

August 2, 2018

TRANSCRIPT OF THE MEETING OF THE
COLLIER COUNTY PLANNING COMMISSION
Naples, Florida, August 2, 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
C. James Sabo, Principal Planner
Jeffrey Klatzkow, County Attorney
Scott Stone, Assistant County Attorney
Tom Eastman, School District Representative

PROCEEDINGS

CHAIRMAN STRAIN: Good morning, everyone. Now that Patrick's here we can start. Welcome to the August 2nd 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 is here.

Mr. Strain?

CHAIRMAN STRAIN: Here.

COMMISSIONER EBERT: Mrs. Homiak?

COMMISSIONER HOMIAK: Here.

COMMISSIONER EBERT: Mr. Schmitt?

COMMISSIONER SCHMITT: Here.

COMMISSIONER EBERT: And, Mr. Dearborn?

COMMISSIONER DEARBORN: Been here for a while.

CHAIRMAN STRAIN: Thank you.

Okay. Addenda to the agenda. There's need for a continuance of the first item up, which is 9A, the White Lake Corporate Planned Unit Development. They've asked for a continuance to August 16th. And, just for some background, after the packets came out last week, there was a couple things that were missing. One was a finalization on how this alternative looping system may or may not occur with the utilities department. They've now provided some language that needs some time for the applicant to review and staff to further massage, if needed.

And the other piece was we got a supplemental Traffic Impact Statement. But any time -- and I would like staff, going forward, to remember this: Any project that exists in Collier County that's coming in for a PUDA or any other PDI or any other format that involves a change in quantities or uses and there's any need for a review of the TIS, we need more than just the current one. We need the one that everything's based on. And that's one of the main documents that was missing.

And Mr. Sawyer went through records and finally found it, but that should have been part of the analysis before we even got the packet issued.

So I had -- I would suggest in the future that if these things aren't complete, just reject it until it is, because scheduling them early to this planning commission ends up in a continuance again.

So hopefully in the future we can avoid so often having this happen. And I know you guys are swamped, but try to --

MR. BELLOWS: Yeah. Just to make sure I understand what happened, you're looking for the original TIS?

CHAIRMAN STRAIN: Well, there was a supplemental to the TIS in the staff report, but when you have an addition like this, we need to see what the basis was to begin with. And when I found out it wasn't even available, I asked Mike, and he hadn't had time -- he had been trying to get it, but he hadn't had a lot of luck in having it produced.

MR. BELLOWS: Understood.

CHAIRMAN STRAIN: So from now on, I really wish those things were cleaned up before the packet was issued.

With that, though, I'd like to ask the Planning Commission for a vote -- or motion to continue PL20170004428, the White Lake Corporate Park Planned Unit Development amendment to the August 16th,

first item up in August.

COMMISSIONER EBERT: Make a motion.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Motion made by Diane, 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.

And that takes us to our only remaining public hearing, and it's -- well, no. That takes us past addenda to the agenda.

Planning Commission absences. Does anybody know if they're not going to be here August 16th?

COMMISSIONER FRYER: I will not be.

CHAIRMAN STRAIN: Okay. Thank you, Ned.

There were no minutes attached this week.

The BCC report and recaps. We probably don't have any, Ray; they're on vacation, right?

MR. BELLOWS: That's correct.

CHAIRMAN STRAIN: Okay. Chairman's report. I'm not going to delve into anything today. I think I've said all I need to. And there's nothing on consent.

***So that moves us to the remaining Item 9B, PL20180001342. It's a variance request for a house located on 4190 Third Avenue Northwest in Golden Gate Estates.

All those wishing to testify on behalf of this item, please rise to be sworn in by the court reporter. If either of you are going to talk today, you need to stand up and be sworn in.

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

CHAIRMAN STRAIN: Disclosures from the Planning Commission. Anybody?

COMMISSIONER DEARBORN: None.

CHAIRMAN STRAIN: Tom?

MR. EASTMAN: None.

COMMISSIONER CHRZANOWSKI: None.

COMMISSIONER FRYER: None.

