

**TRANSCRIPT OF THE MEETING OF THE
COLLIER COUNTY PLANNING COMMISSION
Naples, Florida, June 7, 2018**

LET IT BE REMEMBERED, that the Collier County Planning Commission, in and for the County of Collier, having conducted business herein, met on this date at 9:00 a.m., in REGULAR SESSION in Building "F" of the Government Complex, East Naples, Florida, with the following members present:

**CHAIRMAN: Mark Strain
Stan Chrzanowski
Patrick Dearborn
Diane Ebert
Edwin Fryer
Karen Homiak
Joe Schmitt**

ALSO PRESENT:

**Raymond V. Bellows, Zoning Manager
Jeffrey Klatzkow, County Attorney
Heidi Ashton-Cicko, Managing Assistant County Attorney
Tom Eastman, School District Representative**

PROCEEDINGS

CHAIRMAN STRAIN: Good morning, everyone. Welcome to the Thursday, June 7th meeting of the Collier County Planning Commission.

If everybody will please rise for Pledge of Allegiance.

(The Pledge of Allegiance was recited in unison.)

CHAIRMAN STRAIN: Okay. Roll call by the secretary, please.

COMMISSIONER EBERT: Yes. Good morning.

Mr. Eastman?

MR. EASTMAN: Here.

COMMISSIONER EBERT: Mr. Chrzanowski?

COMMISSIONER CHRZANOWSKI: Here.

COMMISSIONER EBERT: Mr. Fryer?

COMMISSIONER FRYER: Here.

COMMISSIONER EBERT: Mrs. Ebert's here.

Mr. Strain?

CHAIRMAN STRAIN: Here.

COMMISSIONER EBERT: Ms. Homiak?

COMMISSIONER HOMIAK: Here.

COMMISSIONER EBERT: Mr. Schmitt?

COMMISSIONER SCHMITT: Here.

COMMISSIONER EBERT: And, Mr. Dearborn?

COMMISSIONER DEARBORN: Happy to be here.

COMMISSIONER EBERT: Thank you.

CHAIRMAN STRAIN: Well, we'll see if we can change that before the day's over.

Addenda to the agenda. As you may have noticed, Commissioners, on your advertised public hearings, 9B and 9C have been continued indefinitely. For your information, that's that Grace Church. It had come back one or two times, and they have gone back out, I believe, and are redoing their neighborhood information meeting. And after that is completed, they'll probably reschedule.

And with that we'll move into Planning Commission absences. First of all, on the 21st of June -- and, Ray, I believe this is correct -- we've got Room 609/610 at 2800 Horseshoe Drive as the room reserved for us that day.

MR. BELLOWS: That is correct.

CHAIRMAN STRAIN: Okay. And our meeting will start as usual at 9 o'clock in the morning on June 21st, but it will be over on Horseshoe Drive. So does anybody know if they're not going to make it to that meeting?

COMMISSIONER DEARBORN: Mr. Chairman, I'll be on family vacation.

CHAIRMAN STRAIN: Well, then you won't be happy not to be there.

COMMISSIONER DEARBORN: Yes, sir.

COMMISSIONER SCHMITT: I will not be there as well. I'll be overseas.

CHAIRMAN STRAIN: Okay. That leaves us with a quorum. Everybody else will surely be there?
Stan?

COMMISSIONER CHRZANOWSKI: You're lucky. You're lucky my wife was in the hospital two weeks ago, because I canceled my trip to Ireland.

CHAIRMAN STRAIN: Oh, I'm sorry to hear that.

COMMISSIONER CHRZANOWSKI: I will be there; otherwise, the four of you would have had to be there.

CHAIRMAN STRAIN: Well, I'm sorry your wife was in the hospital --

COMMISSIONER CHRZANOWSKI: That's okay.

CHAIRMAN STRAIN: -- and you had to cancel your trip. I know you were looking forward to that.

COMMISSIONER CHRZANOWSKI: A bunch of her doctors recommended she went on medical

marijuana, but I got to travel up to Lee County to get it. But the good part is I can do my shopping while I'm up there instead of down here.

COMMISSIONER FRYER: Mr. Chairman, I move that that be stricken from the record.

CHAIRMAN STRAIN: Well, we still have a quorum on June 21st in spite of everything we heard, so...

COMMISSIONER CHRZANOWSKI: I'll be here.

CHAIRMAN STRAIN: Okay. Well, at least in body.

COMMISSIONER CHRZANOWSKI: With mirrored sunglasses on.

CHAIRMAN STRAIN: Patrick, now I can see why you're happy to be here.

In our packages that were distributed to us electronically, we received the May 3rd minutes. Does anybody have any changes? And if there aren't any, is there a motion to approve?

COMMISSIONER DEARBORN: So moved.

COMMISSIONER CHRZANOWSKI: Second.

COMMISSIONER FRYER: Second.

CHAIRMAN STRAIN: Motion made by Patrick, seconded by Ned.

Discussion?

(No response.)

CHAIRMAN STRAIN: All in favor, signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 7-0.

That takes us to BCC report and recaps, Ray.

MR. BELLOWS: Yes. On May 22nd the Board of County Commissioners heard the PUD amendment and development order amendment for the Marco Shores/Fiddler's Creek, and that was approved 5-nothing.

CHAIRMAN STRAIN: Okay, thank you. Chairman's report: I've got nothing new to report.

And we'll move right into -- we have no consent agenda, so we'll move right into our advertised public hearings.

***The first item is 9A. It's been continued from the March 1st and April 5th and May 17th meetings. It's for the parking exemption request located between Rosemary Lane and Ridge Street along U.S. 41.

All those wishing to testify on behalf of this item, please rise to be sworn in by the court reporter. If you're going to speak on this matter, please rise.

(The speakers were duly sworn and indicated in the affirmative.)

CHAIRMAN STRAIN: Ma'am, it looked like she -- are you going to be speaking?

MS. GILL: I won't.

CHAIRMAN STRAIN: Well, we can always swear you in if you decide to, okay?

MS. GILL: Thank you.

CHAIRMAN STRAIN: Disclosures: We'll start with Tom.

MR. EASTMAN: None.

COMMISSIONER CHRZANOWSKI: Just the usual correspondence through staff.

CHAIRMAN STRAIN: Okay. Ned?

COMMISSIONER FRYER: None.

CHAIRMAN STRAIN: Diane?

COMMISSIONER EBERT: I spoke with Fred, and I have emails.

CHAIRMAN STRAIN: I, too, received some emails over a course of time. I can't remember if they're since the last meeting or not, but I also spoke with Fred on the phone about some cleanup on the language we recently received.

Diane? I mean Karen, I'm sorry.

COMMISSIONER HOMIAK: Just some emails.

CHAIRMAN STRAIN: Joe?

COMMISSIONER SCHMITT: Same. I just received some emails and correspondence from staff.

CHAIRMAN STRAIN: Patrick?

COMMISSIONER DEARBORN: Correspondence with staff and some emails.

COMMISSIONER FRYER: Mr. Chairman, I have to amend my answer. The same, emails and correspondence.

CHAIRMAN STRAIN: Yes, sir.

COMMISSIONER CHRZANOWSKI: And when I say "correspondence," I said "through staff" because it was emails from other people.

CHAIRMAN STRAIN: I understand.

Okay. Fred, it's all yours.

MR. HOOD: Thank you. Good morning, Mr. Chairman, Commissioners.

Just quickly I have an updated PowerPoint presentation that will just go over the changes that we've made and some items that were requested at our last hearing. So I'll just go through that now.

In front of you is the master plan with the two access points identified in the orange. We have since moved the loading area at the request of our client. It was a better fit for them. They needed to be able to put trucks next to the restaurant, so we put that loading area on the north side of the restaurant. And, consequently, had to move the dumpster pad location, which is there in green for you in the southwest corner of the property.

Additionally, on this master plan from the previous master plan you-all saw, we had an emergency access going out onto Rosemary Lane at the rear of the project that would have been straddling the RSF4 and C4 property. That access has been removed. We have coordinated with the fire district, and they have allowed us to provide that back parking area without a turnaround back there, so that's another change that has been made.

We can go through the updated conditions of approval. Basically what happened, we sent the proposed conditions of approval to the County Attorney and to the planner at the county, and there were some wording changes that were asked of us. We've gone through all of those and made those wording changes. And I'll just go through them really quickly.

This one stayed the same. It's just with regard to where the parking exemption area is located. The second one, limited to parking lot features and for the shopping center and restaurant only. The language was changed slightly here, but the intent was the same.

The same with No. 3, parking area will be paved. There was some -- I think there was a typo there and a removal of a word.

Number 4, we kept the restricted hours the same, changed the language to remove "Sand Banks redevelopment, conceptual site plan prepared by Davidson Engineering." Struck the words "additional" and "shall."

Number 5, struck the word "parking."

Number 6, struck "within Sand Banks development and/or" and added the word "or."

Number 7, we've had some conversation about this with the Chairman and with James Sabo earlier today about changing the wall requirement to remove the composite language, so we will be agreeing to that a little bit later on when we get the staff report.

And No. 8, this one will remain the same, just no direct access from the parking exemption area to the streets.

This is the new -- this was one of the things that was requested of us at the last hearing for us to be able to show what the landscaping was going to look like on all of the elevations. So the top one you will see

is the western elevation, and the bottom one is the southern elevation.

These are both Type D buffers with trees, a 30-foot on center planted at 10-foot in height with a solid hedge at 24 inches in height. Same thing for the south elevation.

Going on to the east and to the north elevations, they are Type B buffers, trees planted at 25-foot on center with a solid hedge at 60 inches in height fronting an 8-foot wall, which we also agreed to.

Same thing for the Type D buffer on the north elevation; 30 feet on center for the trees, 10-foot in height with a solid hedge at 24 inches. I also have a copy of that to hand to the court reporter.

Then we'll just get into the traffic and analysis, because this was the second big thing that was asked of us at the last hearing to just take a look at the difference between what was already proposed and what we were proposing here. There was a difference of two trips. We are doing two less trips than the previously approved plan.

The required parking, we also did a parking analysis, and that was done by, also, Trebilcock Consulting. Norm is on vacation this week, but I also have Andrew Wrath with my office who's a PE who can speak to these a little bit if you have any more questions about this.

The required parking, when we did the parking analysis, was 103 spaces. We are providing 100 spaces on our site, so we will still need that administrative parking reduction for those three additional parking spaces.

Parking demands and – again, Andrew and I can get into this a little bit when you have more questions. We just highlighted where the parking demands were going to be at the peak hours. During the week, on Friday, 7 p.m., it was 94 parking spaces that were required per the ITE manual. On Saturday at I believe it was 1 p.m. it was 84 parking spaces that were required. We have, again, 100 on site.

And I'll open it up to any questions.

CHAIRMAN STRAIN: Okay. Questions from the Planning Commission? Anybody? Ned?

COMMISSIONER FRYER: Let's see. First of all, Lot 18.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: Excuse me, Lot 16. What is the structure that appears from the aerial photo? What is that? Is that a structure of some kind that's on Lot 18 -- 16, I'm sorry.

MR. HOOD: That's okay. On Lot 16, it is a home.

COMMISSIONER FRYER: Okay. And what's going to happen to that?

MR. HOOD: It is remaining. It is also owned by the applicant. They have no intent of tearing it down at this point or using it for the parking exemption.

COMMISSIONER FRYER: All right. So no part of Lot 16 is going to be owned by your client?

MR. HOOD: Lot 16 is owned by our client. They're just not removing that house that they own on that property.

COMMISSIONER FRYER: I see. Okay.

MR. HOOD: Just to clarify, they own -- it's 16 and the western 25 feet of 18 in the Rosemary Height Subdivision.

COMMISSIONER FRYER: Understood.

The 8-foot wall that we've talked about --

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: -- does that go all around all four or all three sides?

MR. HOOD: It goes around the property boundary for that entire eastern property boundary. So when it zigzags, the wall will follow that zigzag.

COMMISSIONER FRYER: But not -- it won't go along Rosemary or Ridge?

MR. HOOD: That's correct.

COMMISSIONER FRYER: Okay. So my question is, what is to keep motorists who want to patronize your client's establishments from parking on Ridge or Rosemary and walking over?

MR. HOOD: Nothing at this point. Parking on Rosemary or Ridge in the public right-of-way? There's nothing that is stopping them from doing that other than police telling them that they cannot.

COMMISSIONER FRYER: Well, but could the police tell them they cannot?

