

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

Naples, Florida, December 14, 2012

LET IT BE REMEMBERED, that 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 1:30 PM in REGULAR SESSION at the Growth Management Division Building, Room 609/610 2800 N. Horseshoe Drive, Naples, FL with the following persons present:

Robert Mulhere  
David Dunnavant  
Stan Chrzanowski  
Dalas Disney  
Chris Mitchell

ALSO PRESENT: Alison Bradford, Assistant County Engineer  
Bill Lorenz, Director, Natural Resources  
Caroline Cilek, Senior Planner  
Christian Andrea, ALD  
Jeremy Frantz, Conservancy of S.W. Florida

**1. Call to Order:**

The meeting was called to order 1:41 P.M. and a quorum established.

**2. LDC Materials and DSAC Ordinance**

**Caroline Cilek** provided a handout, which was also projected on an overhead screen, containing the portion of the Land Development Code (LDC) concerning 6.05.00 *Water Management Systems and Drainage Improvements Standards*. She also provided a copy of a portion of the Code of Laws and Ordinances which pertained to the creation, powers and duties of the Development Services Advisory Committee.

The topic of discussion was a proposed revision and interim implementation regarding LDC section 6.05.01 F Stormwater Retention/Detention Design for Single Family Dwelling Units, Two Family Dwelling Units and Duplexes.

*David Dunnivant moved to have Stan Chrzanowski chair the discussion. Second by Dalas Disney. Carried unanimously. Stan accepted, noting he would have to leave early.*

To provide background information on the purpose for the Subcommittee, a draft letter from the Chairman of DSAC, Bill Varian, to the BCC explained the cited LDC Section which was creating an adverse hardship on certain property owners. It requested an Out of Cycle Amendment to address the issue; and, to allow the Committee to develop a proposed revision to Section 6.05.01 F.

Recommend an interim standard rather than an out of cycle LDC Amendment. Realizing the urgency of addressing the problem, the suggestion was for a 2-part process covering the next 2 months.

- a) Propose to the Board, an interim measure/ pilot project to see how it works, while addressing any problems.
- b) Work on it further during the LDC Cycle refining it as it goes through the full LDC process. The Subcommittee was agreeable to the proposed process.

**3. Discussion of LDC section 6.05.01 F – Stormwater Retention/Detention Design for Single-Family Dwelling Units, Two-Family Dwelling Units, and Duplexes**

**Stan Chrzanowski** commented on the Table 6.05.01, stating the numbers in the table should be raised and also that the 25%, implemented across the board, for water quantity would be fair. He proposed less stringent measures to allow for building on more than 2% or 3% of the property. He noted the Lot Coverage and Impervious Surface Table were meant to be a water quantity solution to a problem not water quality.

Justification for the 2,750 square feet and 4,850 square feet was arrived at by looking at different areas of County, identifying approximate lot coverage, and

finding out 75 to 90% were under the lot coverage and impervious surface requirement. He agreed the numbers now appear to be too low.

**Dave Dunnivant** suggested eliminating the fixed numbers in favor of a straight percentage, citing the fixed number in the Table was creating the problem. He stated most of impervious surfaces were driveways.

*Stan Chrzanowski left at 1:50 p.m.*

**Caroline Cilek** mentioned a stay of enforcement for Golden Gate Estates could be an interim measure. Concern was the percentage suggested would allow for too much impervious surface in the Estates.

**Robert Mulhere** noted there was no regulation in Golden Gate Estates for the amount of impervious surface and very few districts have such a regulation. Also, noted was newer homes were not so much a problem. Older, existing or remodeled homes were the problem when the smaller lots build additions or bigger houses. Without a Master Stormwater Management System, assurance was needed at the permitting level as to how the water shed would be handled so as not to impact neighbors. He agreed an interim standard would allow the DSAC LDR to prepare language to put into the regular LDC Cycle as an amendment.

**Dalas Disney** stated the numbers in the Table could be doubled and still be less percentage under the 11,000 square feet. He suggested an increase in the base square feet or an increase in the excess area. Principal structure and impervious area coverage could be done in combination. Or, leave the square foot allowables and increase the percentage, adding a condition if on a body of water, no storage system would be required and no runoff to neighbors would be allowed.

**Chris Mitchell** agreed, stating the Table, as shown, penalizes larger lot owners. He suggested a reversal of the numbers. He favored removing the base of 2,750 square feet and go with a straight percentage application to the size of the lot, taking into consideration the width and setbacks. He noted the high cost of conforming to retention/detention issues under the new FEMA determinations, especially with the smaller lots.

**Christian Andrea** passed around several site plans of projects in the City of Naples and County to show the impact of landscape and offered several points on how the City of Naples handles stormwater runoff. He spoke of the many conditions involved with stormwater management runoff and ways not to encumber neighbors.

A lengthy discussion followed.

In summary, the points to be addressed were:

- The Table 6.05.01 – Figures should be addressed for smaller and larger lots.
- 25% lot coverage across the board should be considered.
- Older home additions, expansions, and rebuilding would demand the most attention to drainage and stormwater retention/runoff vegetation, etc. which may require engineer’s report as determined in the permitting process.
- Assurances that neighbors would not be impacted by stormwater runoff.
- Impervious area in excess of a (to be determined) percent will require an engineer’s report identifying that neighbors would not be impacted.
- Adjustments could be considered where water can shed to a body of water.
- Write language to cover most situations and include some sort of exclusionary or other designed “check list,” as approved by the county engineer.
- Make criteria to manage stormwater.
- Separate item G. from item F. to clarify G. does not apply to F.
- Interim measure to enforce and control only what impacts neighbors. Then return with a maximum outfall managed by berms, swales, curbs, and gutters etc.

*Dalas Disney left at 2:30 p.m.*

**4. LDC Amendment**

The decision was made to have Alison, Caroline and Jack McKenna review all comments, suggestions and proposals by the Subcommittee; work up a preliminary interim standard which will improve and clarify the items put forth by the DSAC LDR Subcommittee; and present it for review at the next Subcommittee meeting.

*Chris Mitchell left at 2:40 p.m.*

**5. Next meeting date/time**

The next meeting was tentatively scheduled for January 7, 2013. Staff will notify all participants upon confirmation. There being no further business for the good of the County, the Meeting was adjourned 2:50 P.M.

*NO TBD*

COLLIER COUNTY DEVELOPMENT SERVICES  
ADVISORY COMMITTEE, LAND DEVELOPMENT  
REVIEW SUBCOMMITTEE

  
\_\_\_\_\_  
Stan Chrzanowski, Chairman

These minutes were approved by the Board/Committee on 9 JAN 2013 as presented,  
\_\_\_\_\_ or as amended \_\_\_\_\_.