

**MINUTES OF THE COLLIER COUNTY
EAST OF 951 AD HOC COMMITTEE MEETING**

Naples, Florida, April 16, 2024

LET IT BE REMEMBERED, the Collier County East of 951 in and for the County of Collier, having conducted business herein, met on this date at 7:00 PM in REGULAR SESSION at the Heritage Bay Government Services Center, 15450 Collier Blvd., Naples, Florida, with the following members present:

Mark Teaters, Sr., Chairman
Robert Raines, Vice Chair
Michael Ramsey
Rae Ann Burton
Aaron Zwiefel
Christina Aguilera (excused)
Kim Ellis (excused)

1. **Pledge of Allegiance:** Led by Parker Klopf.
2. **Roll Call:** Quorum established.
3. **Approval of the Minutes from Previous Meeting:**
Mark Teaters: Motion a made to approve the minutes; Robert Raines seconded the motion. *Approved unanimously.*

Housekeeping – Mark Teaters, Sr.

We still have Stormwater, Schools, Economic Development, Parks and Recreation, the life of the landfill. We will revisit Transportation. Mr. Ramsey provided a couple of interesting ideas: one of which was the development of the TDR program in the Rural Estates from the Conservation Collier property through sale of development rights. It is a worthy conversation.

- Allowing rental of guest houses – must go through a public hearing.
- Future Land Use development East of 951 – no rules and need to make rules.
- Rural Golden Gate Estates Master Plan – everything East of 951.

Michael Puchalla, CEO, Collier County Housing Alliance

Introduced himself. Recently formed organization, private non-profit.

4. Affordable Housing Presentation and Discussion:
Cormac Giblin, County Director, Housing, Policy, and Economic Development
PowerPoint Presentation; Collier County Community Housing Plan.

■ Mark Teaters:

Would like to get a list of all the county owned properties in Eastern Collier County, basically in our area, that are suitable for affordable housing.

What are the different types of affordable housing – three story tall apartments, tiny homes, trailer parks, or manufactured homes?

■ Rae Ann Burton:

What is the difference between government housing and affordable housing?

■ Cormac Giblin:

The Housing Authority is a government agency – they collect rent, are responsible for maintenance, and leasing. The private developer uses affordable housing to increase their density in the development, they get incentives, and each site is developed in accordance with the overall plan. Those units are then given to our remote monitoring program – a yearly robust in-person monitoring throughout the county. Once the development is approved, they cannot change the plans. Violations are serious and penalties can include revocation of CO's.

■ Mike Ramsey:

Compact Urban Development – please explain.

■ Cormac Giblin: There are different sizes of development, starting with a town or village – it's based on acreage and the number of units.

There are housing needs throughout the spectrum: homes for the retired, working in homes, but our greatest need is for families in the rental and low income. The county is supporting the construction of 120 senior housing units.

There are a couple of options for how the affordable developer can implement affordable housing – they can build affordable housing within the parameters that are set out, or the developer can partner with someone. If it is not an affordable developer he can offer the land for sale to the county, and we can go out and partner with someone who does affordable housing.

There is a 30-year rental agreement on housing on an owner-occupied deed restriction. We can't restrict you from reselling your house, but the county can get some appreciation of shares if the individual makes a windfall. On the rental side, it is a 30-year restriction on owner-occupied units. That is fair appreciation.

The monitoring group is the Community and Human Services Division, and they are under the Public Services Department.

■ Mike Ramsey: We are not much in favor of high-density affordable housing changing our single-family structure. We bought out there and we want to stay in the low density. But all the traffic is being generated by these units and is affecting our area. We now have infrastructure stress, and I don't see any relief.

■ Attendee: Homeowner's insurance is not regulated by anybody; and the property taxes are huge even with the Homestead Act.

5. Comments:

Further Discussion Ensued

- Next meeting topics – Stormwater ponds, Landfill, Transportation redo, Economic Development, Housing, Healthcare, Schools, Sheriff, Waste Management.
- Hammer down on what we want to give our Commissioners: look into the TDR program; the BCC; creating regulations for Rural Estates; revising the Conservation Collier Ordinance.
- We are not here to make decisions. We gather information, have discussions with the public, and bring the information back to the Board. The resolution of the Board of County Commissions was to identify issues important to East of 951.
- For the next meeting, each of you bring three to five specific points/topics that this committee has identified and that you and your constituents feel are most important; give the Board specific items we have identified and would like to move forward on (example: fire hydrants); a push to get things changed, to implement a program instead of just having a policy.
- The impact on our environment; increased growth; recommendation of cell tower locations; nutrients/well water/soil contamination/proof.

Parker Klopff: Next meeting topic: Stormwater

Mark Teaters: Motion made to approve the topic for the next meeting; Robert Raines seconded the motion. *Approved unanimously.*

Michele Mosca: The Board of County Commissioners directed staff to move forward with the restudy of specifically the Rural Estates settlement. That is why you received the printout. We have roughly 34 action items with policies. We will work with this committee. Look through those policies and start prioritizing.

6. Motion to adjourn:

Robert Raines made a motion to adjourn; Michael Ramsey seconded the motion. *Approved unanimously.*

The meeting was adjourned at 8:50 p.m.

Collier County East of 951 Ad Hoc Advisory Committee

Mark Teaters, Sr., Chairman

These minutes were approved by the Chairman of the East of 951 Committee

on _____, (check one) as submitted _____,

or as amended _____.