MR. HOOD: That's a question I can't answer for you.

COMMISSIONER FRYER: It seems to me that we ought to know that, shouldn't we?

MR. HOOD: For parking in the right-of-way?

COMMISSIONER FRYER: Well, I think that it's -- we can hear from the public, but it seems to me if I lived on Ridge or Rosemary, you would have heard from me by now on that one.

MR. HOOD: I understand your question. I just -- I don't understand -- I don't know how I can -- as the representative for the applicant, can control who parks or doesn't park in the right-of-way outside of that coming from the Sheriff's Office or someone at the county.

COMMISSIONER FRYER: You don't know what the -- what the law is with respect to parking on those streets?

MR. HOOD: I don't recall if there's any signs in the right-of-ways that says that there's no parking permitted in the right-of-way. That's as far as I can tell you.

COMMISSIONER FRYER: Okay. In the -- let's see -- I guess a previous hearing you made the comment that the City of Naples will have the opportunity to review and weigh in on the application.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: Has that happened?

MR. HOOD: Yes, sir. We actually emailed them, followed up. They were actually sent a copy of this before we did come to the last hearing. I misspoke on that one. My apologies for that. But we followed up with them again. We did not receive any response from the city on this application.

COMMISSIONER FRYER: Okay. And was your query to the city or your statement to the city, was it such that if they didn't have any problems with it that you would assume from their failure to respond that they didn't have any problems?

MR. HOOD: Not for failure to respond if they didn't have any problems, but we requested them to review it and to contact us if they had any issues.

COMMISSIONER FRYER: Okay, okay. Let's see. The lots on the north half, starting with -- I'm sorry. My eyes with -- starting with Lot 41, which is against U.S. 41 --

MR. HOOD: Okay.

COMMISSIONER FRYER: -- and moving across to the high 50s lots, I guess that's 59, is it correct that the petitioner has outright ownership as opposed to contract purchaser rights for those?

MR. HOOD: They do have outright ownership. They've owned it for several years.

COMMISSIONER FRYER: Okay. All right. My next question has to do with the traffic analysis and it's --

MR. HOOD: Sure.

COMMISSIONER FRYER: -- my understanding that that was performed on the assumption that the property would be exclusively shopping center.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: Would you explain the differences in expected traffic flow for shopping center versus other C4 commercial uses.

MR. HOOD: I think I'll have Andrew speak to that, if you wouldn't mind.

MR. WRATH: For the record, Andrew Wrath with Davidson Engineering.

Speaking on behalf of Norm Trebilcock who can't be with us today; he's on vacation. I can dig into this a little bit here with the trip generation.

I think you were asking what the difference is between what would be a shopping center trip generation versus --

COMMISSIONER FRYER: Well, let me try to say it even more pointedly. Is it a fair assumption that a 100 percent shopping center use would be more intensive and involve more automobile parking -- excuse me -- traffic than a mixed-use of commercial and shopping center?

MR. WRATH: It depends on the type of commercial. The ITE's going to break it down more specifically, the land use code, than just general commercial. It will break it down by restaurant or if you had general office space or specialty retail center. So there's -- it gets more specific than just general commercial, if you will.

CHAIRMAN STRAIN: You know, Ned, maybe to help with the angle you're -- I don't know for

sure what your angle is on this, but there are 143 different uses under C4, and under each of those uses there's a range within the SIC codes that even add more to that. There are certainly more uses there that require more parking than what you currently have with the shopping center, as you've defined it. But you will be -- if this is approved, it will be maximized and pegged at the number that you've produced here.

So you really can't change the businesses if you need more parking because you don't have any more parking than what would be, theoretically, approved today. So you couldn't change uses that created more of a parking need than --

MR. WRATH: Correct.

CHAIRMAN STRAIN: -- the parking that's there today. You wouldn't be allowed. When they came in for business licenses, they wouldn't be issued. So if that helps.

COMMISSIONER FRYER: Okay. That does help, yeah. Thank you.

My next question: Norm's study indicated that the presence of this as a completed project would result in about 119 p.m. peak-hour two-way trips additionally in comparison to present traffic on the trail north, correct?

MR. WRATH: Yes. It's total net external two-way traffic. Then that would be further broken down, roughly speaking, 50 percent entering, 50 percent exiting, and then distributed between the two driveways as well.

COMMISSIONER FRYER: Okay. But the 119 number relates to current traffic conditions. I understand your point that if this property were developed in accordance with current zoning, you would have more permitted trips so you're reducing your trips in relation to what had been previously permitted, but it's -- it will, of course, result in a net increase in traffic, which brings me to my question.

Sorry, go ahead.

MR. WRATH: Just to rehash that a little bit, the 119 was the -- is the proposed redevelopment versus the 121 is what was approved allowed development.

COMMISSIONER FRYER: That's what I was trying --

MR. WRATH: Correct. Those trips in present day may not exist, but the development was approved to allow for that.

COMMISSIONER FRYER: Okay. I realize that the city/county boundaries are not easily identified, at least for a layperson like me, in that area, but is 41 north, the North Trail in the 3000 block, let's say, is that City of Naples or County of Collier?

MR. WRATH: The boundary of the city and the county there kind of zigzag back and forth a little bit. It's kind of hard to define, you know, a distinct boundary there. But I think Fred may have --

COMMISSIONER FRYER: Well, the statement was made that there is adequate capacity on U.S. 41 to accommodate the proposed development, and ordinarily when we're dealing with unincorporated county, my first reference is to the AUIR to verify that. And I don't believe that in the case of the City of Naples that they have the same recordkeeping. Maybe they do.

So my question, or one of my questions is, is what evidence supports that statement about adequate capacity?

MR. WRATH: This will -- when this comes time to SDP, this will be evaluated under a transportation impact statement, and at that point we'll look at the current capacity of the roadways on the AUIR. And I believe the segment of 41 is still on the -- in the AUIR, that it's a reported segment in the county AUIR as well.

COMMISSIONER FRYER: Is it?

MR. WRATH: I think so. I don't have the data in front of me right now.

COMMISSIONER FRYER: Ray, is somebody from the county able to answer that?

MR. BELLOWES: We have Mike Sawyer who can speak to that.

COMMISSIONER FRYER: Okay. What I'm getting to if it's part of the AUIR -- I didn't look at it this time because I didn't think it was going to be. But if the AUIR indicates capacity, I'm okay with that, but if it's part of the city, then that's another situation.

MR. SAWYER: For the record, Mike Sawyer, Transportation Planning.

Sorry. I'm just looking this up right now.

CHAIRMAN STRAIN: Mike, hasn't your department reviewed this?

MR. SAWYER: Yes, we have.

CHAIRMAN STRAIN: Okay. Did you find any problems in your review?

MR. SAWYER: I did not. Actually, that particular segment of North Trail actually has a current peak capacity of 3,100. The remaining capacity is actually 1,198.

COMMISSIONER FRYER: That's fine. That's all I need to hear.

MR. SAWYER: And we do keep track of that. It actually is a state road.

COMMISSIONER FRYER: Okay. Thank you very much.

Let's see here. Oh, I know. The wall and the light poles.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: If I understand correctly now, we're going to have an 8-foot-tall wall and potentially 10-foot-tall light poles.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: Is there any chance that you could have reduced those so that -- now, I realize, you know, about the Dark Skies and the technology that can be used to control where that light goes. But just, again, as a layperson it seems to me that if the lights peaked at a point that was beneath the top of that wall, the greater likelihood that the light would not escape.

MR. HOOD: So what we did was, when we were coordinating with Norm on this after the last hearing to discuss what we were going to do for lighting at the back of the property, we came down to 10 feet. What is in the code, we are pretty much allowed to go all the way up to 25 feet.

So we came down to 10, and when we came down to 10, we said we were going to do full cutoff shields on those fixtures so that there will not be any light spillage going out or being directed at any of those residential properties. So whether they're at 10 feet or whether they're at 25 feet or 15 feet, there will be no light that is spilling out onto those neighboring properties.

COMMISSIONER FRYER: So it's a barrier of some kind, a physical barrier on the bulb?

MR. HOOD: There's a physical shield on the fixture.

COMMISSIONER FRYER: I see. Is that 180 degrees from --

MR. HOOD: They can be modified to be 180 degree -- they can go to whatever degrees -- whatever -- I shouldn't say "whatever degreeage," but they can be modified for specific angles to permit light to be shown on a specific area.

COMMISSIONER FRYER: Okay. So if this were approved and --

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: -- you go forward and neighbors begin complaining, would you be willing to adjust the degree to better protect the adjacent neighborhoods from stray light.

MR. HOOD: I think that's reasonable. I think that if, you know -- I don't know what mechanism that would come through to us after a zoning approval, whether it would be Code Enforcement or someone just making a phone call. If it was Code Enforcement, obviously, we could take a look at that, but with what we're providing in this document, I believe it's .2 foot candles at the property line, and we're doing full cutoff shields.

So the question is -- I really can't answer you to a specificity about if someone calls in and has a complaint about how they think this light is shining on their house. We're looking at full cutoff shields, so there should not be any of that happening or spilling into anybody else's property.

COMMISSIONER FRYER: Okay. Let's see. In the NIM, I guess it was, the tape recording, it was mentioned that there's 65 feet of buffer between the parked cars and the house on Lot 59.

MR. HOOD: Distance, yes. The buffer itself is 15 feet.

COMMISSIONER FRYER: Distance, okay. Distance that does not include parked cars.

MR. HOOD: That's correct. There's -- that back area that -- within that 65 feet, we're anticipating using that for water management.

COMMISSIONER FRYER: Okay. What about -- is that also the case for the buffer west of Lot 20? Is there 65 feet there?

MR. HOOD: Let me just get to that really quickly. Sorry. Just bear with me. Okay. Lot 20. To this

side here, correct?

COMMISSIONER FRYER: Yeah, approximately.

MR. HOOD: There's 15 feet between the back of the parking and that property line that's adjacent to that home. So there's -- we're not anticipating water management in that area. That's just a 15-foot-wide Type B buffer with a wall.

COMMISSIONER FRYER: There would be only 15 feet separating a parked car from that exterior wall of that.

MR. HOOD: Yes, sir. About 15, and whatever the curb width is.

COMMISSIONER FRYER: Okay. And my last question has to do with to the extent that you can enlighten us, you're here for parking exemptions.

MR. HOOD: Yes, sir.

COMMISSIONER FRYER: Then a project is going to go forward. It will or will not conform to current zoning. You will be needing to come back for deviations and variances in connection with the construction?

MR. HOOD: No, sir. What we're doing is we're waiting for this parking exemption to be completed. The APR, I believe, is waiting on this also to be completed. That would be your only other deviation from the parking standard for those additional three parking spaces. Once those two are completed, we would be moving forward with our Site Development Plan application.

COMMISSIONER FRYER: Okay. Thank you, Mr. Hood.

MR. HOOD: Sure.

COMMISSIONER FRYER: That's all I have, Mr. Chairman.

CHAIRMAN STRAIN: Anybody else? Joe?

COMMISSIONER SCHMITT: One question. The existing structures, they're going to be razed in new construction then, the restaurant and the existing --

MR. HOOD: Mr. Tequila remains. The existing shopping center that is there will be razed in a phased construction.

COMMISSIONER SCHMITT: Okay.

CHAIRMAN STRAIN: Anybody else? Diane?

MR. HOOD: Yes, ma'am.

COMMISSIONER EBERT: Yes. So you really only need an exemption for three parking spots; is that correct? It requires 103, and you are providing 100?

MR. HOOD: That's correct.

COMMISSIONER EBERT: Okay. In here, maybe it's under recommendations, is limited to 25.

MR. HOOD: In the rear in the parking exemption area; that's only in the RSF4 zone district. The entire development will provide 100, but in that back half where that dark dashed line is, we're asking for 25 parking spaces in that area, which is what we're asking for with this parking exemption.

COMMISSIONER EBERT: So you're going to use the other lot at some point for parking?

MR. HOOD: Which other lot? I'm sorry.

COMMISSIONER EBERT: Well, I -- if you're -- if all you require is 103 and you are providing 100, that's three. Where does the 25 come in?

MR. HOOD: Okay. So the parking exemption application that we're in for before you right now is to allow us to park for the commercial development in the residential area. So we're specifying that in those zoned properties we're asking for 25 spaces in that zoned area.

