

TRANSCRIPT OF THE MEETING OF THE  
COLLIER COUNTY PLANNING COMMISSION  
Naples, Florida, December 6, 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  
Karl Fry  
Edwin Fryer  
Karen Homiak  
Joe Schmitt  
ABSENT: Patrick Dearborn

ALSO PRESENT:

Mike Bosi, Planning and Zoning Manager  
Jeffrey Klatzkow, County Attorney  
Scott Stone, Assistant County Attorney  
Heidi Ashton-Cicko, Managing Assistant County Attorney  
Tom Eastman, School District Representative

PROCEEDINGS

MR. BOSI: Chair, you have a live mike.

CHAIRMAN STRAIN: Good morning, everyone. Welcome to the December 6th 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. Will the secretary please do the roll call.

COMMISSIONER FRYER: Mr. Eastman?

MR. EASTMAN: Here.

COMMISSIONER FRYER: Mr. Chrzanowski?

COMMISSIONER CHRZANOWSKI: Mostly here.

COMMISSIONER FRYER: Welcome, Mr. Fry. Are you here, sir?

COMMISSIONER FRY: I'm here, yes.

COMMISSIONER FRYER: I'm here.

Chairman Strain?

CHAIRMAN STRAIN: Here.

COMMISSIONER FRYER: Vice-chair Homiak?

COMMISSIONER HOMIAK: Here.

COMMISSIONER FRYER: Mr. Schmitt?

COMMISSIONER SCHMITT: Here.

COMMISSIONER FRYER: Mr. Dearborn?

(No response.)

COMMISSIONER FRYER: Chair, we have a quorum of six.

CHAIRMAN STRAIN: And Mr. Dearborn notified me that he is not feeling well today, and he just couldn't make it, and so that would be an excused absence, and I wish him the best of luck for the holidays.

That gets us into the addenda to the agenda, which is going to be surprising. We have four items on our agenda, and three of them, the first three, which I'll read them off, are a request for continuances.

The first two are companion items, and they're VA-PL20180001748, and it's companion to the BDE-PL20180001018. Both of them are located on Pelican Street in Isles of Capri; therefore, a variance and a dock extension.

And does anybody know when -- if this is going to be continued indefinitely or continued to a time -- a date certain?

Scott, is this yours or --

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

I spoke with Gail Martinez, the principal partner assigned to the project, and, tentatively, it's the second meeting in February is when we're targeting to bring these back to the Board of County Commissioners. It's beyond the five-week period, so we'll have to readvertise for that specific date.

CHAIRMAN STRAIN: Okay. So this is going to be just continued indefinitely, then, until it's readvertised?

MR. BOSI: Correct.

CHAIRMAN STRAIN: Okay. So let's take them one at a time. Is there a motion to continue VA-PL20180001748 for Pelican Street boat dock variance indefinitely?

COMMISSIONER FRYER: So moved.

COMMISSIONER CHRZANOWSKI: Second.

CHAIRMAN STRAIN: Made and seconded. All those in favor, signify by saying aye.

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

The second one, companion to that one, BDE-PL20180001018, and it's for the same location. Is there a motion to continue that one indefinitely?

COMMISSIONER FRYER: So moved.

COMMISSIONER CHRZANOWSKI: Second.

CHAIRMAN STRAIN: Seconded. All those in favor?

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

The third request for continuance is for PL-201700044419/CP-2018-1. That is for the Comp Plan amendment for a project called the Allura up on Livingston Road. Actually, it's got a name -- that's the common name. There's a different name, Livingston Road Veterans Memorial Boulevard East Residential Subdistrict is the official name. Does anybody have a date for the request for the continuance on that one?

Mr. Mulhere, you want to come up and request the date?

MR. MULHERE: Good morning. For the record, Bob Mulhere here on behalf of the applicant. We would like to continue until the January 17th planning board hearing.

CHAIRMAN STRAIN: Okay. And if you do, since you're a continued item, you'd be the first up on date.

MR. MULHERE: Yeah, and we'll go about meeting with our neighbors and be better prepared on the 17th. Thank you.

