

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

Naples, Florida, July 1, 2015

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 Department Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman: William J. Varian
Vice Chairman: Blair Foley (Excused)
David Dunnavant
James E. Boughton
Clay Brooker (Excused)
Dalas Disney
Chris Mitchell (Excused)
Robert Mulhere
Mario Valle
Stan Chrzanowski
Norman Gentry (Excused)
Marco Espinar (Excused)
Ron Waldrop (Excused)
Laura Spurgeon DeJohn (Absent)
Jeremy Sterk

ALSO PRESENT: Jamie French, Department Head
Judy Puig, Operations Analyst, Staff Liaison
Caroline Cilek, LDC Manager
Marlene Serrano, Manager of Operations, Code Enforcement
Rich Long, Plans Review and Inspections Manager
Ken Kovensky, Director, Operations and Regulatory Management
Mike Bosi, Zoning Division Director
Amy Patterson, Capital Project Planning, Impact Fees and Program Management

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording room the Collier County Growth Management Department – Contact Mr. Evy Ybaceta at 239-252-2400.

- 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. Second by Mr. Valle. Carried unanimously 8 - 0.
- III. **Approval of Minutes from June 3, 2015 Meeting**
Mr. Disney moved to approve the minutes of the June 3, 2015 meeting as presented. Second by Mr. Chrzanowski. Carried unanimously 8 - 0.
- IV. **Public Speakers**
None
- V. **Staff Announcements/Updates**
 - A. **Code Enforcement Division update – [Jeff Wright]**
Ms. Serrano provided the report “*Collier County Code Enforcement Department Blight Prevention Program - Cumulative Code Enforcement statistics - 7/2009 – 6/21/15*” for information purposes.
 - B. **Public Utilities Division update – [Tom Chmelik or designee]**
None
 - C. **Growth Management Department/Transportation Engineering and/or Planning – [Jay Ahmad or designee]**
None
 - D. **County Fire Review update – [Shar Hingson and/or Shawn Hanson]**
None
 - E. **North Naples Fire Review update – [Eloy Ricardo]**
None
 - F. **Operations & Regulatory Mgmt. Division update [Ken Kovensky]**
Mr. Kovensky submitted the “*Collier County June 2015 Monthly Statistics*” which outlined the building plan and land development review activities. He noted Staff participated in County budget hearings and the items put forth were accepted at this point in time. Included in the proposed budget were the 15 full time employees recently added to the Department and substantial funds allocated for outside services to complete inspections and other tasks as necessary.
 - G. **Development Review Division update [Matt McLean]**
See report submitted by Mr. Kovensky.
 - H. **Update on the Florida Building Code change [Rich Long]**

Mr. Long provided a handout summarizing changes to the Florida Building Code which became effective on June 30, 2015. Discussion occurred on the requirement for the manufactures “stickers” being required to remain on the windows until “final inspection.” Committee members expressed concern noting the windows are generally installed before a “final inspection” with the stickers usually removed by cleaning or other workers.

Staff reported they will be undertaking the necessary measures to ensure when the windows are inspected after installation, the verifications required by the code are made at that time.

The Committee requested Staff to review the automatic notification process for “permit pick up” as some applicants have not been receiving the notification, while others have.

VI. New Business

A. Walkability discussion with CCPC [Mike Bosi]

Mr. Bosi reported the Collier County Planning Commission will be discussing pedestrian mobility at their August 20, 2015 meeting and are requesting input on the issue from all interested parties.

The Committee noted one topic that should be addressed are the requirements for the construction of sidewalks including “payment in lieu of sidewalk” and “sidewalks to nowhere.”

B. School Impact Fee Update Study [Amy Patterson]

Ms. Patterson provided the “*Collier County School Impact Fee Update Study – Draft Report*” dated June 23, 2015 prepared by Tindale-Oliver Associates for consideration. She noted the DSAC Subcommittee charged with reviewing the item met on June 28, 2015 to discuss the report.