COMMISSIONER EBERT: None.

CHAIRMAN STRAIN: Other than staff, I have none.

COMMISSIONER HOMIAK: None.

COMMISSIONER SCHMITT: None.

COMMISSIONER DEARBORN: None.

CHAIRMAN STRAIN: Okay. For your benefit, I know you're probably new and wondering what all this is about. You need to come to one of the microphones, whoever -- basically, there's no members of the public here, so that means I'm not going to ask you to make a presentation because you're probably not prepared to do it. But if you could come up to the microphone, identify yourself for the record and spell your name, last name.

MR. LEITI: Robert Leiti, L-e-i-t-i.

CHAIRMAN STRAIN: Okay. Now, we've got a packet that's quite a few pages in front of us involving your application. And I know we've all read it, so I don't think we need to have you read it back to us again as is done when there's members of the public here so they get the benefit of hearing what you've got

to say.

And I'll just move right into it. You will basically have a -- like a storage facility or a workshop built on your house?

MR. LEITI: Yes.

CHAIRMAN STRAIN: The time you built it, apparently you didn't know that there was a permit needed, and it was built in the setback for that particular location.

MR. LEITI: Correct.

CHAIRMAN STRAIN: Okay. And I don't want to stop you from saying anything, so if you've got anything you want to add to the record, please tell us. I'm just trying to help you along because I can tell you probably haven't done this before.

MR. LEITI: I'm new.

CHAIRMAN STRAIN: And, basically, I think we've all seen the aerial and all the snapshots of your survey and stuff like that. Now you've come in, as the process requires, to require (sic) a variance to allow the house or the facility that you -- accessory use to remain where it is.

And I'll just turn it over to the Planning Commission. Does anybody here have any questions?

COMMISSIONER EBERT: Yes, I do.

CHAIRMAN STRAIN: Go ahead, Diane.

COMMISSIONER EBERT: Were you the original owners in '98? You built?

MR. LEITI: No, we were --

COMMISSIONER EBERT: I can't -- that mike is not working.

CHAIRMAN STRAIN: Just pull the mike a little closer to you. I'm sorry.

MR. LEITI: We're the third --

COMMISSIONER FRYER: Mike's not working.

MR. LEITI: We're the third owners. Should I move to the other mike?

CHAIRMAN STRAIN: No, that should -- here he comes. Unfortunately, everything has to be recorded, and it doesn't get recorded unless that mike's working. So we'll see if he can adjust it for us.

MR. LEITI: We're the third owners.

CHAIRMAN STRAIN: Thank you.

COMMISSIONER EBERT: Okay. And when did you move in?

MR. LEITI: What year was that? Nine years ago?

MS. LEITI: No, it's been 11 years ago.

MR. LEITI: About 11 years ago. '07 was it? Yeah.

COMMISSIONER EBERT: Eleven years ago you moved in?

MR. LEITI: Correct.

COMMISSIONER EBERT: And you had no idea that Collier County, you get permits?

MR. LEITI: Well, yeah. We -- in fact, we just put a pool in, and we had our roof done, and, you know, I pulled permits for them. In fact, I was building the shed when we had the pool put in. And, I mean, the tax collector came out and took pictures and all, and he didn't say anything. It's --

MS. LEITI: You didn't know you needed it.

MR. LEITI: No. I didn't know we needed it. I mean, for a shed -- it's strictly a shed. It's not -- there's no running water in it. There's no sewer in it.

COMMISSIONER EBERT: No, I understand.

CHAIRMAN STRAIN: But what they're doing now is correcting that oversight, and they'll have to go through an after-the-fact permitting process, Ray?

MR. BELLOWS: Yes, that is correct.

CHAIRMAN STRAIN: Okay. So everything will be handled by that methodology.

COMMISSIONER EBERT: That I understand. But the shed is also movable, is it not?

MR. LEITI: Is it moveable?

COMMISSIONER EBERT: Yes, you can -- because of the -- of what it's sitting on?

