

MINUTES OF THE MEETING OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE

Naples, Florida, July 11, 2012

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee in and for the County of Collier, having conducted business herein, met on this date at 3:00 P.M. in REGULAR SESSION at the Collier Growth Management Division Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman: William J. Varian
Vice Chairman: David Dunnivant
Laura Spurgeon DeJohn
James E. Boughton
Clay Brooker
Chris Mitchell
Robert Mulhere
Mario Valle
(Vacancy)

Excused: Dalas Disney
Blair Foley
George H. Hermanson
Ron Waldrop

Absent: Marco Espinar
Ray Allain - Resigned

ALSO PRESENT: Judy Puig, Operations Analyst, Staff Liaison
Ken Kovensky, Operations Manager, GMD, P&R
Reed Jarvi, Manager, Transportation Planning
Nathan Beals, Project Manager, Public Utilities
Caroline Cilek, M.S., Senior Planner, LDC Coordinator
Chris Scott, Principal Planner

I. Call to Order - Chairman

Chairman Varian called the meeting to order at 3:05pm

II. Approval of Agenda

Mr. Mulhere moved to approve the Agenda. Second by Mr. Boughton. Carried unanimously 8 - 0.

III. Approval of Minutes from June 6, 2012 Meeting

Mr. Mulhere moved to approve the minutes of the June 6, 2012 meeting as presented. Second by Mr. Dunnivant. Carried unanimously 8 - 0.

IV. DSAC Positions – Vacancy & Vote

Chairman Varian reported Judy Puig has been named Collier County Employee of the Month.

Chairman Varian noted:

- There are now two vacancies on the Development Service Advisory Committee as Ray Allain has resigned.
- The public notice seeking individuals to “fill” Mr. Allain’s seat has not been issued.
- Two applications to fill the existing vacancy have been filed by Stanley P. Chrzanowski and Gary McNally.

Mr. Mulhere moved to recommend the Board of County Commissioners appoint Stanley P. Chrzanowski to the Development Services Advisory Committee. Second by Mr. Dunnivant. Carried unanimously 8 – 0.

V. Public Speakers

None

VI. Staff Announcements/Updates

A. Public Utilities Division Update – [Nathan Beals]

Nathan Beals reported the Division has engaged a consultant to aid in addressing the requirements for the “sizing” water meters and other issues raised by the Committee at the June 6, 2012 meeting. He intends to provide a report to the Committee at the next meeting.

B. Fire Review Update – [Ed Riley]

Ed Riley, Fire Code Official submitted the following documents for information purposes:

- *Office of the Fire Code Official – Summary of Plan Review Activity – May – 12*
- *Fire Plan Review – Time Frame Summary – May 12*

C. Growth Management Division/Transportation Engineering – [Jay Ahmad]

Reed Jarvi, Manager, Transportation Planning presented the update noting:

- The improvements to Oil Well Road’s western segment are completed, with the eastern segment expected to be completed soon.
- The County is undertaking intersection studies over the next year for the following areas:

- ◆ Right turn lanes, southbound on Airport Pulling at Davis Blvd.
- ◆ Pine Ridge Road, westerly of US 41.
- ◆ Immokalee Road in the area of Corkscrew Swamp.
- ◆ Whippoorwill Lane Extension south to Livingston Road.
- ◆ Valewood Drive connection to Autumn Oaks.

In addition, Staff is still in the process of studying the proposed I75 Interchange and continues to develop the Master Mobility Plan.

Discussion occurred on FDOT's policy (effective July 1, 2012) where the "vendor" is required to indemnify the State for certain improvements placed in the right-of-way with an annual inspection required.

Mr. Reed reported the County is aware of the issues created by the policy and Staff is in the process of investigating the ramifications to the County.

D. Growth Management Division/Planning & Regulation Update – [Jamie French]

Ken Kovensky, Operations Manager, GMD, P&R submitted the "*June 2012 Monthly Statistics*" and provided an overview of the statistics.

He reported Staff is aware "FEMA inquiries" have placed a burden on the Division (there are currently 3 persons funded through the General Fund, however the demand has required 2 additional employees funded by the Division) and are researching avenues to address the issue.