So everything that is to the east of that line, which is right here, anything that is east of this line right here requires the parking exemption. So that's why we're asking for the 25 in this area. The additional three that you're speaking of, that comes in with that APR that is being reviewed by staff right now.

COMMISSIONER EBERT: Okay. So the 25 you plan on putting there, to me, if it -- I noticed on my other paper that last time you were in people were parking at Thalheimer's, which I didn't understand because that's across the street.

If anything else, you might have to restrict Mr. Tequila with some of their outside because they're over the 20 percent. I'll just wait to hear the rest of this. Thank you.

MR. HOOD: Okay. No problem.

CHAIRMAN STRAIN: Okay. Anybody else? Stan?

COMMISSIONER CHRZANOWSKI: I'm just curious, how well lit is Route 41 along there?

MR. HOOD: From what I recall, it's pretty well lit.

COMMISSIONER CHRZANOWSKI: Like, 25-foot poles, 30-foot poles?

MR. HOOD: I can't give it to you off the top of my head.

COMMISSIONER CHRZANOWSKI: Okay.

MR. HOOD: But -- I'm not sure.

COMMISSIONER CHRZANOWSKI: Thank you.

MR. HOOD: Sure.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Fred, let's walk through some things that we -- I think we talked about yesterday and, if we didn't, we'll pick up on them today.

MR. HOOD: Okay.

CHAIRMAN STRAIN: It seems that in the staff's recommendations they had crossed out the use of poles in the parking exemption area, and since the parking exemption area previously approved didn't allow poles and had bollard, I'm not sure -- I don't see why you need the poles at this point. So wouldn't -- I'm in line with the staff's recommendation to strike that section. So there would be no poles in the parking exemption area.

MR. HOOD: Yeah. Per our discussion yesterday, we're okay with that. What we were attempting to do there was provide the flexibility if there was additional lighting that was going to be needed, but I think that we'll be able to do it from the C4 side to light that aisle and the parking area.

CHAIRMAN STRAIN: Okay. And part of the issues that I saw between the latest revised provisions and what you're actually going to do, your APR is going to be for 100 place -- three less, not five less.

MR. HOOD: Correct.

CHAIRMAN STRAIN: Because you previously had one in for five less. That's being modified to three less.

MR. HOOD: That's correct.

CHAIRMAN STRAIN: On No. 2 of -- I'm going to work off of staff's recommendations, because at this point, as far as I'm concerned, with some tweaking of that language, those are the -- let's see. There's 12 of them. Those are the 12 items that ought to be incorporated into any final recommendation today.

So let's go back to No. 2 under the staff's recommendation. The parking exemption area is limited to Lots 14, 53, and 55 of the Rosemary Heights addition -- subdivision as shown on the Sand Banks redevelopment conceptual site plan prepared by Davidson Engineering. The plan is conceptual only and utilizes -- and is utilized for parking exemption approval only.

I had asked staff to not use the word "conceptual only." Lately there's been some flexible attempts to change to say "conceptual" can mean completely revamping of the project site, and that's not what the intent is.

So, James, I think you guys were going to take a look at some new language. Did you have that language handy you could read into the record?

MR. SABO: Yeah. Just striking "conceptual only" is a way to take care of that. The plan is only for -- only utilized for parking exemption approval.

CHAIRMAN STRAIN: Well, no. I just want to make sure that the plan that is approved by staff when it goes through the process is consistent with the plan that we have today. I think you were going to use the word "consistent" in there instead of "conceptual," something of that nature. Is that --

MR. SABO: Yeah, we can use "consistent."

CHAIRMAN STRAIN: Okay. I don't want them to -- anybody to think that this plan is just for today's showing then, poof, it goes away. No. This is the plan you're going to build mostly to. It's got to be consistent with this plan and basically the premises under which this plan's been reviewed, so...

Are you on the same page now, James?

MR. SABO: Yes. Thank you.

CHAIRMAN STRAIN: Okay. Under No. 9, at the end of No. 9 there was some language involving the fixtures that can go on the C4. The last line says "These shielded fixtures shall be placed no higher than 10 feet measured from finished floor of the building or structure." That I don't believe is the right reference. It should be "finished floor of the closest drive aisle pavement."

And the reason for that is, your building's going to be set to FEMA standards, which are going to be higher than the parking lots and pavement. As a result, you're going to end up really having a 12- or 15-foot pole, not 10-. And because it's on the C4 side of the property -- I understand your right to have the poles there, and they are farther away and they're going to be fully shielded, and I thought you said they're going to be Dark Skies as well.

MR. HOOD: Dark Skies compliant is what we are --

CHAIRMAN STRAIN: Okay. Now, that isn't in No. 9. It's No. 8. So if it had been -- now, your 2 foot candle powers is also in No. 8. So we need to rewrite that language to make sure that No. 9 includes the .2 foot candle powers that you previously testified to and the Dark Skies.

MR. HOOD: That's fine. Yeah, it's -- the language is in No. 10, so we'll just take that language and put it into No. 9.

CHAIRMAN STRAIN: Okay. As long as we have it somewhere where it's all covering those poles, that that's what I'm concerned about.

MR. HOOD: Okay.

CHAIRMAN STRAIN: And then No. 11, you've agreed to strike the words "composite fencing materials," right?

MR. HOOD: That's correct.

CHAIRMAN STRAIN: Okay. I'm working down my list. I think that's the only issues left to discuss. That's all I had left.

MR. HOOD: Just really quickly. For No. 9, No. 9 was discussing the wall pack, so on the back of the buildings. Number 10 was the one that was supposed to be for the pole lighting, so that's --

CHAIRMAN STRAIN: Both of those need to be -- including wall packs, both of those need to be measured from the asphalt height, not the building's finished floor height.

MR. HOOD: That's fine.

CHAIRMAN STRAIN: Okay. James, are you clear enough on the direction to write this? Okay.

MR. SABO: Yes. Yes, I am. Sorry about the head nod.

CHAIRMAN STRAIN: That's okay. We heard it.

Okay. With that, is there anybody else that has any comments?

(No response.)

CHAIRMAN STRAIN: If none, we'll turn to staff for a staff report.

MR. SABO: For the record, James Sabo. Mr. Chairman, Commissioners, this is a recommendation to the CCPC to forward the petition for Sand Banks parking 2684 to the Board of Zoning Appeals with a recommendation of approval subject to the strikethrough and underline as discussed here today, and that's it.

CHAIRMAN STRAIN: Okay. So your recommendation still stands, even with the changes we've discussed today?

MR. SABO: Correct.

MR. BELLOWS: Correct.

CHAIRMAN STRAIN: Any questions of staff?

(No response.)

CHAIRMAN STRAIN: Okay. Do we have any registered public speakers?

MR. SABO: Yes, we do; Martha Gill.

CHAIRMAN STRAIN: Ms. Gill, you'll need to come to the microphone, and we'll have to swear you in.

(The speaker was duly sworn and indicated in the affirmative.)

MS. GILL: Martha Gill, 1006 Ridge Street. I own the pieces -- the Lots 57 and 59 immediately

adjacent to the area.

My question – I have a couple clarifications. The house that is on Lot 18 is presently rented, but they have a for-sale sign on the exterior -- on the edge of the property saying that property is for sale.

Also, when Mr. Tequila has large events, that lot was used for overflow parking, and people parked every which way on that lot. And they are still doing that, and they are also parking at Thalheimer's.

My question is, with the upcoming construction of sewers on Ridge Street and traffic improvements -- maybe Mr. Sawyer could address it -- but are they going to be putting in curbs when they redo Ridge Street? Because if they do, then all these people are going to -- they're still going to be trying to park along Ridge and on that grass area and taking up spaces that don't exist.

CHAIRMAN STRAIN: Well, we can find out. After you finish, we'll ask Mr. Sawyer to come up to address that issue. But a couple of things: If you see parking on those lots south of you that you just said there was parking for Mr. Tequila's there, you need to call Code Enforcement. They will deal with it. It's not a parking lot. It's not to be used for a parking lot. So they, technically, can't be doing what you've just said they were doing.

As far as Thalheimer's and that building there, unless they're posted "no public parking" or they want to enforce the privacy of their parking lot, I'm not sure what anybody can do about that. And I have gone into that building myself, not to Thalheimer's, but offices up above, and have walked over for lunch at Mr. Tequila's. So, I mean, maybe that's all that's happening is something like that.

MS. GILL: Of course, right now the Thalheimer's building is for sale, too, so there might be some changes there if it changes hands.

No, I was just concerned with, you know, the traffic, because we get enough traffic on Ridge as it is and, you know, we're not happy about the fact that he wants to put in a new shopping center and the traffic that was formerly coming in and out of 41 and Rosemary will now be diverted -- more traffic will be diverted onto Ridge, increasing the traffic, you know, in front of my home.

CHAIRMAN STRAIN: Okay. We'll ask Mike Sawyer to come up and address the other issue, and we thank you.

MS. GILL: Thank you.

CHAIRMAN STRAIN: Okay.

MR. SAWYER: Again, for the record, Mike Sawyer, Transportation Planning.

My understanding of the Ridge Street project is that it is going to be reconstructed. It will still have the swales on either side which means that there isn't going to be curbing on that particular road section. There is going to be a reconstruction of the sidewalk on one side of Ridge. That's about all that I know about the project. I can give you some ideas on the timing of it if necessary.

CHAIRMAN STRAIN: Well, I think if you can communicate with the lady that spoke and maybe get her -- some way to communicate with her by email after the meeting or something, that would be useful. As far as the idea of using swales, now that's a rural cross-section design.

MR. SAWYER: Yes.

CHAIRMAN STRAIN: Why are we doing rural cross-sections urban area?

MR. SAWYER: Principally, that project is to address some of the drainage issues that they've got, and by using swales, we actually encourage more of the water to actually get down into the ground instead of just relying on piping.

There is an amount of piping, I believe, that is going to be used, so it's basically a combination. But by using the swales still in that area, it still allows some percolation of that water down into the groundwater table.

CHAIRMAN STRAIN: Well -- but if you use catch basins and valley gutters, you'd still have plenty of area left over, and that would help channel the water better than them having deep swales on both sides of the road, especially in an urban area. I'm a little surprised we're doing a rural design in an urban area. We don't -- it just seems interesting that we're still sticking with that.

Joe.

COMMISSIONER SCHMITT: Yeah. I know it has nothing to do with the zoning, but I find it quite interesting that when the county does construction, they don't conform with the requirements that they level

on all the other developers in regards to building to urban standards.

Here you're doing road construction, and you're not even complying with your own rules that you impose on everyone else. I know -- and that's up to the --

CHAIRMAN STRAIN: I think that was a statement more than a question, Mike.

COMMISSIONER SCHMITT: It's a statement. You don't have to answer it.

MR. SAWYER: And I apologize. You have actually caught me off guard. Honestly, right now this project actually is a stormwater project. It's not a road project. The reason that we're reconstructing the roads is because of stormwater changes that are being needed. We have done what we could as far as getting sidewalk areas --

(Multiple speakers speaking.)

MR. SAWYER: -- and that sort of thing.

COMMISSIONER SCHMITT: -- whether it's a spy or an informant. I got it.

MR. SAWYER: I'm simply trying to apologize that I am not as familiar with this project as I would certainly like to be, so I will get back to you.

CHAIRMAN STRAIN: You know, what's interesting, though, Mike, is you guys are going to -- stormwater's going to out there and tear the place up to do these swales and everything else.

MR. SAWYER: Right.

CHAIRMAN STRAIN: And, obviously, the road is going to have to have some kind of improvements eventually because it's a rural cross-section in an urban area, and we probably should do that. So they'll get done tearing it all up, putting it back together. Then you guys say, you know, it's a good time -- we should fix this road and make it urban cross-section. You'll tear it all up again, and we spend double the taxpayers' money.

If somehow the Transportation Department could work with maybe the Drainage Department and do everything together, it would probably save us all a lot of money and effort and time.

MR. SAWYER: I can tell you that we have tried to coordinate as much as we possibly could on this. It's also a combined project with the city. So there is a lot of coordination that is going on. And I honestly may be totally misstating a lot of things with my current knowledge, which is quite inadequate. So I apologize for that once again.

CHAIRMAN STRAIN: It's just frustrating, Mike.

MR. SAWYER: I'm not the guy to really be able to address this, because I didn't think that we would be getting into a cross-section for the particular road. I thought possibly we might be getting into a question as far as timing.

Quite honestly, I have not looked at the cross-section of this adequately to know exactly what that cross-section actually is.