MR. LEITI: Well, they move houses, so, yes, I guess they could. I mean, it's a good-sized shed. It's

16 by 40.

COMMISSIONER EBERT: Yes.

MR. LEITI: So it's a nice-sized shed. But, as I say, it's just all tools and stuff like that and kids toys and a lot memorabilia in there.

CHAIRMAN STRAIN: And your neighbor wrote a letter of no objection. He doesn't have any problem with this. He's the only affected party in this matter.

MR. LEITI: Yes. No, he has no objection at all.

CHAIRMAN STRAIN: Okay. And I notice that the number -- the distance is greater than an acre -- if you were an acre-and-a-quarter lot, you could have that setback down to seven-and-a-half feet. You're greater than that.

MR. LEITI: Yes.

CHAIRMAN STRAIN: And you're greater than a lot of the subdivisions like Old Cypress where they're only five feet. So from that perspective, I didn't see a problem with it.

Joe?

COMMISSIONER SCHMITT: Two questions. One is, what was the -- what did you pay for the submittal here for the variance?

MR. LEITI: For this variance?

COMMISSIONER SCHMITT: Yes.

MR. LEITI: Approximately 5,000.

COMMISSIONER SCHMITT: That's what I thought; 4,000 plus, so \$5,000.

MR. LEITI: Yeah.

COMMISSIONER SCHMITT: And, of course, then you're going to have to get an after-the-fact building permit.

MR. LEITI: Correct.

COMMISSIONER SCHMITT: Has it been designed and will it meet all the criteria for anchoring and wind-load standards and hurricane standards?

MR. LEITI: There's some strapping I was told I was missing.

(Multiple speakers speaking.)

COMMISSIONER SCHMITT: Correct. My question then would be because it's on footers, you're going to have to adequately anchor it so that it's --

MR. LEITI: Right.

COMMISSIONER SCHMITT: -- secure?

MR. LEITI: Right, right. It is secured in 16 spots.

COMMISSIONER SCHMITT: Okay.

MR. LEITI: Because it's on the concrete piles, like.

COMMISSIONER SCHMITT: Footers, yeah, piles, okay.

MR. LEITI: Yeah. I have a strap on each piling.

COMMISSIONER SCHMITT: Okay.

MR. LEITI: You know, so -- but there's some strapping --

COMMISSIONER SCHMITT: So you know all the requirements now to go for the after-the-fact permit as well?

MR. LEITI: Well, that's -- yeah. I have -- there's a guy down here at your -- building down there that's happening me with that as far as the --

COMMISSIONER SCHMITT: As far as the requirements for the after-the-fact permit, are you going to have to have some kind of a structural determination or structural engineer sign off and stamp and seal drawings, or are they going to accept what you already constructed?

MR. LEITI: I don't think so. I think they'll accept it. It's regular 2x4 construction. It's -- I believe --

COMMISSIONER SCHMITT: An after-the-fact permit, if I recall, is twice the cost of an original permit at two times the cost?

MR. LEITI: I have no idea.

COMMISSIONER SCHMITT: If I'm not mistaken.

CHAIRMAN STRAIN: I mean, that's --

COMMISSIONER SCHMITT: So this error could probably end up costing you, I don't know, almost \$6,000 by the time you're done?

MR. LEITI: I believe it.

COMMISSIONER SCHMITT: Okay.

CHAIRMAN STRAIN: So anybody else have any questions?

COMMISSIONER FRYER: I do.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: Was this outbuilding constructed by a contractor?

MR. LEITI: No, no. I built it myself.

COMMISSIONER FRYER: You did it yourself?

MR. LEITI: Yes.

COMMISSIONER FRYER: Okay. And you didn't know that there would be a requirement for a permit?

MR. LEITI: No, I did not.

COMMISSIONER FRYER: Okay. I have some questions for staff, but I'll wait.

CHAIRMAN STRAIN: Okay. Ned -- or Stan?

COMMISSIONER CHRZANOWSKI: You said "pilings." Did you mean, like, piers, or did you actually drive pilings?

MR. LEITI: No, piers. I poured concrete.