CHAIRMAN STRAIN: Okay. Is there now --

MR. STONE: Mr. Chair, just to clarify, that will have to be readvertised because it is also more than five weeks.

CHAIRMAN STRAIN: Okay. But we will continue it, just so the public knows, to that date, and if it's needed to be continued or changed again, we could always do it on that date. And, also, we are hearing that one as the EAC. So sitting as the EAC, is there a motion to continue Item PL20170004419/SP-2018-1? Well, wait a minute that one isn't the EAC. It's the -- is that -- are we -- is that one an EAC requirement, too?

COMMISSIONER SCHMITT: No, it's a Comp Plan.

CHAIRMAN STRAIN: Yeah. That's one -- that's the Planning Commission. Next one's the EAC. Okay. Is there a motion to continue that one to the 17th of January?

COMMISSIONER FRYER: So moved.

COMMISSIONER CHRZANOWSKI: Second.

CHAIRMAN STRAIN: By Ned. Seconded by Stan.

Discussion?

(No response.)

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

That's the three items today. So if you're here for the Cooper boat dock on Isles of Capri --

MR. MULHERE: Justed to want say Happy Holidays since I won't see you before then.

CHAIRMAN STRAIN: Well, you made it a happier holiday today, Bob.

If you're here for the Allura project up on Livingston Road, none of those are going to be discussed today. They will be heard at a future date, and Allura, specifically, hopefully the 17th of January.

Now, back to our agenda. Planning Commission absences. Speaking of the 17th of January, does anybody know if they're not going to make it the 17th of January meeting?

(No response.)

CHAIRMAN STRAIN: We'll have a quorum. As we talked about last time, the plans have been made for the ability for us to meet in Immokalee to discuss the Immokalee Master Plan on January 31st. That meeting will be starting at 10:00 o'clock instead of 9:00, and we're arranging transportation through Mike Bosi to get out there. And does anybody know if they're not going to make it to the January 31st meeting?

(No response.)

CHAIRMAN STRAIN: We'll still have a quorum. And that will probably be a lengthy meeting. The Immokalee Master Plan is a lengthy document, so it may take some time to get through.

COMMISSIONER CHRZANOWSKI: Could I can ask a question? If you make arrangements for transportation, I assume they're going to leave from here and drive to Immokalee?

MR. BOSI: The way that we've done it in the past is we've had -- this would be the central location towards where we've met. We're securing a van for all the Planning Commission members who would like transportation out to Immokalee, don't want to drive, you know, their personal vehicle.

We've coordinated the plans to leave from here. I believe the last time we did it, I think we actually picked one person up on the way, but the most efficient way and the most easy way is just come down here, and then the van --

COMMISSIONER CHRZANOWSKI: Because I was going to ask, if you're driving past my house, I'm just going to drive to a parking lot somewhere. But, yeah, I can come down here.

MR. KLATZKOW: No. You could also -- we could also have, like, a parking lot designated that's on the route that you can park your car and we can pick you up.

MR. BOSI: Most certainly, Stan, if you want to further email me, we can coordinate. Any one of the Planning Commission members can email me if you think there's -- I mean, the most efficient route out to Immokalee will be -- from this location will be up to Immokalee Road and then out that way. There's a number of different shopping centers along the way. We would just have to know which --

COMMISSIONER CHRZANOWSKI: You drive right past my subdivision.

MR. BOSI: -- how many off sites -- yeah. We won't be going into your subdivision, Stan.

MR. KLATZKOW: We need the gate code for that.

COMMISSIONER CHRZANOWSKI: I can give you the county gate code.

CHAIRMAN STRAIN: Ned, you have something you want to add?

COMMISSIONER FRYER: Yes, I do, Mr. Chair.

I'm curious to know -- and it looks like it didn't turn out to be a big problem this morning, so that's good, and maybe it's run efficiently. But my question is, when a matter is continued, particularly one where there are lots and lots of potential speakers from the public, how is word gotten out to them?

MR. BOSI: We provide a public notice. We also -- any correspondence that we've received in terms of support or objection to the petition, those emails -- those email addresses are all cc'ed within the notification that the item's being continued. As we provided that notification to the Planning Commission yesterday, the same notification was provided to any interested party that provided an email or had provided correspondence. Other than that, there is a limitation in terms of what we can do.