CHAIRMAN STRAIN: Mike, this has been -- this is the fourth meeting on this project.

MR. SAWYER: I understand that.

CHAIRMAN STRAIN: Okay. Every single time the folks have come here concerned about that road system. It would have been just probably a good idea to know what that's -- what's going to happen on that road by the mere fact we've got another meeting on it today and we could have given them better information. So maybe if you could just gather that information and provide the best you can to the lady that spoke, that would just be helpful for that neighborhood to know what's going on, and we'd appreciate that.

MR. SAWYER: I definitely will, and I apologize.

CHAIRMAN STRAIN: Oh, no. Just need to somehow get the coordination better and the word out, so that would be helpful. But thank you.

Anybody else?

COMMISSIONER CHRZANOWSKI: Mark?

CHAIRMAN STRAIN: Yes, sir.

COMMISSIONER CHRZANOWSKI: I don't need knowledge, just an opinion. Should there be sidewalk on both sides of that road?

MR. SAWYER: There certainly should be.

COMMISSIONER CHRZANOWSKI: Okay.

MR. SAWYER: If there was adequate right-of-way, we definitely would be doing that.

CHAIRMAN STRAIN: How much right-of-way is there?

MR. SAWYER: Again, I apologize. I don't have that in front of me.

CHAIRMAN STRAIN: Okay.

COMMISSIONER EBERT: So we just put down "county not following rules"?

CHAIRMAN STRAIN: I'm just -- we just -- Mike doesn't know the right-of-way. We'll just have to go with it. It's not necessarily part of this application. It has come up in trying to at least answer the residents' concerns to the best we could, and hopefully you'll followup with that. So thank you.

MR. SAWYER: We'll definitely make sure the residents understand.

CHAIRMAN STRAIN: Okay. Is there anybody else here who has not spoken on this matter that would like to speak?

(No response.)

CHAIRMAN STRAIN: Okay. With that, anybody else have any other questions? If not, we'll close the public hearing and -- for discussion first. I have made some notes based on the discussions. We did make some requested clarifications to the staff recommendations. James has acknowledged he understands those and can make them.

MR. SABO: (Nods head.)

CHAIRMAN STRAIN: And they include the Dark Skies, C4, the height measurement, the wall -- composite wall language and things like that.

I don't have any other notes. Everything else has been addressed at the previous meetings and in our final revision. Accepting that, is there a motion from anybody on this panel?

Go ahead, Joe.

COMMISSIONER SCHMITT: I make a motion that we approve based on the stipulations as written and then further amended by Commissioner Strain, then I recommend -- make a motion of approval.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Motion made by Joe, seconded by Patrick. Discussion?

(No response.)

CHAIRMAN STRAIN: All in favor, signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 7-0.

Thank you, Fred.

MR. HOOD: Thank you.

CHAIRMAN STRAIN: Please get the draft to staff, and we'll make sure everything is right.

MR. HOOD: Absolutely.

CHAIRMAN STRAIN: ***Okay. And that takes us to our -- No. 9B and 9C have been continued indefinitely. That's PL20160002584/CPSS-2017-1 and PL20160002577. Those are both for the Grace Romanian Church on Golden Gate Boulevard and Collier Boulevard. So if anybody's here for those today, those have been continued indefinitely. A new date will be established once they finish going that far in the process.

***The next item up is Item 9D. It's PL201780003535 known as the 951 Villas RPUD. It's on the east side of Collier Boulevard approximately one-half mile north of the intersection of Vanderbilt Beach Road and Collier Boulevard.

All those wishing to testify on this item, please rise to be sworn in by the court reporter.

(The speakers were duly sworn and indicated in the affirmative.)

CHAIRMAN STRAIN: Disclosures? And we'll start back with you, Tom.

MR. EASTMAN: None other than those that are part of the public record.

CHAIRMAN STRAIN: Okay. Stan?

COMMISSIONER CHRZANOWSKI: None other than those that are part of the public record.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: Same answer.

CHAIRMAN STRAIN: Diane?

COMMISSIONER EBERT: None.

CHAIRMAN STRAIN: I guess I'll have to trip up the whole process here.

COMMISSIONER EBERT: You always do.

CHAIRMAN STRAIN: I have met and spoke with Alexis on the issues. I've talked to people at the Vanderbilt Country Club at two different occasions, and I've received a series of emails, different emails. I think one came in this morning. I didn't get time to read it. It was lengthy. But I know, Tim, you sent something out today.

MR. FINN: Yes.

CHAIRMAN STRAIN: And I had talked to staff yesterday.

Okay. Karen?

COMMISSIONER HOMIAK: Nothing.

CHAIRMAN STRAIN: Joe?

COMMISSIONER SCHMITT: Received emails, again, I think it was yesterday afternoon, quite lengthy. Unfortunately, I just tried to access my email, but I couldn't. So hopefully we discuss those issues today. I believe they were raised by the neighboring properties.

CHAIRMAN STRAIN: Okay. Patrick?

COMMISSIONER DEARBORN: None.

CHAIRMAN STRAIN: Okay. With that, Alexis, it's all yours.

MS. CRESPO: Good morning. Alexis Crespo with Waldrop Engineering representing the applicant. Joining me here today is Kevin Brown, who's the senior vice president of Toll Brothers who's under contract to purchase the property from the JCC or Jewish Community Foundation.

Also Kami Corbett with Foley & Lardner is legal counsel. Dane Underhill with DexBender prepared the environmental report for the property; and Jeremy Arnold is a professional engineer with Waldrop Engineering. He's here to answer engineering related questions, and he is also filling in for Norm Trebilcock who is, we understand, on vacation today.

We just have a brief presentation to walk you through the proposed request, which is to rezone a 37-and-a-half-acre property currently zoned rural agriculture to a residential planned unit development, and this would allow for a maximum of 148 dwelling units and accessory uses resulting in four units per acre.

The subject property is shown in yellow on the area location map. It's approximately a half-mile north of Vanderbilt Beach Road on the east side of Collier Boulevard. It's in a very well-developed area in the urban portion of the county, as you can see from that surrounding development pattern, and the site is partially vegetated and has a few remaining structures on site. I'll also note it's in the urban residential future land use category.

When we get in a little bit of a closer look at the property, you can see those areas of that existing vegetation. You can also note that there's two existing bridges providing access to the property from Collier Boulevard. It is difficult to see, but the -- there is an existing pathway on the property side of the canal that runs north/south connecting into the county's pathway system. So an important item of infrastructure to note.

In terms of our surrounding land use pattern, to the north you can see developed residential buildings within the Bristol Pines residential planned unit developed. Those are approved at seven units per acre, substantially built out in a townhome dwelling type.

As you move to the east, there is the Neal Communities residential project known as Canopy. That is also substantially built out with single-family detached dwelling types.

Our neighbor to the south as well as the east is Vanderbilt Country Club. We have been in close

communications with them throughout the process, and they are an older planned unit development allowed for a full range of dwelling types, including multifamily, single-family. You can see from the aerial that the units closest to the subject property along that shared -- their western boundary, our eastern boundary, are a multifamily coach home style of dwelling, and then along the south, we're adjacent to their preserve area and a golf course hole.

And that community's built out at about two-and-a-half units per acre due to the golf course acreage; brings that down quite a bit.

Further south of that we've got some remaining agricultural lands utilized as a landscape nursery. As we move to the west of the roadway, we've got some remaining zoned property for mixed use as the Sonoma Oaks mixed-use planned development. We've got the Golden Gate fire station facility, really nice new county facility, just north of Wolfe Road there Raffia Preserve, a community built out, single-family dwellings by WCI; and then as we move to the north immediately to the west of the subject property is a multifamily community known as Summit Place, and those are multifamily buildings ranging between four and six units per building.

And then, lastly, we have Golden Gate commercial landscape nursery to the north. So just to give you an idea of the infill nature of the project in that this area really has a mix of dwelling types from your single-family communities all the way to more dense townhome and multifamily projects.

Our request is to rezone from agriculture to 148 dwelling units four units per acre. This is entirely consistent with your underlying suburban or urban mixed-use residential subdistrict.

We are requesting the full range of dwelling types. The market is subject to fluctuations, and based upon those surrounding projects, it's clear this area's appropriate for any range of single-family attached or multifamily products.

We are proposing a recreational amenity site. We're in agreement with staff that 7.3 acres are required for preserve under the county requirements, and we've strategically located that to be contiguous to off-site preserve areas, which I'll show you, and we are proposing perimeter buffers in accordance with the Land Development Code.

This next slide is your PUD master plan that's in your packet. We like to overlay that on an aerial, especially when we're talking about off-site preserve connections and things like that.

So just to zoom in and kind of walk you through the development program, we are proposing a sole vehicular ingress from the existing southern bridge. The intent, through a deviation and as shown on the development concept plan is, to preserve the northern bridge for a pedestrian-only connection point from that existing sidewalk system along the canal.

So we would like to have that sole point of ingress/egress. We are proposing to have it gated. We'd meet all stacking requirements. We are proposing sidewalks on both sides of the 50-foot right-of-way except in locations where we have the stub-outs and there's not going to be a house fronting and accessing the road in this location.

So we would be requesting to eliminate the sidewalk here and then on this other stub-out or dead-end portion of the project. But all other internal roadways will have sidewalks on both sides.

We've labeled residential tracts throughout the project. They're clustered around the large centralized lake area which will serve as an amenity for the property. We've also located their proposed recreational site internal to the project so it's not on the perimeter and creating any potential compatibility issues with our neighbors.

In terms of the preserve, I want to kind of zoom in on these areas. Hopefully you can see them on your screens there. These are closest, again, to Vanderbilt Country Club. And it was noted at the neighborhood information meeting, the neighbors were curious how deep are these preserve areas and how much width is going to be provided to buffer us from your residential tract.

So as we move along the southern portion of the property, we have about 120 feet of separation. Then in this wider area along the eastern boundary where we are really closest to -- if I can get my cursor there -- closest to the -- we've got 250 feet, if you can see where I'm pointing to that existing multifamily building. And then as you go north, it gets a little reduced in width where we've got 122 feet, and then, lastly, 90 feet at our closest point. But in this location, we are very well separated from those existing multifamily

buildings in Vanderbilt.

And then I just wanted to focus on that pedestrian connectivity being proposed and walk you through how a resident's going to get from the internal sidewalk system and then jump on that existing multi-use pathway along the roadway and then be able to connect should they desire to connect to Collier Boulevard by pedestrian promenade or northernmost bridge.

We would use that for construction-only access during the development of the property. But as we close out the construction portion, it would be then converted fully to the pedestrian-only bridge with appropriate signage.

I've kind of touched on surrounding densities. It's certainly important when we're looking at an infill project to emphasize the surrounding development pattern. Across the street we've got, again, a condominium type unit, attached housing built out at four units per acre. And Vanderbilt Country Club, you can see the image there of their coach home product that's along Danbury Boulevard look also, again, multifamily in nature.

And then to our north we have the Bristol Pines attached townhome product type. So fairly dense surrounding residential uses.

Our four units per acre is consistent with what's in the surrounding area. We've sensitively located those preserve areas to provide not only contiguous habitat but also visual screening.

And we do have an existing wall along our northern property line. This was constructed by the Bristol Pines community as part of their required buffering. And that's a view from inside our property looking north to Bristol Pines, and you can see images of that 6-foot wall that's on a berm that's approximately three feet in height. It does vary, but it's providing some good visual screening between the properties today.

And then when we look at it from Vanderbilt Country Club's perspective, this is -- standing along Danbury Boulevard you can see they have a very nice established hedge row on a berm providing screening internal to their property.

Along this shared property line, because we have preserve, we're just proposing to maintain that preserve area to serve as the code required buffer, which staff is in agreement with.

Your staff report outlines the public infrastructure and services available in the area. We have water and sewer by Collier County Utilities. We've done the traffic study for the 148 dwelling units based upon the p.m. peak hour trips, and there's adequate capacities on all roadways impacted by the project, and this area's just very well served in terms of the sheriff, EMS, schools. It's a great area of the county to introduce a new residential community.

We're in full agreement with staff in terms of staff report. They have recommended partial approval of two deviations related to signage, and we are in agreement with what they've prepared in that staff report. So we can agree with that partial approval that relates to a time limitation on temporary signs. They looked at other recent approvals. We feel that was appropriate, and then also in terms of the boundary marker signs, we can live with the 10 feet and still achieve Toll's aesthetic look that they're looking to build along the Collier Boulevard frontage.

