

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 June 7, 2019, as presented ✓, or as amended _____.