COMMISSIONER FRYER: So when people, for instance -- that's good. But when people sign in at a NIM, they don't give their email address, I guess; do they?

MR. BOSI: Traditionally, no.

COMMISSIONER FRYER: All right. Thank you.

COMMISSIONER CHRZANOWSKI: Could I ask something?

CHAIRMAN STRAIN: Go ahead.

COMMISSIONER CHRZANOWSKI: Just off topic. When you guys get letters from citizens, they -- inside the letter sometimes runs the whole spectrum from fact to not exactly fact. Do you guys read them and ever look at them and say, you know, this is just wrong; I shouldn't send this forward to the commissioners or --

MR. BOSI: We read them.

COMMISSIONER CHRZANOWSKI: -- do you leave it up to us to --

CHAIRMAN STRAIN: We can't --

MR. BOSI: It's not our -- we send all correspondence that we receive, whether the opinions or the information that's provided are factually based or opinion based. We don't make the evaluation. We send everything that we receive from the public to the advisory boards, and the boards -- and then you get to sort through the information as to where you deem important to the matter.

COMMISSIONER CHRZANOWSKI: Some of this stuff is just so far out, you know, I just thought it would be easier for one person to look at it rather than seven but, okay, whatever.

MR. KLATZKOW: Commissioner Fryer has a good point. Why not ask for the emails at these NIMs? I mean, I hate when we get down here, we have a bunch of people here waiting, and then the applicant just, you know, says we're continuing this thing. These poor people have come down here for nothing. Just give them the option of, if you want to be contacted about, you know, future dates, please give us the email.

MR. BOSI: We can continue -- we can start --

MR. KLATZKOW: It's a very good suggestion, sir.

CHAIRMAN STRAIN: Okay. That takes us to approval of the minutes. We were electronically provided with the November 1st meeting minutes. Anybody have any changes or corrections?

Karen?

COMMISSIONER HOMIAK: Yes. On Page 28 where it says "Commissioner Homiak," I think that was you, Commissioner Strain, that said this, or maybe Heidi or maybe Jeff. I'm not sure.

CHAIRMAN STRAIN: I don't remember either. It wasn't you.

COMMISSIONER HOMIAK: No, it wasn't me.

CHAIRMAN STRAIN: Okay.

COMMISSIONER HOMIAK: I thought it was Heidi, but then I'm thinking maybe it's you.

CHAIRMAN STRAIN: Could be.

COMMISSIONER HOMIAK: But it wasn't me.

CHAIRMAN STRAIN: You know how that court reporter is.

COMMISSIONER HOMIAK: I know.

CHAIRMAN STRAIN: There's not much difference. You and I look so much alike.

COMMISSIONER HOMIAK: Well, the hair. Looks like you have long hair.

CHAIRMAN STRAIN: Yeah, that could be.

Anything else?

COMMISSIONER HOMIAK: And on Page 36 where the first -- where it says Commissioner Homiak, it says "Karen." Instead of "Karen" it should say "yes" instead of me saying my own name. And that's it.

CHAIRMAN STRAIN: Okay. Subject to those two corrections, is there anything else?

COMMISSIONER HOMIAK: Motion to approve.

COMMISSIONER FRYER: Second.

CHAIRMAN STRAIN: Made by Karen, second by Ned. Discussion?

(No response.)

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: (Abstains.)

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: The motion carries 5-0. You're abstaining because you weren't here.

COMMISSIONER FRY: I'm abstaining, yes. I was not here.

CHAIRMAN STRAIN: Okay. That takes us to BCC report and recaps.

MR. BOSI: The Board of County Commissioners did not meet since the last time that the Planning Commission met, so there's nothing to provide a recap on.

CHAIRMAN STRAIN: Thank you. And then Chairman's report, and it is kind of a followup to the points that Karen just brought out on the minutes and transcribing those.

I want everybody to know our court reporter has a brand new fancy machine, and the key strokes are shorter on it, so she can type a lot faster. So all these times that I've been chastised for talking fast, not a problem, so -- and, thank you, Terri, for the treats this morning.

