSA.*
3. *Establish a third grantee for enforcement of easements under SSAs; one grantee will be the Florida Fish and Wildlife Conservation Commission (should they agree).*
4. *Require applicants to address the effect of potential SRA development on adjacent SSA values when SSAs are proposed.*
5. *Foster further data and vetting of the land management and restoration recommendations prior to Transmittal.*
6. *Add specific exotic vegetation control measures to the SSA agreement and easement and require a maintenance standard that assures no greater infestation than that existing at time of SSA designation.*
7. *Consider, through the LDC amendment process, any additional specific maintenance standards that should be included in all future SSA agreements and easements.*
8. *Allow Restoration area applications only once within any single SSA.*
9. *Restructure the timing of R-1 credits: only half of R-1 credits awarded at time of permit approval through the ERP process (or County permit if no ERP required); the remaining "R-1" credit(s) would be awarded only after the owner successfully completes all phases of R-2 restoration.*
10. *Engage an independent third party prior to Transmittal to study the needed restoration activity in RLSA private lands so that needed restoration credits can be reasonably estimated and structured; add specificity to restoration standards and objectivity to the acres claimed by different restoration types; review with permitting agencies and land managers.*
11. *Structure restoration credits so that needed restoration is assured in return for the maximum credit and acreage footprint of SRA development.*

12. *Cap Stewardship credits and SRA acres; provide separate caps for restoration credits and agriculture credits.*
13. *Require third party approval and monitoring of Restoration Plans if no ERP permit process is required. The County may use an agency consultation process or contract.*
14. *Require clear maintenance obligations through SRAs based on their volume discharge to the flowway, thus assuring perpetual funding (fiscal neutrality) for downstream stormwater management in Flowways.*
15. *In exchange for voluntary participation in the RLSA overlay system, land use layers 1-4 shall be eliminated in HSAs, with the exception of governmental essential services.*
16. *Provide an avenue for County purchase of land or credits in the RLSA; create LDC standards for discretionary approval of private entity purchase and use of credits for high density projects in the Urban area; explore opportunities for County purchase of easements in coordination with identified state programs.*
17. *Reduce speed limits along collector and arterial roadways, particularly at night.*
18. *Provide LDC regulations for outdoor lighting to protect the nighttime environment, conserve energy and enhance security and safety.*

Towns, Villages and Other Development

1. *Require minimum densities within ¼ mile of a Town Center, Town Core or Village Center. Based on the SmartCode v.9.2, those areas (center/core plus ¼ mile) should exceed 6 units per acre, excluding acreage for civic uses.*
2. *Create an aggregation rule for Villages: if adjacent and under common or related ownership or control and judged to be part of a unified plan of development, Town standards should apply if aggregate size exceeds maximum village acreage.*
3. *Village sizes should not be increased to 1,500 acres unless additional commercial, civic and governmental minimums are proposed; Town size increases to 5,000 acres should be allowed only if, in the discretion of the Board, greater efficiency in service provisions and fiscal impacts are demonstrated.*
4. *Propose greater minimum requirements for commercial, civic and governmental uses, and specify the timing of these uses in the phasing of the residential portions of both Towns and Villages, seeking further vetting on phasing requirements through an LDC process.*
5. *Propose a required acreage set-aside for corporate office, light Industrial or business park, available for sale or lease for a specific number of years for economic development.*

6. *Allow corporate office, light industrial and manufacturing uses in Villages.*
7. *Define open space more clearly, including the elimination of single family dwelling unit yards, to reach the minimum required 35% open space; eliminate the credit exemption for excess open space.*
8. *Require Wildlife Management Plans as described in the 5-year Review and Wildfire Management Plans within all SRAs.*
9. *Require Flowway Management Plans as part of the SRA approval process to supplement the SSA maintenance functions in a more specific way and to provide a mechanism for flowway management in the absence of established SSAs or to supplement SSA land management activities.*
10. *Require a Housing Analysis similar to the former DRI requirement to assure a wide range of housing types and price points and to accommodate the needed workforce within the SRA.*
11. *Require all homebuilders in the RLSA to offer a Universal Design option in the sale of new homes.*
12. *Eliminate the category of Hamlets as a form of SRA development; consider adding this category at a later time if environmental, economic and equity factors favor its creation in certain locations.*
13. *Describe allowable uses in the Compact Rural Developments (CRDs) with greater clarity, allow retail only as an ancillary use, and limit the size of any CRA to 100 acres.*
14. *Review SRA applications with careful attention to fiscal neutrality at a reasonable horizon date and closely scrutinize calculations and methodologies to assure that SRAs become fiscally positive by the horizon date or impose special assessments.*
15. *Require annual monitoring reports to gauge the status of all developer commitments associated with the SRA and developer contribution agreements.*
16. *Restrict SRA development in the ACSC by limiting the total development along SR 29 to 1,000 acres and allow only CRDs as a form of SRA development in lands east of the Okaloacoochee Slough.*
17. *Require Mobility Plans as a component of an SRA Master Plan, with specific components as identified in the LDC. Additional LDC components should include specification in the Master Plan to provide depictions of local streets to demonstrate connectivity.*
18. *All roads internal to an SRA will be constructed and maintained by the SRA.*
19. *Provide needed wildlife underpasses inside and outside of SRAs, and lower speed limits on collector and arterial roadways for human safety and wildlife preservation.*