COMMISSIONER CHRZANOWSKI: Okay. Was the neighbor there when you were doing this? Did he live there?

MR. LEITI: Oh, yeah.

COMMISSIONER CHRZANOWSKI: And he never said anything?

MR. LEITI: No. He wants me to build him one, and I said --

COMMISSIONER CHRZANOWSKI: That's why he doesn't have a problem with it.

MR. LEITI: -- you better go down to the county building first.

COMMISSIONER CHRZANOWSKI: Thanks a lot.

MR. LEITI: All right.

CHAIRMAN STRAIN: Anybody else? He said he wanted him to build him one. If you do, don't put it this close to the property line.

MR. LEITI: No, no.

CHAIRMAN STRAIN: Any other questions of the gentleman at this time?

(No response.)

CHAIRMAN STRAIN: Thank you, sir. I think that's all we need from you at this point. We'll call you back up if we need any other questions.

MR. LEITI: All right. Thanks.

CHAIRMAN STRAIN: Thank you.

And Ned, you had a -- well, first of all, staff, did you have anything -- anything you wanted to add to the staff report before Ned's question?

MR. SABO: Sure. For the record, James Sabo.

The Zoning Division is constrained from recommending approval, as this application does not meet the standards of the Land Development Code; however, there are some mitigating factors that are listed in your staff report.

Our recommendation is denial.

CHAIRMAN STRAIN: Now, they're asking for a variance, though. So you're -- so all variances don't meet the intent of the Land Development Code. So why would this variance seek any more of a denial -- why do you have a denial on this one and you've not had a denial on a variance that's come before us yet?

MR. SABO: There are some peculiar and particular circumstances with certain properties that lend themselves to granting a variance. In this case there is not.

MR. BELLOWS: And, for the record, it's based on the variance criteria in the staff report. Some

other variances may meet them a little bit more so staff can recommend approval. This one was clearly a large enough structure, close enough that -- and then there was no land-related hardship. It could have met setbacks if they --

CHAIRMAN STRAIN: Okay.

COMMISSIONER CHRZANOWSKI: So what action are we taking?

CHAIRMAN STRAIN: Well, it's -- pardon me?

COMMISSIONER CHRZANOWSKI: So what action are we taking?

CHAIRMAN STRAIN: When we get done with the discussion, we can make a motion to approve or deny.

COMMISSIONER CHRZANOWSKI: Okay.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: I'm unfamiliar with passing on variances of this kind, particularly when they're after the fact, so I'm going to need to be educated a little bit.

First of all, there are setback and sideline rules that are set forth in the LDC. If this matter had come to staff -- and this is hypothetical, I know. But if this had come to staff in a timely way before the structure had been built, would you have recommended approval or denial?

MR. SABO: We would have worked with the applicant to strongly suggested they meet the setback requirement.

So I know that they wanted it at their driveway next to the house. I understand that, and I respect it, but it's too close in terms of the setback dimensions. So we would have recommended location either at a different point in the yard or different spot in the yard 30 feet from the side lot line.

CHAIRMAN STRAIN: But the answer to Ned's question is you couldn't have approved it if it didn't have a 30-foot setback if it came in before it was built.

MR. SABO: That's correct.

CHAIRMAN STRAIN: Okay. That's the answer. All that other is nice, but you couldn't have approved it. You couldn't have told them we'd like you to move it to here. They'd have to. That's the difference between coming in for a permit and getting something reviewed before you build it than after.

MR. SABO: Well, my understanding of his question was if he'd have come in beforehand, what would we have said to him. So that's --

CHAIRMAN STRAIN: You said you'd tell him he needed a 30-foot setback and you'd reject it until he put a 30-foot set --

MR. SABO: That is correct.

CHAIRMAN STRAIN: That's what I thought you were --

COMMISSIONER FRYER: Yeah.

CHAIRMAN STRAIN: Okay.

COMMISSIONER FRYER: It is. And so, in essence, what we've got here is a situation where the -- in its presence posture, if we were to grant this, we would be granting the owner something that the owner wouldn't have gotten had the owner complied with the ordinance.