COMMISSIONER FRYER: I understand she also has the capacity to record two people speaking at once.

CHAIRMAN STRAIN: Yes, that's --

COMMISSIONER FRYER: So we're encouraged to do that.

COMMISSIONER FRY: So, Terri, I have to ask you, are you actually recording every word that is said on that machine? Live? That's very impressive.

MR. KLATZKOW: She says she does.

CHAIRMAN STRAIN: Of course, you might be Stan, so...

COMMISSIONER HOMIAK: Didn't she get an award?

CHAIRMAN STRAIN: I'm getting a glare now.

Let's go on. That's all for chairman's report.

Consent agenda: We have nothing.

\*\*\*And that takes us to the only remaining public hearing, that would be 9A4, and this one is for us sitting as the EAC. It's PL20180002552/CPSP-2018-6. I believe also it would be for us as the Planning Commission, too, even though I didn't see that noted in there.

So with that in mind, all those wishing to testify on behalf of this item, please rise to be sworn in by the court reporter.

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

CHAIRMAN STRAIN: And, Scott, this is legislative, so I don't think we need disclosures, or do we?

MR. STONE: No.

CHAIRMAN STRAIN: Okay. This is the water supply plan, potable water supply sub-element to be -- for the Public Facilities Element and, Sue, I'll turn it over to you.

MS. FAULKNER: Great. Good morning. I'm Sue Faulkner, and I'm a comprehensive planner in the Zoning Division.

And I just wanted to note that I'm going to read part of what I wanted to make sure I said so that I don't forget any of the important information that I want to relay to you.

You have before you a Growth Management Plan amendment. This is probably the simplest Growth Management Plan amendment you will ever see. It is to change just two words in Policy 1.7, and that is the entire amendment. It is to change a date that references the water plan for -- the past water plan was October of 2013 -- to the new plan that will be November 2019, but I wanted to kind of go through some of the facts that support why we need to do this if it's okay with you.

CHAIRMAN STRAIN: Certainly.

MS. FAULKNER: Okay.

CHAIRMAN STRAIN: Now, Sue, by the way, you provided the new plan to us in the packet.

MS. FAULKNER: Yes.

CHAIRMAN STRAIN: My assumption was that we would have an opportunity to question that

new plan as well.

MS. FAULKNER: That's right, that's right. But as far as the amendment itself goes, we are amending in the Growth Management Plan the reference to that plan and, of course, we'll entertain any and all comments that are made about the plan and make adjustments to it as needed, so thank you.

In December of 2017, the governing board of the South Florida Water Management District approved the 2017 Lower West Coast Water Supply Plan update. Under the Florida Statutes, Collier County, which lies in that water district, is required to update their plan to be consistent with the overall district plan, and it has to be consistent, and that is why we're doing the amendment.

As for the proposed sub-element of the Growth Management Plan, I already mentioned that it's a reference to the water plan that you have before you. It won't be in the actual document itself, but it will be part of what we refer to, so it is incorporated into the Growth Management Plan by reference, and that is that simple text change that's just going to change that date for you.

So we go through a lot of different steps usually when we follow the procedure. And I'm just going to run down them, because I know you have a new member, Mr. Fry, and I thought it might be helpful to just sort of let you know what we do and how we do it.

COMMISSIONER FRY: I appreciate that.

MS. FAULKNER: You're welcome.

The first step is that you consider recommending to the Board of County Commissioners that they approve the amendment of the transmittal of this plan, and that's step No. 1.

The next thing we're going to be doing is taking your recommendation to the Board of County Commissioners on January 8th, and they hopefully will approve that, and it will be transmitted to the Department of Economic Opportunity.

Then, once the DEO, as we like to call them -- I'm going to try to keep acronyms to a real small tiny bit -- anyway, they will review the plan and the amendment, and they will offer comments, and then we will react and revise as needed with the comments that they send back. They have 30 days to submit comments after receipt.