Credit System

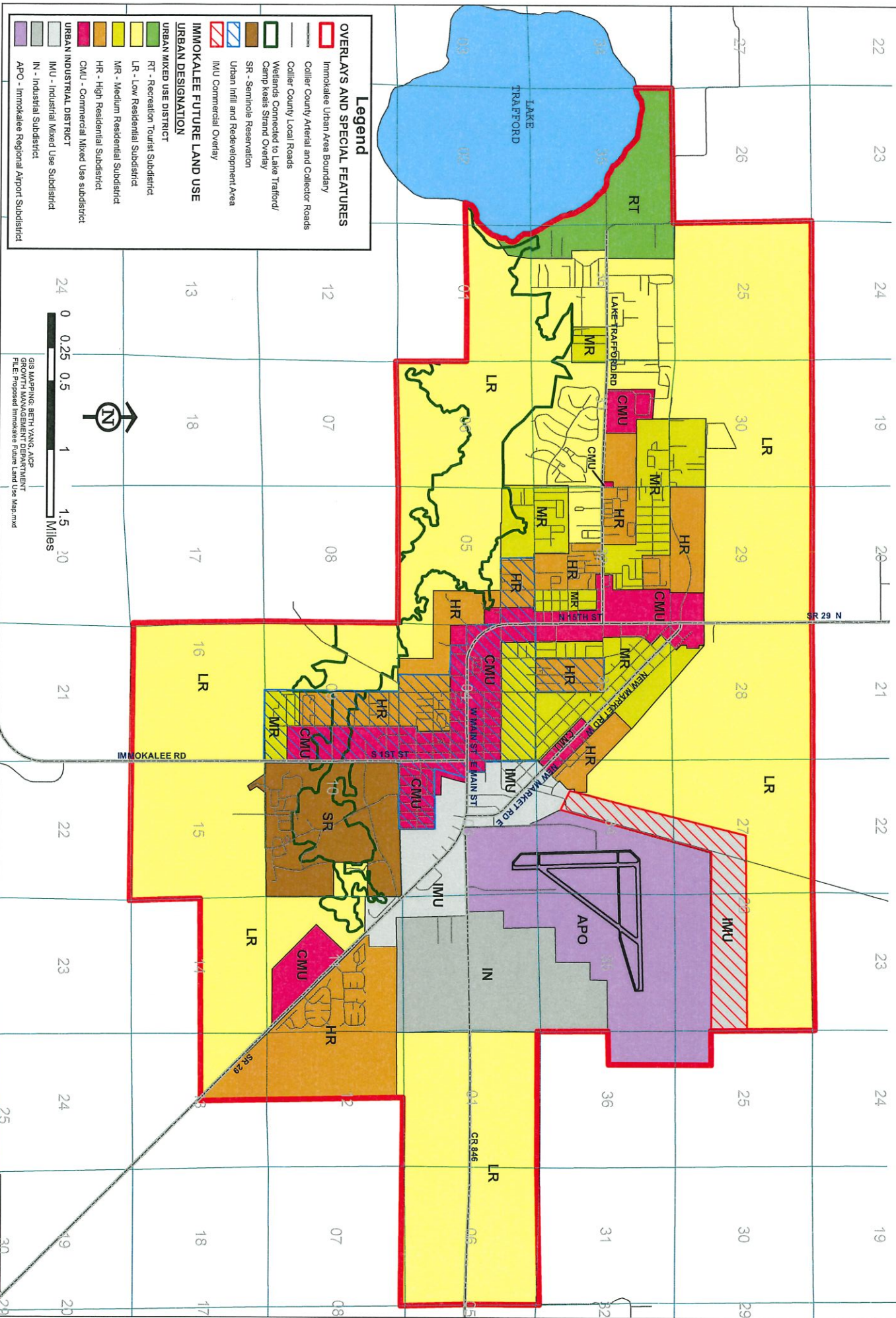
1. *Procure an independent analysis of the definitions and estimated acreages associated with a revised Restoration program prior to Transmittal hearings, considering the 5-year Review "tiered credit system" approach and alternatives, including the FWF/Audubon approach; the analysis should be based on incentivization of restoration activities in all needed areas and a credit calibration and cap so that will no more credits are produced than necessary for 45,000 acre SRA footprint.*
2. *Provide the third-party analysis to stakeholders and public for further vetting prior to Transmittal hearings.*
3. *Cap credits within the categories of base credits, restoration credits and agricultural credits separately.*