MR. SABO: That is correct.

COMMISSIONER FRYER: So, in other words, we would be putting the owner in a better position having violated the ordinance than if the owner had come in in a timely way and asked for a variance.

MR. SABO: Well --

COMMISSIONER FRYER: Well --

MR. SABO: -- I am recommending denial because of the constraint. I understand. And, believe me, I have empathy for the applicant, because it's a big lot. There's plenty of room for the shed; however, I'm an AICP planner. I have an ethical code I have to meet. I have to uphold the Land Development Code in Collier County.

MR. KLATZKOW: Hold on, hold on. This does not meet the requirements for a variance; that doesn't mean you can't grant it, all right. Because just because it does not technically meet the needs for a variance doesn't mean there's no harm, no foul. That's why we have you people here.

If it was just a question of meeting the legalities of it, staff review it, I'd sign off, we'd be done. No, it doesn't meet the requirements. But we do have you. You were appointed by the Board of County Commissioners to review these things, give you collective wisdom, and make a decision.

So it's up to you whether or not you want to grant the variance. But it does not meet the legal definition of a variance. It doesn't mean you can't grant it, though.

COMMISSIONER FRYER: My second question, then -- and maybe it's better directed to the County Attorney, and that is, what sort of a precedential effect are we setting if we were to grant this?

MR. KLATZKOW: Every single one of these applications you review are on their own merits. Nothing you review really has any precedential value, in my opinion.

COMMISSIONER FRYER: Okay.

CHAIRMAN STRAIN: Okay. Anybody else have any questions of staff?

(No response.)

CHAIRMAN STRAIN: Okay. No further questions of the applicant. There are no public here to speak. So with -- you can nod your head. Did you want to add anything to the discussion you just heard?

MR. LEITI: (Shakes head.)

CHAIRMAN STRAIN: Okay. Indicating no.

So with that, we'll close the public hearing, and we'll have a discussion.

I just want to note to everybody, I don't believe there's any malicious intent here.

COMMISSIONER DEARBORN: Agreed.

CHAIRMAN STRAIN: He lives -- this is a big lot. He made a mistake. He's atoning to it to a huge amount of money, far more than probably the shed cost to build. The only member on this panel that has a setback less than his -- or greater than his is Stan in his development.

I went and looked at the addresses of every one of you. We all have -- we all are in a situation that has a seven-and-a-half, some as low as six, side setback.

So with the affected party being the neighbor, the neighbor has no problem -- qualms with this. He wrote a letter saying that. I don't know why we would want to make this an issue.

So I certainly would hope that someone's going to make a motion for approval.

COMMISSIONER SCHMITT: I make a motion that we approve the variance.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Motion made and seconded.

COMMISSIONER SCHMITT: As stated.

CHAIRMAN STRAIN: As stated. Are there any further questions?

COMMISSIONER FRYER: I have a comment.

CHAIRMAN STRAIN: Go ahead, sir.

COMMISSIONER FRYER: I'm going to vote in favor of this with reluctance. The reason I'm going to vote in favor of it is because the County Attorney has advised that it is not precedential. That's important to me. And I give considerable deference to the experience of the Chair and other members of this commission with regard to the equities of the matter. So I'm going to vote in favor of it but reluctantly so.

CHAIRMAN STRAIN: Anybody else? Diane?

COMMISSIONER EBERT: Yes. Same here. To me, this -- because it's the pilings that it's on, it can be lifted and moved somewhere else. It is not down like a house. And it's not the brick. It's -- so to me this could be lifted and put on another piece of their property.

CHAIRMAN STRAIN: Anybody else?

COMMISSIONER SCHMITT: Just as a matter of my experience, both as working in the staff for over seven years and then now on the Planning Commission, there's been similar and more -- even more egregious variances approved while I was a member of staff. It's just simply -- he's recognized the error.