VII. New Business

None

VIII. Old Business

The Committee determined to hear item VIII.B first.

B. Transportation Corridor Preservation Ordinance [Reed Jarvi]

Reed Jarvi, Manager, Transportation Planning submitted a draft of the "*Collier County Transportation Corridor Preservation Plan Ordinance*" for consideration.

During Committee discussion, the following concerns were raised:

- The Ordinance requirements may open up the County to "Bert Harris" claims or be deemed a "partial taking" in certain cases.
- Section Five A: May require a Comprehensive Plan Amendment and as currently worded, may create an unintended "*conflict of interest*" (i.e. the density transfer requires approval by the BCC who would also oversee any eminent domain considerations for the same lands affected).
- Section Six B: The uses allowed as "interim uses" are too restrictive for lands located within the "*Transportation Corridor*" and should be restricted to lands within the "*Protected Corridor*."

Mr. Jarvi reported he would review the concerns with Staff and return the Proposed Ordinance for consideration at a later date.

A. LDC Amendment updates [Caroline Cilek]

The Proposed Amendments in the current Cycle are scheduled for consideration by the BCC on July 24, 2012 at 1:00pm and July 25, 2012 at 9:00am.

Caroline Cilek, Senior Planner presented the following Land Development Code Amendment for consideration.

LDC SECTION(S): 2.03.07 Overlay Zoning Districts; 4.02.33 Specific Design Standards for the Immokalee-Mobile Home Park Overlay Subdistrict; 10.02.05 Submittal Requirements for Improvement Plans

CHANGE: This amendment seeks to make revisions to the Immokalee Mobile Home Park Overlay Subdistrict by making the following changes:

- Removes the time limit for when a nonconforming mobile home park must get a site improvement plan (SIP).
- Makes the SIP process voluntary.
- Parks that get an approved SIP will become legal parks and be allowed to replace units.
- Parks that do not go through the SIP process will remain nonconforming and be subject to the nonconforming provisions of 9.03.00. These parks are not guaranteed that they can replace units.
- Provides a 3-year extension for parks that received an approved SIP, but expired prior to improvements being made, to make the approved improvements.
- Clarifies who is responsible for the removal of unpermitted/unsafe mobile homes, consistent with 723.024 F.S.
- Limits the required improvements for parks with fewer than 5 units to only meeting the dimensional standards.
- Allows for nonconforming parks that cannot meet design standards to be approved through a Settlement Agreement approved by the Board of County Commissioners.

Additionally, the amendment moves all design requirements to Section 4.02.33 and references that submittal requirements will be provided for in the Administrative Code. The submittal requirements will be removed from the LDC as part of the Administrative Code text amendment.

Chris Scott, Principal Planner provided an overview of the proposed Amendment noting it has been revised since its distribution to the Committee. The revisions were based on a review by the County Attorney's Office with the "major" changes cited below:

- Section 2.03.07.b.ii – Cite sections of Ordinance(s) as necessary.
- Section 2.03.07.c – deletion of this Section.
- Section 4.02.33.A – Dimensional standards table - removes line 1 "Design Standard" and last line to read "Minimum floor area."

Discussion occurred on the Proposed Amendment including the Stakeholder input garnered and rationale for some of the language.

Mr. Mulhere moved to forward the Proposed Amendment to the Collier County Planning Commission for review and recommend the Board of County Commissioners adopt the proposed Amendment as presented by Staff. Second by Mr. Boughton. Carried unanimously 8 – 0.

IX. Committee Member Comments

None

X. Adjourn

Next Meeting Dates

August 8, 2012 GMD Conference Room 610 – 3:00 pm

September 5, 2012 GMD Conference Room 610 – 3:00 pm

October 3, 2012 GMD Conference Room 610 – 3:00 pm

November 7, 2012 GMD Conference Room 610 – 3:00 pm

December 5, 2012 GMD Conference Room 610 – 3:00 pm

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 3:55 PM.

**COLLIER COUNTY DEVELOPMENT
SERVICES ADVISORY COMMITTEE**



Chairman, William Varian

These Minutes were approved by the Board/Chairman on 8/8/12,
as presented , or as amended _____.