

MINUTES OF THE MEETING OF THE COLLIER COUNTY
EAST OF 951 INFRASTRUCTURE AND SERVICES
HORIZON STUDY PUBLIC PARTICIPATION
MASTER PLAN COMMITTEE

Naples, Florida, December 19, 2006

LET IT BE REMEMBERED, that the East of 951 Infrastructure and Services Horizon Study Public Participation Master Plan Committee in and for the County of Collier, having conducted business herein, met on this date at 7:00 PM in REGULAR SESSION at the Collier County Agricultural Extension Office, 14700 Immokalee Road, Naples, Florida with the following members present:

Chairman: Bill McDaniel
Linda Hartman (Vice Chairman)
Jeanne Alleman - Absent
Michael Dedio
Thomas Jones
Kenneth Lynch
Timothy Nance
Stephen Price – Absent
Russell Priddy – Absent
Douglas Rankin
Richard Rice
Christian Spilker
Clarence Tears
Mark Teaters
Kris Van Lengen

ALSO PRESENT: Mike Bosi, Community Planning & Redevelopment Manager

1. Call to Order

The meeting was called to order at 7:02 PM with the Pledge of Allegiance by Chairman Bill McDaniel.

2. Roll Call

Roll call was taken and a quorum was established.

3. Approval of Agenda

Ms. Hartman moved to approve the agenda. Second by Mr. Rice. Motion carried unanimously 12-0.

4. Approval of Minutes

• October 16, 2006 – Regular Meeting Minutes

• November 27, 2006 – Regular Meeting Minutes

Mr. Van Lengen stated that in the second section of the minutes “Committee Members’ discuss their expectations of the committee,” his comment was recorded as: *soliciting the public’s opinion is the role of the committee, not guidance*. He corrected this to: *soliciting public opinion is the role of the committee, as well as guidance, not substituting its judgment for that of the public*.

Mr. Nance noted that the minutes incorrectly indicated that *Clarence Thomas* made a motion to develop a questionnaire. The motion was made by *Clarence Tears*.

Mr. Rice stated that Mr. Van Lengen’s comments started as *second Clarence*. At that time Clarence Tears had not made a motion that required a second; perhaps Mr. Van Lengen had indicated agreement with Mr. Tears. The words *second Clarence* should be deleted.

Ms. Hartman moved to approve the minutes for October 16, 2006 and the minutes for November 27, 2006 as amended. Second by Mr. Nance. Motion carried unanimously 12-0.

5. Presentation of Inter-Active Growth Model by Van Buskirk, Ryffel and Associates, Inc.

Mr. Bosi stated that Collier County has recently entered into a contract with a consulting firm to develop the Collier Inter-Active Growth Model. He introduced **Dr. Paul Van Buskirk, President, and Carleton Ryffel, Vice President, of Van Buskirk, Ryffel and Associates, Inc.** who gave a presentation to the Committee about the work that they will be doing for Collier County.

The Collier Inter-Active Growth Model will be applied to the area east of 951 and some areas to the immediate west that are contiguous with 951 to forecast build-

out population and distribution. The Model will forecast when and where growth will take place, and will facilitate planning to manage growth and its impacts, including recommendations for land uses by type and distribution to address the needs of the population over time.

The project will take about eighteen months to complete. Staff from the Comprehensive Planning Department and others within the County will provide the data needed for the Model, and will review outputs as they occur in monthly meetings.

In addition, the East of 951 Infrastructure and Services Horizon Study Public Participation Master Plan Committee will be asked to review progress and provide comments and insights on a quarterly basis.

The Model will produce a population forecast to build-out in five-year increments. The County's own preliminary build-out population estimate is 700,000. The Model will distribute the population through the study area and use the population allocation and distribution to work with various sub-models.

Some examples of sub-models are the following:

- *Commercial* - this determines demand for commercial (retail and office) space to meet the needs of the population.
- *Industrial development* – a design model based on what the community wants.
- *Schools* - this forecasts school enrollment and the need for elementary, middle and high school sites, and their distribution and timing.
- *Parks* - this determines the amount of parks necessary to meet the demands of the population.
- *Fire service* - this determines the sequencing of fire service facilities over time.
- *Utilities* - master plans

The Model has approximately 50 variables including population, housing, utility extensions, transportation network, and school enrollment. Changing one variable in the Model influences the other variables to create a “What-If” scenario.

The work tasks are as follows:

- *Organization* – meeting with staff and going through orientation. This meeting is part of the Organization task.
- *Inventory Analysis* (2 months) – collecting data. There will be a meeting with this Committee at the end of the inventory analysis phase (in March) to seek input and comments from Committee members.
- *Data Base* (2 months) – loading up the computer model with the data. After this is done the build-out scenario will be finished and there will be another meeting with this Committee.
- *Population Forecast* (3 months) – population projections and the distribution of the population. There will be another meeting with the

Committee to enable Committee members to review and comment on results.

