

MINUTES OF THE COLLIER COUNTY DEVELOPMENT SERVICES
ADVISORY COMMITTEE LAND DEVELOPMENT REVIEW
SUBCOMMITTEE

Naples, Florida, October 16, 2018

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee – Land Development Review Subcommittee in and for the County of Collier, having conducted business herein, met on this date at 2:00 PM in a REGULAR SESSION at the Growth Management Department Building, Room 609/610 2800 N. Horseshoe Drive, Naples, FL with the following persons present:

Chairman: Clay Brooker (Excused)
Blair Foley (Excused)
Robert Mulhere
Jeff Curl

ALSO PRESENT: Jeremy Frantz, LDC Manager
Ellen Summers, Senior Planner
Eric Johnson, Principal Planner
Richard Henderlong, Principal Planner
Mike Bosi, Planning Director
Kerry Keith, Sr. Director of Airport Development & Facilities

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 Division – Planning and Regulation building at 239-252-2400.

1. Call to order

The meeting was called to order at 2:00pm. A quorum could not be established.

Staff noted that no actions could be taken by the Subcommittee, however, comments will be welcomed on the proposed amendments.

2. Changes to Agenda

None

3. Approve Minutes from August 21, 2018

Continued

4. Old Business

a. Affordable Housing Amendment Update

LDC Sections: 1.08.02 Definitions 2.06.00 Affordable Housing Density Bonus (multiple sections)

Mr. Johnson reported:

- The Subcommittee and Development Services Advisory Committee (DSAC) reviewed the proposed amendment previously however changes were incorporated after the recommended approvals.
- The substantive changes are outlined in the latest version in yellow highlighting and included input from the County Attorney's Office.
- The item is scheduled to be heard by the Collier County Planning Commission (CCPC) on November 1, 2018.

Under Subcommittee discussion it was noted the density bonus provision only applies to the urban area and it may be advantageous to investigate the feasibility of providing incentives in the Rural Fringe Mixed Use District for Transfer of Development Right credits to help improve the programs feasibility.

Staff noted the upcoming Growth Management Plan Restudy for the Rural Fringe, Staff anticipates proposing eliminating the requirement for TDRs for qualified affordable housing.

Mr. Mullere suggested that it may be beneficial to consider adding a bonus unit to the program as an additional incentive or to consider increasing the maximum density for affordable housing.

Staff noted that the Golden Gate area Master Plan includes an increase in the maximum density in the Activity Center and through the current housing initiative, the Board directed staff to consider changes to activity centers which may include increases in the maximum density.

b. Revised Commercial Landscaping Amendment

LDC Sections: 4.06.02 Buffer Requirements 4.06.05 General Landscaping Requirements

Mr. Frantz reported:

- The CCPC reviewed the item following a recommendation by the DSAC and requested Staff conduct further research on the issue.
- One concern is the size of the trees required in the replanting may not be readily available in the marketplace.
- The proposed changes include a phased approach where only 50 percent of the trees may be replaced followed by a 15-year waiting period.

Under Subcommittee discussion it was noted:

- The market availability of larger trees is being influenced by the Hurricane Irma recovery and may pass over time.
- Creating a new standard that only applies to shopping centers with Type D buffers is unnecessary.
- The prohibition on slash pine and bald cypress is problematic, and protections for existing trees would be preferable.
- The requirement of allowing 50 percent removal and a 15-year waiting period does not address the property owners concern of addressing safety/liability issues and visibility of signage due to the increasing size of the landscaping.
- One avenue to address the issue is altering the requirements for signage whereby the signs would be allowed at a lower level under the tree canopy.

Staff noted the proposed amendment will be updated with the Subcommittee's comments and returned to the Subcommittee for further review in December.

5. New LDC Amendments

a. Airport Protection Overlay

LDC Sections: 2.03.07 Overlay Zoning Districts 4.02.06 Standards for Development in Airport Zones Appendix D Airport Zoning

Ms. Summers reported:

- The Florida Statute was revised (Chapter 333) and the County is required to adhere to the new standards.
- The changes are a direct result of the Statutory updates and include revised definitions and terminology as well as new requirements for airspace obstructions.
- Other changes included updating the Official Zoning Atlas and revising Tables 4 - 8.
- The proposed amendments were developed with assistance from the Naples Airport Authority.

Under Subcommittee discussion it was noted:

- The goal of the review process will be to engage applicants earlier in the process, (i.e. at the pre-application meeting stage) with input from the impacted airport authority, etc.
- Staff will rely on the Airport Authorities to complete these reviews.
- Staff should review the exemption standards to determine if items such as elevator shafts, cupolas, etc. located on the top of buildings should be included.
- **Mr. Mulhere** suggested adding a cross-reference within LDC sections that provide exemptions from maximum zoning heights.

- **Mr. Curl** asked how landscaping would be addressed through the proposed process. Staff responded that the amendment is intended only to add statutorily required language.

Staff noted the proposed amendment will be returned to the Subcommittee for review at a later date.

b. Residential Lighting

LDC Sections: 4.02.08 Outside Lighting Requirements

Mr. Frantz reported:

- The proposed amendment was initiated due to public complaints on intrusive lighting onto adjacent properties.
- It was developed with the assistance of the Code Enforcement office that will enforce the standards.
- Owners will need to ensure installed lights are directed downward or shielded to prevent direct lighting from shining on an adjacent property.

Under Subcommittee discussion it was noted:

- The requirements are not envisioned to prohibit indirect light trespass onto adjacent properties, rather ensure the lamp is not directly visible.
- Staff should investigate the height requirements for lighting in a residential zone and determine if changes to the amendment are necessary.

6. Approve 2018/2019 Meeting Schedule

- December 18, 2018**
- March 19, 2019**
- June 18, 2019**
- September 17, 2019**
- December 17, 2019**

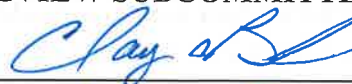
Staff provided the proposed meeting schedule for the next year. A meeting will be held unless there is no business for the Subcommittee.

7. Public Comment

None

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 2:45PM.

**COLLIER COUNTY DEVELOPMENT SERVICES
ADVISORY COMMITTEE - LAND DEVELOPMENT
REVIEW SUBCOMMITTEE**



These Minutes were approved by the Committee on DECEMBER 18,, as presented X, or as amended _____
2018