IAMP

Immokalee Area Master Plan

- Summary of Transmittal Changes

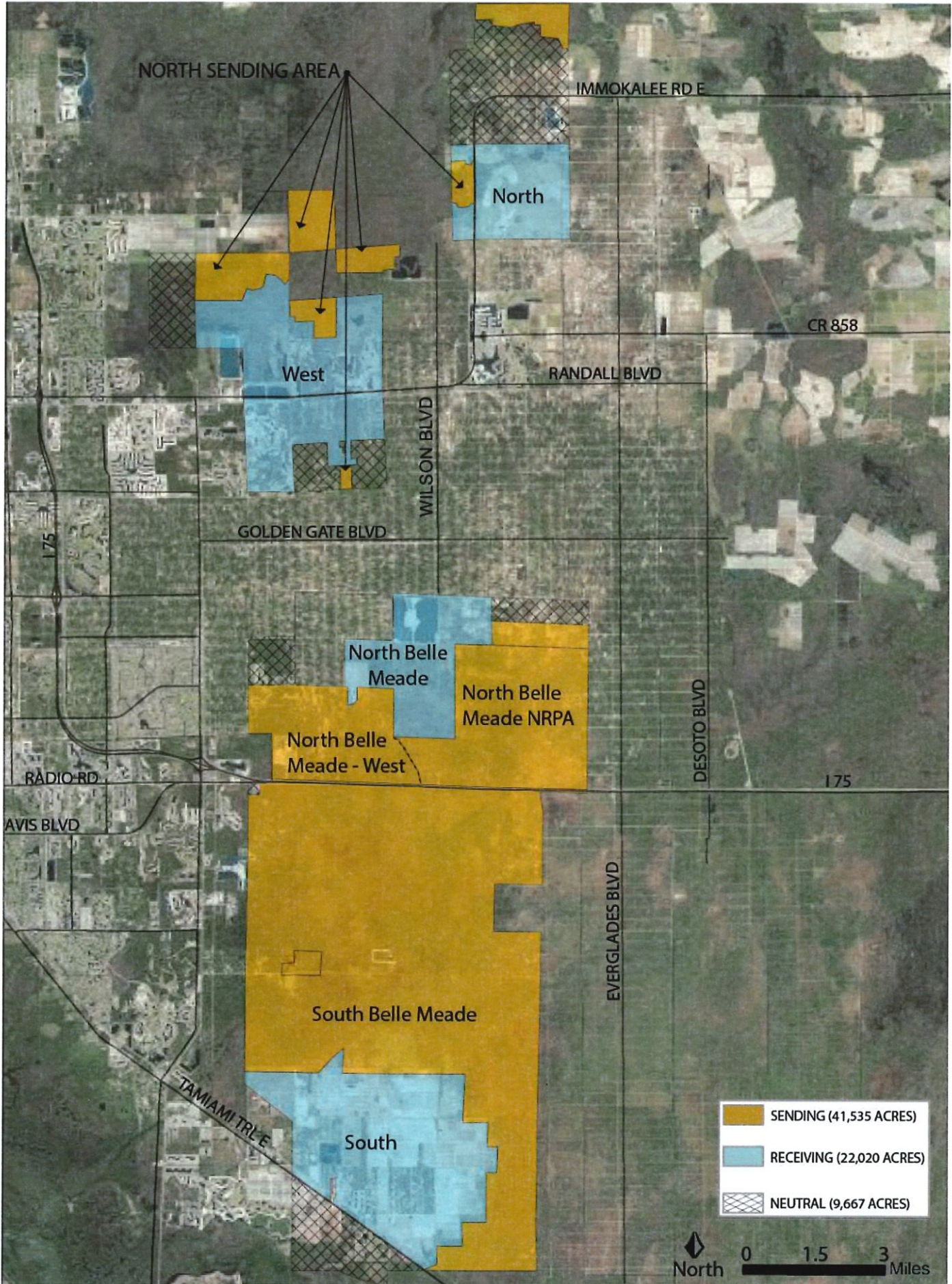
IMMOKALEE FUTURE LAND USE MAP



RFMUD

Rural Fringe Mixed Use District

- Process and Status
- Community Event July 9th -10th



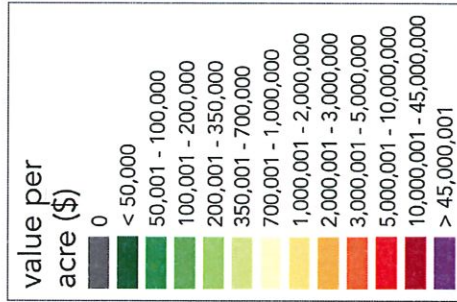
Rural Fringe Mixed Use District (RFMUD)

Collier County

Value per Acre



Average VPA: \$ 222,154
Average Taxable Value: \$ 474,183
Average Parcel Size: 7.1 Acres
Peak VPA: \$ 83,087,483



Proposed GMP Master Plans Restudy Timeframe Estimate*

Quarters Ending	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20
GMP Area Plan										
Golden Gate Area Master Plan			CCPC		BCC and DEO	CCPC	BCC			
Immokalee Area Master Plan					CCPC	BCC and DEO		CCPC and BCC		
Rural Land Stewardship Area										
Rural Fringe Mixed-Use District										

Scenario Testing

Public Planning and Outreach /Prepare Alternative Analysis

Report to BCC

Formalize GMP-Amendment package/satisfy transmittal and adoption public hearings

* Time required for completion of each effort is an estimate and subject to change. Revised 05.22.2019