We do submit this is entirely compatible with the surrounding land-use pattern, the surrounding densities. This type of development's encouraged by your Growth Management Plan, and we would respectfully request your recommendation of approval today.

So we're happy to answer any questions you may have. Thanks.

CHAIRMAN STRAIN: Okay. Questions from the Planning Commission?

COMMISSIONER FRYER: I do.

CHAIRMAN STRAIN: Anybody? Ned?

COMMISSIONER FRYER: Let's see. The northern entryway, which you propose to make into a pedestrian walkway, from the pictures that I see right now, it was set up -- they were both set up for automobile or motor vehicle ingress and egress and, therefore, they extend all the way to Collier Boulevard.

But the northern one wouldn't need to go all the way to Collier, would it? In fact, it seems to me that would be rather dangerous. It just needs to go to the walkway on the other side of the canal, right?

MS. CRESPO: The walkway's actually on our side of the canal, meaning the east side of the canal.

COMMISSIONER FRYER: Yes.

MS. CRESPO: So staff did want pedestrians to be able to get out to the actual roadway should they need a mid-block crossing. Certainly we agree there might be some -- and, oh, for Collier Area Transit if they would ever like to have a stop there that could accommodate.

COMMISSIONER FRYER: It seems potentially dangerous to me, but just an observation.

All right. Let's see. Moving on. The agreement that you've reached with respect to Deviation 4 on signage, did you agree to in season only and three years?

MS. CRESPO: Yes. We certainly, if it's the pleasure of the Planning Commission, would like the four years, but we're willing to agree with staff on their recommendation. But we did request four and can compromise with three.

COMMISSIONER FRYER: Okay, good.

And let's see. In the neighborhoods that are near by, are there any three-story dwelling units that you know of?

MS. CRESPO: Certainly Bristol Pines is two stories. I believe Vanderbilt Country Club is also two stories.

COMMISSIONER FRYER: Okay. Comment No. 10 in the NIM said, "What is the highest the homes will be?" And the response was "35 feet." Is that in the paperwork that's going before the County Commission?

MS. CRESPO: Yes, sir. That is in Exhibit B, our development regulations.

COMMISSIONER FRYER: All right. Then Comment 11 says, "How many stories is that?" And the response was, "That could be a maximum of three stories or more likely two." Are you wanting to keep your options open to put a three-story structure there?

MS. CRESPO: That is not the intent of the applicant. Simply -- it was simply to state that within a 35-foot maximum building height, you could accommodate a three-story building. I don't believe Toll has any Florida products that would be three stories.

COMMISSIONER FRYER: Okay. Then I understand why you have to take lots of trees out, and there'll be replanting of the appropriate species. Are there any rules that you'll be following with respect to density and canopies versus palms, how closely together the non-canopy trees would be planted if they were attempting to achieve canopy effect? Are there any rules or standards governing any of that?

MS. CRESPO: Yes. Chapter 3 relates to any restoration required in the preserve areas, and then for general trees throughout the development, we'll comply with Chapter 4 of the LDC that specifies size, type of general trees required within the project.

COMMISSIONER FRYER: Okay. Then with regard to the time of day during which construction can take place, that was Question 64, and there appeared to be a disagreement between you, your client, on the one hand, and the neighbors on the other who wanted a later starting time. Have you thought further about that?

MS. CRESPO: We know the county ordinance allows it to start as early as 6:30. We can maybe speak off-line momentarily and see.

COMMISSIONER FRYER: Yeah. Would you, please?

MS. CRESPO: Yes.

CHAIRMAN STRAIN: Well, not --

COMMISSIONER FRYER: Not right now.

CHAIRMAN STRAIN: Not right now. We'll try to take a break, and you can do that if you need to. We've got projects going on all over the county, and our standards have always been the standards. I'm not sure how we would even monitor and single out a project if we want to tell them to change the construction times, but it's certainly something -- you know, if Ned wants an answer to it, we can do that when we have a break.

COMMISSIONER FRYER: The only reason I mention it, and not necessarily that I'm insisting upon it, but it was mentioned by the neighbors at the NIM. And you were, I won't say, equivocal about it, but it seemed like you might be open to consider it, so I'm raising it for that purpose.

And that is all I have, Mr. Chairman.

CHAIRMAN STRAIN: Okay. Jeff?

MR. KLATZKOW: And this may not be a problem with this particular development, but we've been experiencing some questions as to the bridges that go over these canals throughout Collier County as to who owns them and who maintains them. Many of the bridges we have are older and in need of repairs, and we've been scratching our heads as to whose responsibility is that.

My question here is that the two bridges here, are they going to be brought to county standards?

MR. ARNOLD: Good morning. Jeremy Arnold, for the record, with Waldrop Engineering.

The answer is yes. You know, we're going to be required to permit through South Florida Water Management District, Big Cypress Basin, the Right-of-Way Department. They're one of the permitting authorities for the canal and then also through our right-of-way permit through the PPL process as well. So, yes, both bridges will be reviewed and inspected and brought up to standards.

MR. KLATZKOW: And whose responsibility is it going to be to maintain the bridges after that? Because the developer's going to be long gone when this issue becomes prevalent. And my experience is asking a homeowners' association to spend God knows how much money to fix a bridge is not going to go over very well. So my question is, who's intended to maintain these bridges?

MS. ARNOLD: Let's -- can we discuss that at the break, and then I'll --

MR. KLATZKOW: You know, that's fair.

CHAIRMAN STRAIN: Okay. Anybody else have any questions of the applicant at this time?

(No response.)

CHAIRMAN STRAIN: Alexis, I have a few.

First of all, the -- I think when I met with you, you have agreed to abide by the staff's recommendations and the changes they made to the deviations; is that correct?

MS. CRESPO: Correct.

CHAIRMAN STRAIN: Okay. I'm checking to see. I think you may have covered -- oh, the -- just a small note. On Page 20 of the staff report under the neighborhood information meeting -- and I'm not sure if this was by you or by staff. The last line of the second paragraph says, "No commitments were made. A copy of the sign-in sheet, handouts, and transcript are included in Attachment C." I didn't find a transcript. All I found was your notes. Did you do a transcript?

MS. CRESPO: No.

COMMISSIONER FRYER: There was a tape.

CHAIRMAN STRAIN: That isn't a transcript, though.

COMMISSIONER FRYER: I understand.

CHAIRMAN STRAIN: No. I know there was a tape, but I like what -- one of the firms, they always do a transcript. It makes it real easy to review. This one said a transcript, but all I found was your summary and the NIM recording, which is fine. But I just thought since you said it, if there is one, I would have liked to have seen it. There isn't one.

COMMISSIONER HOMIAK: Something other than the questions and answers?

CHAIRMAN STRAIN: Yeah. That's not a transcript. That's a person's -- basically a summary, yeah.

MS. CRESPO: I believe staff characterized it as a transcript in our memo.

CHAIRMAN STRAIN: Okay. So you -- there was no real transcript?

MS. CRESPO: We did not provide a transcript.

CHAIRMAN STRAIN: That's just a clarification I need. It's no complaint. I just wanted to make sure I understand there wasn't one.

When we talked, Footnote No. 3 references a setback of 10 feet to the edge of pavement or curb on your corner lots, and I brought up the point to you that basically once you -- your right-of-way is where your PUEs or UEs start. They're 10 feet, and then you've got to be the length of your overhang back from that 10 foot. So how did you see Footnote 3 fitting into those corner lots that particular -- one of them where you've got the sidewalks taken out. So you'd be measuring from the back of pavement. You wouldn't even be getting to the right-of-way probably before you hit the 10 feet. Then how is your UEs and PUEs going to fit in? So I just want to make sure 3 doesn't trip us up with anything of that nature.

MS. CRESPO: Yes. We would modify Footnote 3 so that the 10-foot setback would be insured instead of to the edge of pavement or back of curb but to the right-of-way.

CHAIRMAN STRAIN: Okay. So it would be from the right-of-way, and it would be held back from -- the overhang would also not be into the UE if it's there? Okay.

That's just a clarification that we need to get some kind of -- made to that footnote when you get a -- okay.

And, Alexis, that's all I've got. You've -- everything else you've take care of, so thank you.

And I guess that goes to staff report. And, Tim, I want to tell you it was very, very helpful to have the table and chart on the surrounding properties that you took the time to do on Page 8 of your staff report. That really provided a lot of insight as to how this fits in with the neighborhood. So thank you for doing that.

MR. FINN: Thank you.

CHAIRMAN STRAIN: Now your staff report, please.

MR. FINN: For the record, I am Tim Finn, principal planner.

The project is compliant with the GMP and the rezoning criteria within the LDC; therefore, staff recommends approval.

I would like to note that at 1 o'clock this morning I received an email with an oppositional letter from representatives of the Bristol Pines community, and I forwarded that email on to all of you as well as the agent.

CHAIRMAN STRAIN: So you worked all night on this, right?

MR. FINN: No, I got it at 8 o'clock this morning. So I had to scramble and make copies for everyone if they wished to have one.

CHAIRMAN STRAIN: No, I appreciate it, Tim. I saw it this morning. Thank you. Anybody have any questions of staff?

COMMISSIONER CHRZANOWSKI: I didn't disclose that. It's probably sitting on my home computer now.

CHAIRMAN STRAIN: Then you don't need to disclose it if you haven't seen it.

Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Anything from staff?

(No response.)

CHAIRMAN STRAIN: Okay. Thank you, Tim.

And we'll go to public speakers. We are going to -- Alexis, before we vote on this, after public speakers, we'll take a break so you can answer the couple of questions that came up.

With that, Ray, are there any registered public speakers?

MR. BELLOWS: I don't think we got a registered speaker, but I think there are some people here with a petition.

CHAIRMAN STRAIN: Okay. Well, I'm going to get to that next. But first I ask, there's no registered speaker?

MR. BELLOWS: That's correct.

CHAIRMAN STRAIN: Anybody here who wishes to speak on this item that is not registered? Sir, if you want to come up, identify yourself for the record. You have five minutes. And I'll be glad to hear what you've got to say. And if you were producing anything that you're going to show on the overhead --

MR. GOREDO: Yes.

CHAIRMAN STRAIN: -- you'll need to have copies for the court reporter, if you have, or leave a copy for the court reporter.

Yeah, did you rise -- I think he did get sworn in. Yes. Sir, were you sworn in?

MR. GOREDO: Yes, I was.

CHAIRMAN STRAIN: Okay. You need to start out with your name, please.

MR. GOREDO: Yes. Hello. My name is Michael Goredó (phonetic). I am the board secretary for the Bristol Pines community. I want to thank you for hearing me today, and I apologize for the late night email. It has been a long week.

So I wanted to touch on a couple of key notes, one of which is that we are opposed to this proposed plan and our reasoning is the density; not necessarily the immediate density of the immediate adjacent neighborhoods but of the county as a whole.

Behind me, or on the display, is the area known as – referred to technically as North Naples, and you can see it is completely filled with PUDs.

Moving right along to the next area, here we have – forgive me. My apologies. The orientation is difficult to read. Here we have the urban estates. The urban estates technically ends along Collier Boulevard. And I've highlighted with the red square the area in question where the planned development is. Again, completely filled with PUDs.

Many of the green patches shown here are either under development and/or planned for development, and they only show here as green because this is an older document. This is a 2014 document produced by Collier County. And here we have what's referred to as the rural estates. Again, the dividing line between urban estates and rural estates being Collier County where this project is planned to take place.

As you can see, PUDs throughout. Moving right along. And let me see if I can zoom this in.

This document is the density -- the existing and projected density of the various defined areas within Collier County. I've highlighted in red the three that I showed previously: North Naples, the urban estates, and the rural estates. All three of these areas have populations at or above the entire City of Naples.

The projection from Collier County is that within the next decade they will fully have doubled the projected population of Naples – of the City of Naples.

So what I'm getting at here is that the overall density, particularly in north and Northeastern Collier County, is -- it's exploded. The population has just exploded with developments left and right, many of which are still actively underway.

So it is our belief that another planned unit development is not what our area needs. At the end of the day, we just -- we have so many. It's not what we need. What we need is more community facilities, and services particularly with parks and recreation.

Here we have written signatures. There are 100 -- we collected 168 written signatures. And I'm not going to dwell on these. You all have a copy of these. We also collected another 165 online signatures from the neighboring communities. All these signatures are from the Bristol Pines community, which is directly adjacent to the site. Here we have the signatures submitted online through the change.org platform.