I believe it was because of a code enforcement issue, and you're coming in after the fact making amends doing what needs to be done. There is, in fact, no party impacted adversely. If they are, they would have objected, and they would be here, so -- and based on the County Attorney's opinion, I believe that it's certainly well within our purview to approve this.

And as I state again, I recommend we approve -- or I make a motion we approve as stated.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: All those in favor of the motion for approval signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN STRAIN: Anybody opposed?

COMMISSIONER EBERT: Aye.

CHAIRMAN STRAIN: Motion carries 6-1.

Now it will have to -- I guess it won't be on consent, then, to the Board.

MR. BELLOWS: That's correct.

CHAIRMAN STRAIN: Okay. Sorry we -- you won here, but you're going to have to go to an open hearing at the Board, which means you'll be on the regular agenda. You won't be on consent agenda. That will be a little more process for you to go through, so...

And with that, this particular item's complete, and we'll move on.

Any new business?

(No response.)

CHAIRMAN STRAIN: Any -- Joe?

COMMISSIONER SCHMITT: I'd like to ask Ray. What do we look like over the next several meetings as far as agendas? Do you have any idea?

MR. BELLOWS: The next agenda or meeting --

COMMISSIONER SCHMITT: Will White Lake come to the next meeting?

MR. BELLOWS: Yes.

COMMISSIONER SCHMITT: It will be next meeting.

MR. BELLOWS: Correct, White Lake will be at the next meeting. We also have Esperanza Place, which is in Immokalee, and the Seed To Table.

COMMISSIONER SCHMITT: Okay.

CHAIRMAN STRAIN: Okay. That's a parking exemption for Seed to Table, right?

COMMISSIONER SCHMITT: Parking exemption, right, yeah, if I remember. I saw it advertised.

MR. BELLOWS: Which one?

COMMISSIONER SCHMITT: Seed to Table.

MR. BELLOWS: No. Seed to Table is a rezone to create off-site parking.

CHAIRMAN STRAIN: Right. Across Livingston Road.

MR. BELLOWS: Yes, but it is a rezone to a PUD.

CHAIRMAN STRAIN: Gotcha.

COMMISSIONER DEARBORN: Mr. Chairman, just a question. I know I came in almost late. The lighting seems much darker, quasi romantic in here. Have the lights all been changed in here since I was last here, or is it my imagination?

COMMISSIONER FRYER: It's done for you, Patrick.

CHAIRMAN STRAIN: Ah, it could have been.

COMMISSIONER SCHMITT: All the lights have been changed.

COMMISSIONER DEARBORN: It seems darker in here. Just my personal two-cents worth.

CHAIRMAN STRAIN: Well, in days past we had a gentleman on the Board named Paul Midney. Paul Midney would come through that door in the back, and five minutes to the meeting start date (sic) every -- and open those blinds up in the back. And ever since Paul's not been -- has been gone, we've had a darker room, but that's okay. And you just now noticed it.

COMMISSIONER HOMIAK: It's been changed a number of times. This is good at this -- this is

good. Last time it was too bright.

(Multiple speakers speaking.)

CHAIRMAN STRAIN: Well, let's get back to business. Is there any new business related to this board? And if not, how about any old business?

(No response.)

CHAIRMAN STRAIN: Okay. There's no members of the public left for comments. So is there a motion --

COMMISSIONER DEARBORN: Motion to adjourn.

CHAIRMAN STRAIN: Made by Patrick.

COMMISSIONER EBERT: Second.

CHAIRMAN STRAIN: Second by Diane.

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.

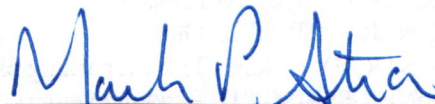
CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries. We're out of here.

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 9:23 a.m.

COLLIER COUNTY PLANNING COMMISSION


MARK STRAIN, CHAIRMAN

ATTEST

CRYSTAL K. KINZEL, CLERK OF THE CIRCUIT COURT & COMPTROLLER

These minutes approved by the Board on 9-6-18, as presented or as corrected _____.

TRANSCRIPT PREPARED ON BEHALF OF
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