So then after that happens, the amendment will be brought back to you again. This goes around twice. And so you will see the final documents that are being proposed to be adopted into our Growth Management Plan as referenced and make sure that you are in agreement and asked to approve that for that reason, and then it goes back to the BCC one more time.

You should be seeing that on March 21st, and the BCC hopefully will be seeing it again on April 23rd. And at that point we will send it back to the DEO one more time to say that the Board of County Commissioners has approved that, and they will respond within 30 days, and that's the time period for waiting. And once that is done, if there are no further comments, then it is adopted into the GMP. So that's the short and the gist of that.

Staff is recommending that you recommend the BCC approve the amendment for transmittal -- that's what we call that -- to the DEO.

And now I'd like to introduce Eric Fey -- Fey, sorry, Fey -- sorry about that -- Fey. He's the senior project manager of Collier County Public Utilities Engineering and Project Management, and he'll answer any questions you might have about the actual water plan.

CHAIRMAN STRAIN: Thank you, Sue.

MS. FAULKNER: You're welcome.

MR. FEY: Good morning, Commissioners. It's a pleasure to be with you. Before I continue what Sue said, I was told that there are some members of the public in the hall asking about the continuances, so we can get to that. I just wanted to make you aware of that.

I want to introduce our project team: Paul Mattausch, our planning manager, has taken the lead role in preparation of this water supplies facilities plan work, or work plan update; Jason Sciandra is our consultant from CDM Smith. He's here to answer any technical questions; and I just also wanted to thank Sue Faulkner for her continued support through this effort. She's been great. So thank you, Sue.

MS. FAULKNER: Sorry about the pronunciation.

MR. FEY: One other thing I should mention is we did provide a courtesy copy of this draft plan in

front of you to the South Florida Water Management District. They have promised a response within the next couple weeks, and if they have any comments, those will also come before the Board on January 8th.

CHAIRMAN STRAIN: Okay. Does anybody have any questions of Eric? Go ahead, Ned.

COMMISSIONER FRYER: I just have a couple. One, I had mostly intended to offer as evidence that I had read this material.

On Page 890 of the packet, reference to the official signatures on the ordinance, that the late Mr. Brock's name is on there, and it should be changed to Ms. Kinzel.

And then the substantive question I have, on Page 1023 there's reference to the termination of an agreement with Marco Island along with notice of intent to sell impact fees previously paid to the county.

Now, first of all, I'd like to have it explained to me in a little bit more detail about the relationship or the arrangement that had existed with Marco Island and then an explanation or confirmation that my understanding is that you can't sell a fee, but I assume you mean sell the benefits of the fee.

MR. KLATZKOW: Let me answer that one, all right.

Marco Island reserved a certain number of gallons when they wanted to get into the service by the county. They were required to pay an impact fee at that time so that we could take that money and increase the capacity of the system.

Now they want out of the system. They wanted to be reimbursed for those impact fees. It's my opinion they're not legally entitled to it, and I have presented that opinion to our public utilities people.

At the end of the day, however, it's a political decision with the Board of County Commissioners whether or not they, out of an interest of equity, want to do it. That will be up to them if and when the question ever comes to them.

COMMISSIONER FRYER: Thank you. I understand. It sounds like it doesn't have an impact on how we would vote on this.

MR. KLATZKOW: No.

COMMISSIONER FRYER: Thank you.

COMMISSIONER FRY: Mr. Chairman, may I just ask for a clarification. We are here -- our role today is to approve the amendment which references the plan, not the plan itself, or are we actually reviewing the plan and approving the plan along with that?

CHAIRMAN STRAIN: If anything comes to this board, my position's always been I review what you provide, but I also review anything relative to that whether it's in the packet or not. And so they did attach a plan to the packet. If they think they're going to attach something that I would put my recommendation on to the Board, they're not going to get away with me not reviewing it.

So I think I would always review that, but that's your call. I mean, we're here strictly to look at the Growth Management Plan language, but the supporting document for that, if there's flaws with that, I think it would behoove everybody to know if there are any, and we should -- and that's why it's given to us, I would assume, is to read it and provide the best response we possibly can.

COMMISSIONER FRY: Will we be hearing testimony from any of the other team members that are here with you today?