Furthermore, we have recently spoke with the Parks and Recreation Advisory Board, who also reports to the Collier County Commissioners, and discussed with them the need for recreational facilities, particularly a park. I've attached all the documents we submitted to them, including -- this is their park map. This is a sample of that park map. The site in question is approximately here. Notice that it's -- there are no parks anywhere nearby.

Here, again, we have the site. And what's particularly important to note about this site, which was also shown in the previous presentation, is the density. When we look at the satellite view of not just the immediate area, we zoom back, there's all these developments. And this down here is residential non-planned unit developments that predate the explosive growth in North Naples.

But with all this buildup, with all this density, there's just not enough room left for additional future public facilities. And that's really the problem that -- that is our reason for opposing this. Not because we're opposed to development. I actually have a background in architecture, and I'm very much pro development. It's just we've hit a point where we're -- where if we continue to allow PUDs on every single lot, we're going to hit a point where there won't be an opportunity to fill back in public services like parks or a police station or a new elementary school or anything for that matter. So we're hitting that point, and that's why we're opposed.

And is there any other -- any questions that I might answer while I still have a few moments?

COMMISSIONER FRYER: I have one.

CHAIRMAN STRAIN: Go ahead, Ned.

COMMISSIONER FRYER: Mr. Marino (sic), the current area in question is, of course, zoned A, agricultural, but it's been designated in the Growth Management Plan as urban mixed-use district, urban residential subdistrict. So isn't really what you're asking for a change to the Growth Management Plan for

this area?

MR. GOREDO: Actually, I suppose that would be accurate, that we want the Growth Management Plan to include additional public services within this area that's the border of urban estates and rural estates, because the rural estates are very rapidly no longer being -- aren't going to be rural much longer at the rate we're going.

COMMISSIONER FRYER: That's all I have.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Thank you, sir.

MR. GOREDO: Okay.

CHAIRMAN STRAIN: You'll have to leave a copy of that with the staff, if you don't mind.

MR. GOREDO: Yes. There is a copy on this computer and, of course, you-all have a copy.

CHAIRMAN STRAIN: Joe?

COMMISSIONER SCHMITT: Yes. All the residents of Bristol Pines who signed the petition, have they considered purchasing the property for themselves to develop into a recreational facility or park for the Bristol Pines community?

MR. GOREDO: That is something that we have discussed; however, given the situation with -- between the current owner and the other parties present, that's not something we could really move forward with at this time.

COMMISSIONER SCHMITT: Okay.

MR. GOREDO: One other thing I did want to note, that this land is adjacent, the existing -- there are nature -- adjacent nature preserves, as was pointed out previously, and I did want to also note that some of the wildlife on the land currently includes, you know, bald eagles. In this case, this is their -- this land is the feeding ground for these eagles as well as families of other wildlife, including deer. We've recently seen bears and many smaller species as well.

So I just want to emphasize that the land -- it's not just a vacant lot, you know, filled with trash. It is quite literally a working ecosystem, so preserving it -- preserving some portion of that is -- would be valuable within our area.

CHAIRMAN STRAIN: Stan?

COMMISSIONER CHRZANOWSKI: I'm just impressed that after the start of that, that you made it through that presentation without once using the word "moratorium."

CHAIRMAN STRAIN: Anybody else?

(No response.)

CHAIRMAN STRAIN: Thank you, sir. Appreciate it.

Are there any members of the public here that would like to speak on this item who have not already spoken?

(No response.)

CHAIRMAN STRAIN: Okay. Alexis, are you -- there you are. Do you need us to take a break so you can consult with your clients?

MS. CRESPO: Yes, please.

CHAIRMAN STRAIN: Okay. Well, why don't we take a break for -- let's just do 10 minutes, till 10:30, and then we'll resume at 10:30.

(A brief recess was had.)

CHAIRMAN STRAIN: Okay, everybody. Welcome back from the break. We'll resume the meeting.

We had finished testimony and staff and applicant presentations, and the applicant was going to, during break, come back with a couple answers.

Go ahead, Alexis.

MS. CRESPO: Thank you. Alexis Crespo with Waldrop.

Item 1, the bridge, Mr. Klatzkow brought up some goods discussion on long-term maintenance, and so he suggested that we get with staff as we go through the PPL/SDP process to figure out who's the best

maintenance entity long term, so we will certainly do that, Jeremy and his team, as they move through the construction plan permitting process.

In terms of hours of operation, we do note that the community mentioned this at the NIM. Mr. Strain also appropriately noted that everywhere else in the county construction start time is 6:30 a.m. And so to create a new rule for this development that's located on an arterial roadway isn't necessarily something we are looking to do through any type of commitment.

I would note that at the 6:30 hour -- I know this from -- our office is near a lot of new development. At 6:30 people are getting dropped off. They're kind of having their breakfast, getting geared up for the day. It's not, you know, intensive work that's typically being done at that hour, and we would just respectfully request to be treated as all other developments in terms of our hours of construction.

I'm going to touch on the density. We certainly appreciate the neighbors' concerns in wanting to make sure the community's done right and have appropriate park space in the area. There is a public park along the Collier Boulevard corridor and in the area to service the projects in the area. And this is, again, in the urban residential subdistrict. It's allowed at -- four units per acre is the standard base density. That is what we are seeking.

We are at a lower density than the Bristol Pines community. And there's a reason, when you look at the aerial, why this area is developed; because your Future Land Use Map guides new growth to occur in this area in order to preserve your more environmentally sensitive lands out east and along the coastline in other sensitive places.

So this is where the Growth Management Plan wants density to occur. There's the facilities, the infrastructure, the public investment to support growth in this location. Obviously, folks in the area think it's a great place to live, as they've chosen the Collier Boulevard corridor for their home.

So we would just respectfully request a PUD be recommended for approval that is consistent with the county's LDC and Comp Plan.

And with that, I think the last item, we would like to just address the wildlife in the area. Those were good points made. And we've certainly done our due diligence in doing protected species studies of the site, so...

MR. UNDERHILL: Good morning. For the record, my name is Dan Underhill. I'm the ecologist with DexBender.

We conducted a listed species survey on the subject parcel in December of 2017 and identified no listed species. We did a followup in March based on the concerns of the surrounding neighbors and the potential presence of a bald eagle on the site. And so we did a thorough survey of the site looking for any potential nests and did not identify any.

There is a known bald eagle nest about 4,000 feet to the east of the subject parcel. I think it's CH031. And so occasionally I would not be surprised if you do see a bald eagle on the site.

They are going to enhance the preserved areas in the southern portion of the site, which I agree is the right place to put those contiguous with the off-site preserves. That enhancement will improve the remaining habitat on the site, and you're installing a stormwater management lake which eagles do like to use. So I just wanted to point that out real quick. If you guys have any questions...

CHAIRMAN STRAIN: Anybody?

(No response.)

CHAIRMAN STRAIN: Okay. Thank you, sir.

MR. UNDERHILL: Thank you.

CHAIRMAN STRAIN: Alexis, did you want anything -- any other time for rebuttal or any other comments?

MS. CRESPO: No, thank you.

CHAIRMAN STRAIN: Okay. Hearing no other questions and testimony, we'll close the public hearing. For the benefit of the panel, for discussion, I would suggest if there's a motion made -- a positive recommendation that it include be subject to staff recommendations; that Footnote 3 would be measured from the right-of-way, and it will have no overhang into the UE if there's any buildings adjacent to that side setback or that setback; and that the bridges will be brought up to Collier County standards, and the applicant

will address the future ownership and maintenance of those bridges by the time of the BCC meeting.

And with that, is there any other discussion you-all want to have?

(No response.)

CHAIRMAN STRAIN: Hearing none, is there a motion?

COMMISSIONER FRYER: I'll move approval subject to the stipulations that the Chairman mentioned.

CHAIRMAN STRAIN: Is there a second?

COMMISSIONER HOMIAK: Second.

CHAIRMAN STRAIN: Motion made by Ned. Seconded by Karen. Any further discussion?

(No response.)

CHAIRMAN STRAIN: All those -- signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 7-0.

Thank you-all for your time and attendance today.

***And that takes us through our regular hearings, and we're into a final item, which is a Growth Management Plan amendment. I'll read it off. It's PL -- it's 9E, PL20180001205/CPSP2018-4. It's for an affordable housing cleanup of the Growth Management Plan sections.

And all those -- it's not a legislative matter, so we will just have staff report and whoever's here to present that. Don't you-all rush up here at one time, now. I think it was -- okay, who should go up?

Hi, Corby.

MR. SCHMIDT: Hello. Good morning.

CHAIRMAN STRAIN: Good morning.

MR. SCHMIDT: Good morning, Commissioners.

COMMISSIONER EBERT: Good morning.

CHAIRMAN STRAIN: Good morning.

MR. SCHMIDT: The package put together for you includes a number of small individual changes to four different elements of the Growth Management Plan, and those changes come from a work group assigned to work with the density rating system, and those changes, as a group or as a cluster, compose the overall change of direction that will become LDC amendments and the future direction for the county for their approach for their handling of the localized density rating system and overall approach to affordable housing.

And as you can see, it's a number of things like changes in terminology. You may not see it in your packets, but by some of the changes in terminology it includes a bracket change, so some of the percentage brackets and an overall or a larger matrix found in the LDC changes, and small items like that. But, overall, it affects four different elements of the Comp Plan.

Unless there are questions, it's fairly straightforward.

CHAIRMAN STRAIN: And, just for clarification, it basically takes the density bonuses going from eight to 12. Wherever it was eight, it's now 12. It doesn't create any new density bonus locations. It just increases the existing density bonus locations.

MR. SCHMIDT: That's right. For additional incentives, that is one of the items that they offer.

CHAIRMAN STRAIN: And you took the percentage that was allowable to be considered affordable, dropped it from 150- to 140-. So that means the ceiling of an saleable priced unit will be a little bit lower.

MR. SCHMIDT: That's correct. And it falls into alignment with what the state has as their brackets.

CHAIRMAN STRAIN: And, ironically, our numbers have gotten pretty high. I think it was up to the -- at one point I have a document that said -- during one period of time the 150- equated to about \$370,000, which never seemed affordable to me, so -- that was a steep number.

MR. SCHMIDT: Not just you.

CHAIRMAN STRAIN: Yeah, not just me.

Other than that, anybody have any questions on this GMP cleanup?

COMMISSIONER FRYER: I have some questions.

CHAIRMAN STRAIN: Diane, and then Ned.

COMMISSIONER EBERT: Was it the BCC that changed this from eight to 12?

MR. SCHMIDT: Perhaps.

CHAIRMAN STRAIN: Well, didn't they direct staff to write it up this way?

MR. SCHMIDT: Yes. It was a general direction from the board.

COMMISSIONER EBERT: Okay.

MR. SCHMIDT: But yes.

COMMISSIONER EBERT: Okay. That's what I was questioning. Thank you.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: I'm fine with the increase in density, and I'm fine with the redefinition of "affordability," although I'm not fine with the removal of the word "workforce." And I went back and looked at the BCC meeting to find out if that was an important consideration on their part, and I did not find that to be the case. In fact, I don't believe it was even mentioned.

Now, I understand that the concept goes beyond active currently employed workforce. I get that. But it seems to me that if you include retired workforce or disabled from the workforce, you have the whole thing.

And when I look at examples that are used and when I looked at the PowerPoint that was put in front of the BCC, I noticed that all examples of the types of people we're looking to attract are workforce people.

And so it seems to me that -- I don't see a good reason to approve that word, and I see some signaling reasons or symbolic reasons that I would want to keep it. That's my first question.

MR. SCHMIDT: All right. And I'll let Cormac Giblin address that. He was working closer with that item.

COMMISSIONER FRYER: Okay.

MR. GIBLIN: Thank you, Commissioners. My name's Cormac Giblin. I'm the Housing and Grant Development manager for Collier County.

The redefinition of "affordable housing" was one of the first items that was tackled by the housing stakeholder group that worked on these recommendations that followed a study done by the Urban Land Institute in -- last year, so it was the results of about a two-year project to produce the Collier County Community Housing Plan.

As I said, one of their first things was to decide, what are we talking about? How do we define affordable housing so that we are clear in our messaging?

The county's existing definition is affordable, dash workforce house, and then also within our existing definition, there are references to things called essential personal housing, GAP --

COMMISSIONER SCHMITT: Gap housing we used at one time.

