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RURAL LANDS STEWARDSHIP COUNCIL MEETING

May 15, 2003
Tallahassee

MEETING SUMMARY

Attendance:

Council Members:

Mike Busha	Executive Director, Treasure Coast Regional Planning Council, Stuart (via phone)
Colleen Castille	Secretary, Florida Department of Community Affairs, Tallahassee
Allison DeFoor	State Coordinator, EarthBalance
Craig Evans	President, Stewardship America, Inc.
Chuck Littlejohn	Executive Director, Florida Land Council, Tallahassee
Charles Pattison	Executive Director, 1000 Friends of Florida, Tallahassee
Al Reynolds	President and CEO, Wilson-Miller, Naples (via phone)
Peter Spyke	Arapaho Citrus (via phone)

Guests:

Walker Banning	Department of Community Affairs, Tallahassee
Tom Beck	Wilson-Miller, Tallahassee
Sheri Coven	Florida American Planning Association, Tallahassee
Alice Gilmartin	Seminole County Planning Department
Chuck Hungerford	Florida Legislative Committee on Intergovernmental Relations, Tallahassee
Larry Kolk	Ecologist, Tallahassee
Keith McCarron	Apalachee Regional Planning Council, Tallahassee
Ed Kuester	Florida Division of Forestry, Tallahassee
Mary Paulic	Florida Department of Environmental Protection, Tallahassee
Thomas Tumminia	Department of Community Affairs, Tallahassee
Lisa Walsh	Marion County Planning Department
Arlen White	Wilson-Miller, Tallahassee

Absent:

The meeting had been planned after the Florida State Legislature was due to adjourn. However, because the Legislature still was in extended session at the time of the meeting, many council members were unable to attend, including:

Chuck Aller	Director, Office of Agricultural Water Policy, Florida Department of Agriculture, Tallahassee
Chris Doolin	Vice President, Robert P. Jones & Associates; Legislative Consultant to the Small County Coalition, Tallahassee
Eric Draper	Director of Policy, Audubon of Florida, Tallahassee
Rick Drummond	Growth Management Director, Alachua County Growth Management Department, Gainesville
Dave Fisk	Deputy Executive Director, St. John's River Water Management District, Palatka
Mark Glisson	Florida Department of Environment Protection, Tallahassee
Val Hubbard	Division Manager, Comprehensive and Environmental Planning, Tallahassee-Leon County Planning Department, Tallahassee
Tom Jones	Barron Collier Company, Naples
Phil Leary	Government Liaison, Florida Farm Bureau Federation, Gainesville
Pamela Mac'Kie	Director, Land Resources Department, South Florida Water Management District, West Palm Beach
Don Ross	President, Earth Balance (formerly Florida Environmental), Murdock
Jon Steverson	Government Liaison, Florida Association of Counties, Tallahassee
Sue Mullins	Government Relations Manager, The Nature Conservancy, Tallahassee
Denver Stutler	Executive Office of the Governor, Tallahassee

Meeting Summary

1. Agenda Items 1-4: INTRODUCTIONS/WELCOME/OVERVIEW OF AGENDA.
2. Agenda Items 5 & 6: UPDATE ON COLLIER COUNTY RURAL LANDS STEWARDSHIP AREA. Al Reynolds reported via phone that the County's comprehensive plan amendment establishing the stewardship area is in compliance and in effect. Wilson-Miller was the consultant to the landowners in this public/private partnership. By mid-June the land development regulations for this program should be adopted. Current activity focuses on establishing two sending areas that total 5,000 acres. The sending areas consist of panther habitat, flow ways and agriculture. Credits will be used in a receiving area to permit development of a new town focused on a private university, Ava Maria University. The first phase of development will include the core town and the first phase of the university.

Craig Evans summarized the background of the Collier program and the rural land stewardship area legislation (section 163.3177(11)(d), F.S.). In Collier, the \$800,000 spent by private landowners to establish the stewardship overlay would have bought about 500 acres of environmentally sensitive land; however, the overlay protects about 175,000 acres, concentrates development on only 10% of the land that would normally be needed to accommodate the same population. Thus, \$280,000,000 worth of protection was bought for only \$800,000.

Chuck Hungerford asked if the new town in Collier would ever be incorporated. Mr. Reynolds thought not; however, the new town might be a CDD. Discussion of the benefits of the DRI program to this type of clustered rural development followed. The DRI program would add a regional (extrajurisdictional) perspective and would vest development rights through the development order. It was agreed that exemption from DRI for a development within an established stewardship area could be an incentive. A change in state law would be required.