Mr. Mulhere provided an overview of the meeting and concerns raised by the Subcommittee which included the estimates developed for construction and the land acquisition costs. He noted the Subcommittee’s recommendations include verification of the data used to develop the proposed construction/land costs and the implementation of increased fees should be based on a phased approach.

During Committee discussions the following was noted:

- The proposal is to raise the fees back to the previous “100 percent” level of 2009.
- If a higher standard of education than that of the other areas in the State is proposed for the County, is it equitable to shift a portion of the cost associated to the higher standard to those parties paying impact fees?
- Do the land values utilized in determining the acquisition costs include the likelihood of the new schools that will be constructed east of 951 where costs of land costs are lower than the urban area?
- Given the projections, a substantial increase in student enrollment is not anticipated over the next 5 years, is it prudent to increase fees at this point in time?
- The construction cost estimates used in developing the proposed fees are higher than the State average. Should the “weighted average” be used in fairness to those persons required to pay the fees?
- If the fees are not raised back to the “100 percent” level, there will still be impact fees in affect at some level, assisting in addressing the impacts of development on the school system.
- Was consideration given to the possible negative impacts an increase in fees would have on the demand for new housing due to possible elevated construction costs (i.e. a reduction in

the demand for new housing thereby decreasing the amount of future property tax revenue which may offset or generate more revenue than the increased impact fees)?

- Was the existing land inventory held by the school district included in the considerations for the estimates for future land acquisition costs?
- Is the District currently identifying land that may be available for acquisition?

Ms. Patterson noted:

- One item taking into consideration when developing the proposed fee structure was the existing debt service held by the County.
- If the fees are collected, but not utilized within a 7 year period, they are returned to the party that paid the fees alleviating any concerns the fees will be collected and held in perpetuity without being expended on facilities.
- The item is scheduled to be heard by the Board of County Commissioners in September and if the Committee desires, Staff can review today's comments and return at the next meeting to address the concerns and ascertain a final recommendation from the Committee.

The Committee requested Staff to return the item to the next meeting and provide additional information including:

1. *Provide an analysis of a fee structure utilizing the "weighted average" for construction costs in the calculations.*
2. *Provide an analysis of the "land bank" currently held by the District and how this may affect the land acquisition cost estimates utilized in developing the fee structure.*
3. *Demonstrate a need for increased fees based on the minimal increase projected for student enrollment.*

VII. Old Business

A. Update on the Floodplain Management Planning Committee [Caroline Cilek]

Ms. Cilek reported the changes in the Florida Building Code in reference to floodplain development have been posted on the County's website. Two Priority Map Revision (PMR) requests have been submitted to FEMA and are under review.

Committee discussion occurred on any other issues that may need to be addressed given the Floodplain Management Plan has been adopted.

Ms. Cilek noted consideration may be given to reviewing the "*Flood Damage Prevention Ordinance*" to see if any changes are necessary.

LDC Amendments – Cycle II

Ms. Cilek reported the process required for adoption of the Cycle II amendments will initiate soon.

VIII. Committee Member Comments

Chairman Varian reported Bill Prysi, President of Land Architects, Inc. sent an email dated June 29, 2015 to County Staff and Mr. Mulhere expressing displeasure on the Committee's recommendation in Section 4.04.06 of the proposed Land Development Code amendment that those professionals authorized to design retaining walls be categorized depending on the walls function (i.e. landscape amenities vs. structural walls holding back soil or water).

Mr. Mulhere reported he responded to Mr. Prys outlining the Committees concern and County Staff also responded and informed him they are recommending the language remain 'as is.'

IX. Adjourn

Next Meeting Dates

September 2, 2015 GMD Conference Room 610 – 3:00 pm

October 7, 2015 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 4:07PM.

**COLLIER COUNTY DEVELOPMENT SERVICES
ADVISORY COMMITTEE**



Chairman, William Varian

These Minutes were approved by the Board/Chairman on 9/2/15, as presented X, or as amended _____.