CHAIRMAN STRAIN: Yeah. There's a variety of them.

MR. GIBLIN: There's a variety of words that are used to all essentially convey the same idea, the same concept. And it was the feeling of the work group that we should pare that down to one simple term, "affordable housing," that is defined in state statute and federal guidelines that -- rather than try to massage around the edges and make something sound different than what -- or sound better than what you might be thinking when someone says the word "affordable housing." In the end it all boils down to the --

COMMISSIONER FRYER: Excuse me, Cormac. When you say "it's defined in the statute," you mean it's defined in terms of percentage in relation to certain average salaries, right?

MR. GIBLIN: Correct. No, but the words "affordable housing" are defined in state statute.

COMMISSIONER FRYER: Yeah, but they're defined by means of percentages and financial terms rather than who the people are that you're trying to attract.

MR. KLATZKOW: Yeah, but we've never -- I know we call these things workforce housing, and I know we've called these things essential services and everything else, but we've given bonus densities before. And, Cormac, do we go through every person who's bought one of these properties to see whether they were a firemen or a nurse or --

MR. GIBLIN: We do not. There was disagreement amongst the work group that was represented by a broad spectrum of community representative that --

MR. KLATZKOW: But what I'm getting at is that we've been calling something something that is not really what we're doing anyway.

MR. GIBLIN: There was a strong contingency of folks who were interested in, for example, senior housing, and so they thought that the word "workforce" would exclude the concepts of senior housing. So, again, the word -- it was decided to go forward with just a generic term "affordable" and then rely on the income percentages to validate it.

CHAIRMAN STRAIN: But remember, we're dealing with the GMP here. The GMP is the global hierarch -- the highest document in the county. It's not supposed to include all the implementation that breaks things down.

At some point in the future I would assume that you're going to be coming in with a new breakdown of percentages and how it applies to the various levels of affordable housing.

MR. GIBLIN: Correct.

CHAIRMAN STRAIN: And if we were ever to want to start calling them out to give them some warm and fuzzy names so they don't sound what they really are, that would be the document to do it in if it was even needed. And this document, leaving it globally just "affordable housing" it covers everything regardless of what we want to call it in the future. And that's what this document's supposed to do in Collier County.

So I would much prefer we leave this plain and simple and use the other -- the LDC as the implementation document in which it's further defined if it's decided at that time it needs to be further defined.

So does that give you a good feeling?

COMMISSIONER FRYER: Yeah. I don't feel real strongly about it, but I just -- I saw a disconnect between the examples which are used and changing the name by eliminating workforce, because 100 percent of the examples are workforce people. It just --

MR. GIBLIN: The examples in where; in the housing plan or --

COMMISSIONER FRYER: Yeah. In one of the slides that you used to the BCC, you had categories. You had healthcare, nurses, EMTs, paramedics. You know, it was all people who are in the workforce.

MR. GIBLIN: Correct. And that was one of the things that the -- those are examples, of course. But, again, one of the global recommendations of the Housing Plan Study Group was that -- to be all inclusive, including seniors, people who work, people who are retired, working families, young families, old families.

COMMISSIONER FRYER: Okay. My next question has to do with draftsmanship. And, once again, it's not one I'm going to fall on my sword over. But my preference and the way I was taught is that for numbers between zero and nine, you spell them out, and 10 and above you write -- you use the Arabic numeral. And you've changed some of these to include both expressions of the number, the word plus the Arabic numerals, but in others you haven't. And it seems to me that it would be nice to do one or the other. My preferences would be to follow that drafting rule that I was taught many years ago.

But just, for instance, on Page 37, the Henderson Creek mixed-use subdistrict, you use the No. 81, the Arabic No. 81, but you don't write it out and yet you take great pains elsewhere to have it expressed one way in parentheses and another way outside parentheses. And if there were -- if there were some rule that you were following, that would be fine, but it doesn't seem like there's any underlying premise that would give forth a rule that would be being applied here. Is there?

MR. SCHMIDT: There is, Commissioner.

COMMISSIONER FRYER: Oh, I'd like to hear it.

MR. SCHMIDT: Can you give me a page, something on 15 so I can follow along.

COMMISSIONER FRYER: Well, I'm looking -- it's hard for me to --

CHAIRMAN STRAIN: I can tell you, if you want to turn to Page 11. If you go to the top of the page, you'll see under Paragraph A, density rating system where it says in the third line at the end, extent of the residential density cap of four dwelling units per acre, and it just -- you're using the number 4. The paragraph right below that, about the fourth line up from the bottom of Paragraph 1.D, it says density of four, then parenthetical -- that's the word "four," then parenthetical numeral 4, and then dwelling units, and I think that's --

COMMISSIONER FRYER: That's the kind of thing.

CHAIRMAN STRAIN: Yeah, that's what I thought you were getting to.

MR. SCHMIDT: In this case we made the changes only in places where we were making or assigned to make other changes. For instance, in that paragraph with density rating system, if we weren't addressing the density cap of four, there was no other change being made there, we simply weren't working there. If you'd like us to go there, we can.

COMMISSIONER FRYER: It seems to me that one of your goals here was general cleanup; at least that's what is stated in the staff memorandum. And, again, I'm not going to fall on my sword over it or vote against it on account of this, but it just strikes me that if you're going to do general cleanup, there's a perfect opportunity to clean something up one way or the other, it would seem to me.

MR. SCHMIDT: I don't disagree.

COMMISSIONER FRYER: Okay. Let me see if I have others here. Bear with me.

Okay. You removed the statutory definition of "affordable," which was in 420.9071, Florida Statutes, but there is no new definition included here that would have general application. In some places there's a reference to 80 percent, 140 percent, median income, and other places it's just 140 percent. Again, this is draftsmanship, and I wouldn't fall on my sword here either, but shouldn't we have a free-standing new definition that -- since we're removing the statutory standard, why wouldn't we put in an ordinance standard? Express it one way and then refer to it.

MS. ASHTON-CICKO: There is a new definition that will be going in the LDC that's in the works, and that will be coming forward shortly.

COMMISSIONER FRYER: Okay.

MS. ASHTON-CICKO: There are a number of statutes that do have the definitions. I think that might be part of the reason they were removing the one reference, and they'll address it in the LDC.

COMMISSIONER FRYER: Okay. So that will be fixed?

MR. SCHMIDT: Yeah. It's a mention here and a specific there.

COMMISSIONER FIALA: Okay. Thank you.

And that looks -- that's all I have.

CHAIRMAN STRAIN: Okay. Anybody else? Stan?

COMMISSIONER CHRZANOWSKI: I'm just amazed that the metal detector let him through with a sword, but I went --

COMMISSIONER FRYER: Could have been because it was embedded; I'd fallen on it.

COMMISSIONER CHRZANOWSKI: I went into Google and I typed in State of Florida definition of affordable housing, and it sent me to a website that gives me the definition of supportive housing, of which affordable housing is one of the things under supportive housing. Just a little comment. I don't really care one way or another what you call it.

CHAIRMAN STRAIN: Okay. Anybody else have something that they want to just talk about?

(No response.)

CHAIRMAN STRAIN: Thank you, Stan.

Okay. Corby, I don't think there's anything else.

MR. SCHMIDT: All right. Thank you, Commissioners.

CHAIRMAN STRAIN: Anybody here in the public wish to speak on this item?

(No response.)

CHAIRMAN STRAIN: Okay. We've had staff report. Any further comments from the Planning Commission? If not --

COMMISSIONER HOMIAK: There's a lady there. I think she --

CHAIRMAN STRAIN: Oh. Well, ma'am, come up, and you'll have to be sworn --

COMMISSIONER FRYER: No, she wouldn't.

CHAIRMAN STRAIN: Yeah, this isn't -- this is legislative, so you don't need to be sworn in. But you'll have to identify yourself. Use one of the mikes. Either one. Doesn't matter. Come up to one of them.

MS. ALLIO: My name is Gail Allio (phonetic). It's the first time here.

CHAIRMAN STRAIN: Well, welcome.

MS. ALLIO: I haven't lived here long, but I'm finding out changes are coming really fast. It's very nerve-racking.

I'd like to know what the definition of "workforce housing" is as opposed to "affordable housing."

CHAIRMAN STRAIN: Well, that's not necessarily something we've got in this document in front of us today, but I would suggest -- see that gentleman with the short beard next to you?

MS. ALLIO: Yes.

CHAIRMAN STRAIN: If you -- after -- we're going to adjourn the meeting soon, but you might want to get with him and ask for contact information because he's the guy, basically, that does a lot of that -- has that information with the Housing Department. So he could probably better answer that than we could today.

MS. ALLIO: Okay. My last question: Where does Habitat housing fit into workforce housing or affordable housing?

CHAIRMAN STRAIN: Well, you know what, the same fellow with the short beard used to work for Habitat, so he's probably got those answers at the very tip of his tongue. So he'll be able to answer those for you at the same time.

MS. ALLIO: That will be great.

CHAIRMAN STRAIN: Okay?

MS. ALLIO: Yes.

CHAIRMAN STRAIN: Thank you, miss.

Anybody else have anything?

(No response.)

CHAIRMAN STRAIN: Then is there a motion to recommend approval of these GMP amendments to go to the Board of County Commissioners?

COMMISSIONER DEARBORN: So moved.

COMMISSIONER CHRZANOWSKI: Second.

CHAIRMAN STRAIN: Seconded -- made by Patrick, seconded by Stan. Discussion?

(No response.)

CHAIRMAN STRAIN: All in favor, signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 7-0.

***That takes us to our last few items. There is no new business, but we do have old business. And I'm not sure who wants to discuss this. Mike does. The discussion of Accela electronic packets go live for the June 21st CCPC meeting. That's 11A. So, Mike, it's all yours.

MR. BOSI: Mike Bosi, Planning and Zoning director.

I'm here to provide an update to the effort to not only make available online the material packet for the Planning Commission's agendas on a regular basis, but also the staff's working through our internal issues in terms of how we're going to be able to review and approve individual items that come before the Planning Commission. That's a little sidenote.

The intent was to try to have this up and available by the 21st of June. That maybe was a tad bit ambitious. I don't think we're going to be able to get the system up and running to make those -- make the full agenda packet available online by the 21st. We've moved the goalpost back a little bit. We're hoping by the first meeting in August that we most certainly will. We may have some test runs in the July meetings to see if it's working adequately.

One of the things that I need to find out from each of the Planning Commission members as we move forward is how you would like to receive your individual petition types. If we're going to stick with the status quo, we understand, and we have no issue with it, but we just want to make sure that we let our applicants know, who provide us the hard copies that eventually will be distributed to the Planning Commission members as part of the distribution, the number of hard copies that we're going to have to be provided for for an individual meeting.

CHAIRMAN STRAIN: We can answer that right now, if that's what you're looking for.

MR. BOSI: Yes.

CHAIRMAN STRAIN: Okay. So the choice is hard copies, electronic copy by flash drive, or the Accela system once it's up and running?

MR. BOSI: Yes.

CHAIRMAN STRAIN: Okay. And we'll start -- let's do something really different. We'll --

COMMISSIONER HOMIAK: So it will be -- just access -- you can access it without getting a packet?

CHAIRMAN STRAIN: Well, yeah, but you're going to probably want to download it, annotate it, and bring it in on your computer that you don't have because the county's not giving you one.

COMMISSIONER HOMIAK: Right.

CHAIRMAN STRAIN: So for those of you who think that's a solution, it probably is not. And I don't know what value Accela is to anybody. It sure is none to me. But, go ahead, we'll start with Patrick. How do you want your packets for the Planning Commission to be received?

COMMISSIONER DEARBORN: I continue to want hard copies.

CHAIRMAN STRAIN: Okay. Joe?

COMMISSIONER SCHMITT: I prefer to have it on the flash drive. If I -- Accela would only give me the ability to access it when I'm not in town to pick up my hard drive, which I find very useful. I think we should still pursue that for the public's ability to access an entire package, but I prefer to have mine on the flash drive.

CHAIRMAN STRAIN: Karen?

COMMISSIONER SCHMITT: Tough decision.

COMMISSIONER HOMIAK: I know. Well, it is because -- it is, actually. I guess a hard copy because I --

CHAIRMAN STRAIN: Unless you've got a computer that you want to load it into with a flash drive or download it and spend the time doing that and then print it out yourself -- which the county's not provided you any of those --

COMMISSIONER HOMIAK: I might have to print it out, but I can --

CHAIRMAN STRAIN: -- hardware.

