Neighborhood Information Meeting (NIM) Summary
CPSP-2005-14, Sending Lands Re-designation
Golden Gate Community Center
1/17/07 @ 5:30 p.m.

Collier County Comprehensive Planning Department staff member David Weeks
provided background of the Rural Fringe Mixed Use District (RFMUD) and its
establishment in the Growth Management Plan (GMP) in 2002; generally explained
allowable uses in Sending Lands, Receiving Lands and Neutral Lands; explained the
GMP included a provision for owners of Sending Lands along the Sending/Receiving or
Sending/Neutral boundary to submit environmental data in an effort to demonstrate that
their property does not warrant the Sending designation and that the designation should
be changed to the abutting designation (either Receiving or Neutral); noted that owners of
92 properties, comprising 3,646 acres, took advantage of this opportunity and submitted
data; advised that, based upon staff's preliminary review of the data, only about 10
properties would be recommended for change, but noted the Board of County
Commissioners (BCC) would make the final determination; and, advised that the County
regulations require notification of owners within 1,000' of any of these properties for
which the re-designation request was made so that they might be aware of requested land
use change that could potentially impact their property. Also, that the owners initiated
these requests but that the County was taking the requested amendments forward thru the
hearing process at no cost to the owners.

David referred to the table at the back of the room which contained his business cards for
future contact; a sign-up sheet as sometimes people want there to be an official record to
show they attended; and, a handout containing excerpts from the GMP (RFMUD of the
Future Land Use Element) – this opportunity to request re-designation, and portions of
the Sending/Receiving/Neutral Lands designations. David invited the audience to contact
him with any follow-up questions and/or to check the Department's website for
additional information about this petition, e.g. hearing dates, Staff Report.

Several questions were asked about Sending/Receiving/Neutral designations, such as
what the allowable uses are [David explained]; if nearby owners would be notified of
future development for those properties successful in this re-designation request [depends
– yes if a public hearing process is involved, e.g. conditional use, no if not, e.g. building
permit]; about the GMP amendment process, including whether they could file a request
for re-designation [David explained; yes, anyone has a right to submit an application but
at their own expense]; whether the County owned any of this property [no] or initiated
this request on behalf of any owner [no].

Various comments were made pertaining to the history of the RFMUD, the process to
establish it, the Rural Fringe Advisory (citizen) Committee appointed by the BCC,
opinions about the RFMUD and the (inappropriate) designation of some properties as
Sending Lands, various procedural matters of state law (e.g. dispute resolution process,
visioning process).

In response to a question, David advised the first set of hearing dates as: Environmental Advisory Council – first Wednesday in February [7th]; Collier County Planning Commission (CCPC) – March 5, with carryover dates to be decided at the CCPC's 1/18/07 hearing; BCC – June 4 with carryover date to 5th.

There being no further questions, the meeting was adjourned shortly before 7:00 p.m. Several persons spoke with David afterwards.

Public Attendance: +55.
County Staff: 4

Staff:
David Weeks, AICP, Planning Manager, Comprehensive Planning Department
Michele Mosca, AICP, Principal Planner, Comprehensive Planning Department
Beth Yang, Principal Planner, Comprehensive Planning Department
Lisa Koehler, Public Information Coordinator, Community Development & Environmental Services
     Division Administration

NIM summary
G: Comp/Comp. Planning GMP DATA/Comp. Plan Amendments/2005 Petitions/CPSP-2005-14, Sending Lands Re-designation
dw/1-17-07