- *Development of the Sub-models.* Information from the sub-models will be incorporated into the growth model. There will be meetings with the Committee for feedback in the middle of this phase and at the end of it.
- *Development of the Collier Interactive Growth Model (3 months).* This phase will involve staff which will have to maintain and run the model over time.
- *Maintenance (the last month).* A manual will be developed for staff.

After the presentation, Committee member comments and responses from the consultants (in italics) included the following:

There is concern that the consultants will deliver a final product without giving members of this Committee the opportunity for input which is important because of their experience with the community at large.

As noted in the discussion of Work Tasks, the consultants will meet with the Committee regularly to review its progress and provide opportunity for input.

Has the County asked to have police, fire and schools co-located?

There will be opportunities to review output and make changes that are appropriate, including co-locating facilities.

The community has some quirks that will need to be addressed such as lot sizes that vary significantly, and some areas that will require all public services, while others will not (like the Estates which will not require utilities). *Every community has unique features. Different communities within the study area will be identified as clusters or growth centers which have their own unique requirements.*

There is concern about increased road construction costs and availability of road contractors when work on widening I-75 begins.

Some Committee members did not share this concern, and there is currently no answer.

18 months seems to be an ambitious time schedule for the study.

There is an 18-month schedule, but a 24-month window. If a phase scheduled for two months takes three months, the extra time will be taken to do it right.

There is concern about what the Committee should do for the next 18 to 24 months until the study is finished, as study results are needed to make informed decisions to recommend to the County and staff.

Mr. Bosi noted that the BCC asked the Committee to go out and get input and attitudes from individuals within the study area towards growth, the types of services that they are looking for, and the cost of growth. *This information will be important input to the study.*

Chairman McDaniel noted that, although the Committee was established with two-year tenure to September 2008, the Committee or some derivative of it won't ever go away. It will be needed to help the government leaders make decisions, especially if three quarters of the County's population is going to live east of 951.

6. Public Comments

- Speaker #1: It will be very challenging to integrate the Estates, the town of Ave Maria and Big Cypress.

7. Discussion of refined time-line

Mr. Bosi – distributed and reviewed a Revised Time-line (Attached). The consulting firm that will help this Committee prepare survey questionnaires related to the public participation process, Frasier, Mohkle, will start on January 9, 2007. Chuck Mohkle is expected to attend this Committee's next meeting on January 22, 2007, and he will be asked to have the basis of what will be in a preliminary survey, as per a motion to develop this survey made by Mr. Tears in the November 27, 2006 meeting. In addition, the first public participation meeting will be in April, and the media should be used to invite as many people to these meetings as possible.

Mr. Rankin added that today's presenters need to be integrated into the time-line. He expressed concern that there will only be one survey and that the survey data will not be available until the end, after the Committee is done.

Mr. Bosi noted the time-line is tentative, and timing concerns can be discussed with Mr. Mohkle at the next meeting.

Chairman McDaniel stated this is a plan that the Committee can go with and adjust as necessary over time. This can also be used as notification for the public as to what the Committee is doing.

8. Web site update

Mr. Bosi stated that at www.colliergov.net, a highlighted link to the East 951 study is available under Comprehensive Planning. That link provides access to the agendas and minutes for the October and November Committee meetings, and the agenda for the next meeting. Information Technology is in the process of integrating a message board on the web site for anyone who wants to provide input relative to the study. Starting in a couple of months Committee meetings will be digitally recorded, and those audio files will be accessible on the web page so that anyone can listen to what was said at the meetings.

Mr. Mohkle has indicated that surveys should not be done using the web site, as there is a high risk that the results would be contaminated. He is also reluctant to use the newspaper for a survey as a specific interest group can make copies of the survey and skew the results. He mentioned using voter registration records for the survey, and this needs to be discussed further with him; there is some concern that using voter registration records may not produce results that are racially and economically reflective of the community.

Mr. Lynch added that the Committee needs to be driven by public input, and it is important to get that as early as possible.

9. Next Meeting Date/Location

- 1. January 22, 2007 – 7:00 PM – Collier County Agricultural Extension Office, 14700 Immokalee Road, Naples, Florida.**

Mr. Lynch moved to set 7:00 PM as the regular starting time for future Committee meetings. **Second** by **Mr. Rice**. Motion carried unanimously 12-0.

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 8:46 PM.

**COLLIER COUNTY EAST OF 951 INFRASTRUCTURE
AND SERVICES HORIZON STUDY PUBLIC
PARTICIPATION MASTER PLAN COMMITTEE**

Chairman Bill McDaniel