COMMISSIONER HOMIAK: I feel -- I mean, I could read all the backup that way, and -- but then I would want to have staff report and -- but I guess I could print that out.

CHAIRMAN STRAIN: It's up to you. They've got to know today. So I mean, we're trying to tally this up so we can figure out how to distribute in the future.

COMMISSIONER SCHMITT: We'll make a decision for her. She wants the hard copy.

CHAIRMAN STRAIN: I think so, too, but she's not saying that.

COMMISSIONER HOMIAK: I feel bad. You make me feel bad.

CHAIRMAN STRAIN: And, Mike, nothing's changing for me.

(Multiple speakers speaking.)

COMMISSIONER EBERT: Mine's easy, hard copy.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: I'm going to be at a distinct disadvantage if we don't have a way of getting material to us -- getting electronic material to us over the air.

I have planned out my summer such that I will be here every single Planning Commission meeting, including probably some of the ones that are canceled eventually, except for one, and -- but I'm going to be out of town a lot of the rest of the time. And so if I can't get the material until a day or two before the meeting, I'm not going to be as well planned as I want to be -- prepared, rather, as I want to be.

And so I was looking forward to this Accela as a way, obviously, of satisfying the public's need for our information but also my way of getting it as well. So I'm going to be at a real disadvantage.

CHAIRMAN STRAIN: Ned, it's going to go on. Just which way do you want your packet to come to you? Let's just get down to the bottom line. Do you want a hard copy, a flash drive, or just Accela?

COMMISSIONER FRYER: For the summer?

CHAIRMAN STRAIN: It doesn't matter. Well, okay.

COMMISSIONER FRYER: Am I not making myself clear here?

CHAIRMAN STRAIN: No. All they want to know is, how do you want your packet delivered to you?

COMMISSIONER FRYER: When Accela is up, I want it on Accela, assuming that everything will be there, including the NIM.

MR. BOSI: Yes.

CHAIRMAN STRAIN: Okay. So how -- so that means wherever you are you're going to be able to download it, then. You're satisfied with that?

COMMISSIONER FRYER: I am in August, but what about June and July?

CHAIRMAN STRAIN: Well, June and July we'll have to continue getting Ned the way he's getting it now. Then when Accela is live and active, he's satisfied using Accela. And I've had the opportunity to use that system, and it's horrible, so I would never do that. But good luck to you.

Stan?

COMMISSIONER CHRZANOWSKI: Cuneiform clay tablets, please.

CHAIRMAN STRAIN: I think Stan needs a flash drive, is what he's saying.

Tom?

MR. EASTMAN: Hard copy, please.

CHAIRMAN STRAIN: Okay. Karen and Ned, you guys need to get together and talk about this sometime. Go ahead, Joe.

COMMISSIONER SCHMITT: No, I have another question on another issue after we're done with this.

CHAIRMAN STRAIN: Go ahead, Mike.

MR. BOSI: Oh, I was just going to say, as we continue to refine and develop the system, one of the things that I can talk with Jamie French and Mr. Cohen, the administrations of GMD, would be making laptops available for Planning Commission members who would want to go to the -- more an electronic content, but we wouldn't necessarily want you or ask you to utilize your own personal computer, to make those available to see if that would be enticing enough to convert from the paper copy to an electronic copy, but that will be a side conversation that I will have with the administration of GMD as we start to further develop the refinement of the Accela capabilities.

CHAIRMAN STRAIN: Mike, what's the difference, if any, between Minute Track and Accela?

MR. BOSI: Well, Minute Track is the -- it's the system that gets you to the -- or access to the Accela system.

CHAIRMAN STRAIN: Okay. That's kind of what I thought. So when I click on my icon from Minute Track, it's really an extension that --

MR. BOSI: Yes.

CHAIRMAN STRAIN: -- diverts or links you right to the Accela system?

MR. BOSI: Correct.

CHAIRMAN STRAIN: Okay. So if Ned were to get the access to Accela, would he click on it through a Minute Track icon or an Accela icon; do you know?

MR. BOSI: I believe it would be a Minute Track icon.

CHAIRMAN STRAIN: Right. Yeah, that's the one I've been having trouble with, so I gave up trying to use it.

MR. BOSI: What we -- we've been working with Michael Cox, the technical expert for the county related to Minute Track and Accela. Eventually what we would be providing you would just be an email with a link, and that link would go to a web page that would be -- if you've ever experienced the Board of County Commissioners' printed -- or not printed agenda, but approved agenda after it locks down on the Wednesday before the Tuesday meeting, you'll have a listing of all items, individual items, then there's hyperlinks associated with those individual items to go to the different components of whether it be staff report, backup material.

So it's a little bit more sophisticated than your experience with Minute Track, what you -- what we're eventually developing and what the Planning Commission members will be able to access and what the public is going to be able to access.

Very similar to what you would -- if you would go to the Board of County Commissioners' agenda currently today on the web page and would pull up next Tuesday's agenda, you would see how you would be experiencing -- interact with a future Planning Commission's agenda. And it's pretty detailed in terms of where it lists individual items per section, and then it has hyperlinks to each one of the backup or support materials for those items.

So I think it will be a little bit more user friendly and I think a little less than your experience with the Minute Track today.

CHAIRMAN STRAIN: Oh, when Mike Cox -- and he knows his job really well. And when he came out and he showed us how to do it, that was great. But if he wasn't standing by my office door to tell me how to link back up every time I needed to -- it's just something that wasn't intuitive, and that caused me a problem. So I'd just as soon -- and since I have internal access, it works easier for me to get it electronically, so --

MR. BOSI: And we'll most certainly keep with the "I" drive access that we provide to you, Mark.

COMMISSIONER HOMIAK: What does the Collier MPO use?

CHAIRMAN STRAIN: They use Minute Track, I believe.

COMMISSIONER HOMIAK: Oh, because I get that on my tablet.

CHAIRMAN STRAIN: Might that be --

COMMISSIONER HOMIAK: The one before that was 297 pages, and it loads up real quick.

CHAIRMAN STRAIN: Well, that might be the one that -- you might still be able to do the same thing, then, to get this one. But try it out when it goes online. You could always switch back to electronic if you decide you want it in lieu of paper. But right now, for the next couple months, you're still going to keep paper anyway.

MR. BOSI: Next couple months we're going to be keeping with paper. And then as we get it up and running, when it -- when it becomes available and up and running, maybe we -- I will coordinate with the Chair to be able to provide a demonstration of how the public will be able to access -- or an individual Planning Commissioner would be able to access if you chose to utilize the Accela as an example, and I think that probably would provide a good illustrative description of how, you know, you could interact, and it could maybe inform your decision in the future as to what you wanted to do.

COMMISSIONER FRYER: Mike, do you or anybody in your group have experience using FTP, file transfer protocol?

MR. BOSI: Sure. I mean, I think the most common one is Dropbox, but there's a number of different opportunities.

COMMISSIONER FRYER: Yeah. I mean, they're very inexpensive, very easy to use, and the goal is to get large files over the air in the hands of a remote person. And it doesn't have to be as fancy as Accela

or any of these other things. Would there be a way that you could use FTP to get materials to me this summer?

MR. BOSI: That would be a question I would have to work with IT, but I'm sure we can work something out, and all it would be doing was basically taking the link that we have that we throw -- not link, but the information we put to the "I" drive that Mark accesses internally to our system, being able to provide that to an external website that you could access. I'm sure we can -- I'm sure I can coordinate with IT in terms of that.

When is the first -- I mean, when's -- is it the 21st?

COMMISSIONER FRYER: Twenty-first of June.

MR. BOSI: Okay. That's --

COMMISSIONER FRYER: Thank you.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Mike, are you finished?

MR. BOSI: I believe, yes.

CHAIRMAN STRAIN: Okay. That takes us to public comment, and there is nobody here.

COMMISSIONER SCHMITT: Mark, I have one question.

CHAIRMAN STRAIN: Yes, sir.

COMMISSIONER SCHMITT: Last meeting we entertained a LDC amendment that regarded generators for private clubhouses. My question had to do with I know there was a canvassing -- based on our direction, there was a request to canvass various general managers out there who run clubs for their input.

MR. BOSI: Yes.

COMMISSIONER SCHMITT: Will that be coming back to us for review again, or is it going directly to the Board?

MR. BOSI: Well, there was a recommendation from the Planning Commission that the Board delay adoption of the clubhouse amendment and further vet it with the community. That's -- that recommendation is still standing.

COMMISSIONER SCHMITT: Yes.

MR. BOSI: The Board of County Commissioners will make that decision. If the Board does make that decision, we will be back before the Planning Commission with the results. We've gotten probably six to seven responses back, and they are as expected in terms of cost and --

COMMISSIONER SCHMITT: Yeah.

MR. BOSI: -- concerns and questions that only illustrates, I think, the wisdom that the Planning Commission said that this was premature. We need to vet it a little bit more before we can --

COMMISSIONER SCHMITT: So the answer is it is going to the board on Tuesday as part of the --

MR. BOSI: The 26th, I believe.

COMMISSIONER SCHMITT: Twenty-sixth, okay, as part of the amendment package?

MR. BOSI: Yes. With the --

COMMISSIONER SCHMITT: Carrying our recommendation.

MR. BOSI: Recommendation is from the Planning Commission --

COMMISSIONER SCHMITT: But we recommended -- we recommended denial, and we asked for additional information and input from the community in regards to the impact of that, as I recall.

MR. BOSI: I don't know if it was denial. I thought it was a recommendation to continue it and further vet it with the community.

COMMISSIONER SCHMITT: Okay. We recommended to continue it, okay.

MR. BOSI: Yeah, not to adopt. Not to adopt.

COMMISSIONER SCHMITT: Not to adopt.

MR. BOSI: And I think that's where you're saying "denial" --

COMMISSIONER SCHMITT: Yes.

MR. BOSI: -- not to adopt and delay it and further vet it with the community and bring it back after that outreach has been --

COMMISSIONER SCHMITT: Okay. So it's -- it is going to the Board with that recommendation?

MR. BOSI: That's the recommendation.

COMMISSIONER SCHMITT: But is it going to the Board with a staff recommendation of approval irrespective of our position, or is it --

MR. BOSI: It's recommended -- the staff's recommendation is that -- the Planning Commission's recommendation is the primary recommendation.

COMMISSIONER SCHMITT: Okay.

MR. BOSI: And we'd seek -- whatever the decision from the Board of County Commissioners, we follow that direction.

COMMISSIONER SCHMITT: Okay. Good. Thanks.

CHAIRMAN STRAIN: Heidi?

MS. ASHTON-CICKO: I just wanted to give a followup to Mr. Schmitt's inquiry regarding the Affordable Housing Advisory Committee. And Mr. Schmitt's term will expire on October 1st, and sometime in August the availability of the seat that's assigned to the Planning Commission will be advertised and probably will be another item on one of your Planning Commission agendas to see if there's any interest in the committee. I think it does meet once a month. And if -- it's a statutory committee, but if no one steps forward -- steps up and wants to be on the committee, that seat will remain vacant, and the committee can still function. It doesn't impact the --

COMMISSIONER SCHMITT: But that is a position designated for a Planning Commissioner, is it not?

MS. ASHTON-CICKO: That's correct.

COMMISSIONER SCHMITT: Yeah.

MS. ASHTON-CICKO: The composition is -- I believe it's eight to 10 members approximately, but if the position is not filled, the committee can still function. It will just be a vacant seat.

CHAIRMAN STRAIN: Okay.

COMMISSIONER SCHMITT: Okay.

CHAIRMAN STRAIN: Thank you, Heidi.

Anybody else have anything they want to add?

(No response.)

CHAIRMAN STRAIN: If not, is there a motion to adjourn?

COMMISSIONER SCHMITT: Motion to adjourn.

COMMISSIONER EBERT: Second.

CHAIRMAN STRAIN: All in favor, signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

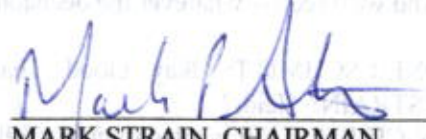
COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: We're out of here. Thank you.

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:10 a.m.

COLLIER COUNTY PLANNING COMMISSION


MARK STRAIN, CHAIRMAN

**ATTEST
DWIGHT E. BROCK, CLERK**

These minutes approved by the Board on 7-19-18, as presented or as corrected

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