

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

Naples, Florida, September 5, 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 County 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 Dunnavant  
James E. Boughton  
Clay Brooker  
Dalas Disney  
Marco Espinar  
Blair Foley  
Chris Mitchell  
Mario Valle  
Laura Spurgeon DeJohn  
Ron Waldrop  
Stan Chrzanowski  
(Vacancy)

Excused: George H. Hermanson

Absent: Robert Mulhere

ALSO PRESENT: Nick Casalanguida, Administrator, Growth Management Division  
Jamie French, Director, Operations & Regulatory Management  
Judy Puig, Operations Analyst, Staff Liaison  
Jay Ahmad, Director, Transportation Engineering  
Reed Jarvi, Manager, Transportation Planning  
Nathan Beals, Project Manager, Public Utilities  
Jack McKenna, County Engineer  
Tom Chmelik, Planning and Project Mgt., Public Utilities  
Robert Salvaggio, Deputy Fire Code Official

**I. Call to Order - Chairman**

**Chairman Varian** called the meeting to order at 3:00pm.

**II. Approval of Agenda**

**Mr. Disney** moved to approve the Agenda subject to the addition of item VIII.B – FEMA Discussion. Second by **Mr. Foley**. Carried unanimously 10 - 0.

**III. Approval of Minutes from August 8, 2012 Meeting**

**Mr. Disney** moved to approve the minutes of the August 8, 2012 meeting as presented. Second by **Mr. Dunnivant**. Carried unanimously 10 - 0.

**IV. Public Speakers**

None

**V. Staff Announcements/Updates**

**A. Public Utilities Division Update – [Nathan Beals]**

**Tom Chmelik** reported there were no updates however, a representative will continue to appear before the Committee and provide updates on Department business which may be of interest to the Committee.

**B. Fire Review Update – [Ed Riley]**

**Bob Salvaggio, Fire Code Official** submitted the documents “Office of the Fire Code Official – Summary of Plan Review Activity – July - 12” and “Fire Plan Review – Time Frame Summary- July – 12” for information purposes.

*Mr. Valle arrived at 3:10pm*

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

**Jay Ahmad** reported:

- Oil Well Road Improvement Project – The project is near completion with the eastern and western portion of the improved roadway open for traffic. “Punch list items” are being addressed.
- Davis Boulevard/Collier Boulevard Improvement Project – 52% complete and is ahead of schedule with completion slated for March 2014.
- Golden Gate Blvd bridges – Over Golden Gate Main Canal – under construction; a temporary crossing is planned for 23<sup>rd</sup> Ave.
- Master Mobility Plan – Staff/Consultants continue to develop the Plan.

*Ms. DeJohn arrived at 3:20pm*

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

**Jamie French** submitted the report “Monthly Statistics” which outlined building plan review activities. The Committee requested:

- On page 5, expand the columns to a 24 month reporting period.
- If possible, incorporate Fire Code Reviews into the Report.

**Mr. French** reported:

- Staff continues to monitor employee expenditures within the Division. This includes identifying the tasks and duties completed by an employee so the proper fund source is accountable for any expenditures required.
- Representatives of DSAC met with County Staff on September 4, 2012 to discuss the “CityView” portal.
- The Fire Review Subcommittee continues to meet.

**VI. New Business**

None

**VII. Old Business**

**A. Transportation Corridor Preservation Ordinance** (changes to discuss) [Reed Jarvi]

**Mr. Jarvi** submitted the “*Collier County Transportation Corridor Preservation Plan Ordinance*” for information purposes. He reported the Plan is not ready for formal review.

Under Committee member discussions the following was noted:

- Concern was expressed on the overall concept of the Ordinance as it constitutes an unfair taking of land given the way the Ordinance is structured.
- Land uses may be prematurely restricted for lands within the areas under the auspices of the Ordinance.
- The Ordinance creates an immediate decrease in property value and an encumbrance on an affected party’s lands, when ultimately, no use of the property may be required.

**Nick Casalanguida** reported:

- Federal and State mandates require the County to develop the Long Range Transportation Plan.
- The Ordinance has been revised intending to be a “notification process” with no requirements of the landowner to restrict their uses.
- The “notification” is an attempt by the County to ensure landowners/future landowners are aware of any conceived public improvements affecting their property.
- The “notification” would allow the landowner to make informed decisions on the use of their property, including transferring ownership of the affected lands for a fee to the County.
- Currently, landowners are typically notified during the design phase of a project.

Committee members noted:

- The Long Range Transportation Plan is existing, and it is the responsibility of any party to undertake “due diligence” when making property/land use decisions, absent of an Ordinance.
- It is more beneficial for “upfront” notification to an affected party, rather than delaying it whereby long term land use decisions are severely impacted by a public improvement.
- Consideration be given to providing the “notification” to areas identified as Protected Corridors, not Planned Corridors.

Discussion ensued with examples cited of the Ordinance's potential impact on property values and land use decisions.

In conclusion, Mr. Casalanguida requested Committee members develop recommendations on an equitable means for the County to "notify buyers and sellers" (of lands) on the County's intentions for planned public transportation improvements.

**B. FEMA Discussion**

**Jack McKenna** submitted a document "*FEMA Floodplain Storage.*"

**Mr. Chrzanowski** reported the document outlines Staff's concern on the newly adopted FEMA maps and the related regulations negative affects on the potential development of properties in the County.

**Nick Casalanguida** reported FEMA has informed Staff that County Ordinances must be structured in a manner which essentially prohibits development of approximately 10 – 15K previously platted home site properties in the County.

FEMA has notified the County of their position and required the County to amend applicable Ordinances or face revocation of the FEMA program within the County.

He noted the Subcommittee is necessary to assist Staff in addressing the issue with the Board of County Commissioners, legislative delegations, Federal Agencies, etc. Their tasks and duties would include, (with the support of Staff), identifying the potential impacts of the policies through collection and analysis of technical data and developing findings and recommendations for consideration.

It was noted the ultimate solution may require not only technical and scientific analysis, but political action.

**VIII. Committee Member Comments**

**Judy Puig** reported the County continues to pursue filling the vacancy on the Committee.

**IX. Adjourn**

**Next Meeting Dates**

**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**


**January 2, 2013 GMD Conference Room 610 – 3:00 pm**

**February 6, 2013 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 4:55 PM.**

September 5, 2012

**COLLIER COUNTY DEVELOPMENT  
SERVICES ADVISORY COMMITTEE**

  
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**Chairman, William Varian**

These Minutes were approved by the Board/Chairman on 10/3/12,  
as presented ✓, or as amended \_\_\_\_\_.