3. Agenda Items 7-9: UPDATE ON HB-883/SB-1816 & HB-889/SB-1818. Chuck Hungerford discussed two bills related to changes in the PILT (Payment In Lieu of Taxes) program and a pilot project for the Rural Lands Stewardship Program that did not pass this legislative session. For details, see handouts for Agenda Item 8 (available at http://privatelands.org/RLSC/RLSC.htm#Agenda_Item_8-1)

4. Agenda Items 10-11: PROPOSAL BY TREASURE COAST REGIONAL PLANNING COUNCIL. Mike Busha discussed his proposal for a one- or two-day regional forum, similar to a visioning workshop, to focus on rural planning issues in the Treasure Coast Region and the role of different rural planning tools, including the stewardship area concept. Mr. Busha explained that all of the Treasure Coast counties (Indian River, St. Lucie, Martin and Palm Beach) have established urban service boundaries, but have not paid much attention to rural planning issues. He suggested that the TCRPC would staff the forum and that it might be conducted under the auspices of the Rural Lands Stewardship Council (RLSC).

Mr. Busha stressed that it was important for the forum to be designed to not promote any specific point of view or agenda, but to be a neutral, informational, non-threatening and non-judgmental opportunity for the exchange of ideas. He said the make up of the Rural Lands Stewardship Council would ensure this.

Mr. Busha said he envisioned that the forum would be fundable (i.e., able to pay for itself through sponsorship and attendance fees) and would be repeatable in other parts of the state. He specifically asked if the Council would sponsor the forum and if DCA would be a source of funding. General discussion followed and the consensus was that the forum was an excellent idea for promoting the responsible rural land use planning and the stewardship concept. Mr. Busha agreed to Chair a RLSA Committee with Charles Pattison and Val Hubbard (who is President-elect of Florida APA). It was pointed out that the Florida APA conference will be in Palm Beach in September and it might be

beneficial to hold the forum the day before. Secretary Castille explained that technical assistance funds allocated by the Legislature to the Department have been fully allocated so would not be a source of funding.

5. Agenda Item 12: ACTION & FUNDING PLAN FOR RLSC. Peter Spyke discussed the need for the Council to develop an identity and a theme so potential donors know what they are supporting (i.e., “what does my money buy?”). He suggested that the Council focus on innovative rural land use planning tools, helping to educate people about rural issues and the differences between urban and rural planning, and to “get information in front of them so they can make informed decisions.” Mr. Spyke challenged the Council to specify what the Council is trying to do that other groups are not or cannot do: “the Council is an advocate of what?” he asked. He said there was a need to develop a set of rural planning tools that people can conform to their own areas and uses. He suggested that the RLSC could act as an advocate for tools that help to preserve rural character:

- Help people decide what they want
- Help people understand what a rural community should look like
- How can DRIs – the rules of concurrency – be adapted to rural planning?
- Nothing says there has to be an agriculture component
- Ag is currently disconnected from our urban communities and our land planning and economic development efforts; how do we reconnect it, tie it in, make it an integral part of the landscape, a functional part of our communities?
- Have to understand that “everything has to cash flow.”

Secretary Castille pointed out that the Department would not advocate for a particular development pattern, but rather offer tools to fit local needs. She stated that the Department supports local government and landowner’s desires to develop their land in the way that is most beneficial and desirable to them.

It was agreed that the Concept Refinement Committee (discussed in the next agenda item) would also work to develop a mission statement and set of guiding principles for the RLSC to explain “why it is necessary for the Rural Lands Stewardship Council to exist” and to lay out a blueprint for how the RLSC can work to “bring folks together over these kinds of issues”

6. Agenda Item 13: DEVELOPMENT OF COMMITTEES. Craig Evans discussed the use of committees as a primary mechanism for accomplishing Council business. After discussion, six committees were established and council members volunteered or were appointed to serve on two of the committees, as follows:

Presentations, Workshop & Symposium Committee

Committee Members:

Michael Busha – chair (volunteered)

Craig Evans (volunteered)

Val Hubbard (appointed in abstention after suggestion by Sheri Covin)

Charles Pattison (volunteered)

Jonathan Steverson (appointed in abstenia)

Outside Resources:

Walker Banning – DCA (volunteered, after suggestion by Sec. Castille)

Sheri Covin – FAPA (volunteered)

Tim Jackson – 1000 Friends (appointed at request of Michael Busha)

Concept Refinement/Mission/Guiding Principles Committee

Committee Members:

Chuck Littlejohn – co-chair (volunteered)

Colleen Castille – co-chair (volunteered)

Rick Drummond (appointed in abstenia)

Al Reynolds (volunteered)

Details on the other committees and the council members who have been proposed to serve on each county can be found at

<http://privatelands.com/RLSP/RLSP.htm#Committees>

7. Agenda Item 14: STEPS TO BE TAKEN TO FOLLOW UP ON SUGGESTIONS FROM MEETING. Establishment of committees (see above).

8. Agenda Item 15: DATE OF NEXT MEETING. End of June was established as a target date for the next meeting. Date conflicts, however, moved the

9. Agenda Items 16-17: CONCLUDING REMARKS/ADJOURNMENT. Craig Evans stated that this was a productive meeting and thanked all for participating. The meeting was adjourned at 12:31 p.m. and was followed by informal discussion among several of the council members and guests.