

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