CHAIRMAN STRAIN: If there's questions.

COMMISSIONER FRY: If there's questions, okay.

MR. KLATZKOW: If there's questions and they do not have anybody here to answer those questions, we can continue this item.

CHAIRMAN STRAIN: Right. And I don't know if that's --

MR. KLATZKOW: I mean, the Chair's absolutely correct on this one. You're not pumpkins here just to nod your heads or bobble -- I guess bobblehead dolls would be the better analogy. You're here to give the Board of County Commissioners your best recommendation, and prior to that is to review the materials. We do that in our legal offices. I mean, we just don't sign off for form and legality. You know, that's the lazy thing to do.

You know, we take a look at it, and if we see something that we think is in error or, frankly, is dumb, you let staff know, look, you know, you're allowed to take something dumb to the Board, but let us know -- just be aware we think it's dumb. That's all. The whole idea here is to get a better work product.



COMMISSIONER FRY: With that in mind -- and I may expose myself as a new member today with a couple of these questions, but I ask for your patience.

I noticed just a couple of things. One is a new water treatment plan that is slated to go online in 2025 or so. Looks like it's out north of Immokalee, way out there.

So the first question is, why was that location chosen so far away from where the population growth is -- a lot of it is expected to be, and then the second question is, I notice that there is an anticipated deficit for Ave Maria at the end of this plan, and I didn't notice in the plan -- I may have overlooked it -- a plan to handle that deficit, to make up for that deficit. Is that solution in the plan, or is the deficit a concern?

I also notice that our surpluses are shrinking over the next 10 years in the other -- in the other areas. So I just wanted to kind of try to understand the rationale and the process that was taken and if there are concerns that are not addressed in the plan.

MR. FEY: I'll actually start with your second question in Ave Maria. They were one of two utilities in lower west coast planning area that were identified by the district as requiring water supply projects.

So the projects you see listed in here are what we intend to do over the next 10 years to meet our customer needs, provide operational reliability and flexibility and get out ahead of growth.

The Ave Maria utility company is required to address their deficit. One of the projects identified in the Lower West Coast Water Supply Plan was a two-and-a-half MGD RO plant now.

I'd have to call Jason Sciandra up here to explain if there's still a deficit after that plant expansion, but that was addressed in the Lower West Coast Water Supply Plan, that they needed to do that.

And as far as the Immokalee plan, I assume you're referencing the Northeast Regional Water Treatment Plant within the Collier County Water/Sewer District; is that correct?

COMMISSIONER FRY: Yes.

MR. FEY: Okay. That facility is centrally located in within what we call our northeast service area, and there are four large developments that are actively pursuing zoning. Well, three of them are actively pursuing zoning, one of which is at least at a pre-application meeting.

CHAIRMAN STRAIN: There's four of them: Hogan Island, Hyde Park, Rural Lands West, and Immokalee Rural Village.

MR. FEY: Correct.

CHAIRMAN STRAIN: So there's four currently in the zoning process right now on top of Ave Maria.

MR. FEY: Okay. Has Hogan Island Village submitted?

CHAIRMAN STRAIN: They came in for a pre-app.

MR. FEY: Yes, they came -- right, that's correct.

CHAIRMAN STRAIN: You have it on your map. You have -- I mean, it's on your Page 7.

MR. FEY: Right. No, I mentioned there were four and three had come in with a zoning action. Hogan Island has done a pre-app but hasn't submitted a petition yet. So these developments are coming online in the near term, and the northeast utility facility is centrally located to serve those.

COMMISSIONER FRY: Thank you.

CHAIRMAN STRAIN: And I think the northeast utility is actually north of -- it's on the north part of Orangetree.

COMMISSIONER FRY: Right.

CHAIRMAN STRAIN: The Immokalee has its own utility service.

Anybody else have any other questions? Joe?

COMMISSIONER SCHMITT: The only question I have, the -- I don't see anything in the plan, but I have to assume, then, that there's no changes to the wellfield protection areas as identified in the Comp Plan?

MR. FEY: Under this action, no. I know that Pollution Control is working on an update of that ordinance separate to this work plan.

COMMISSIONER SCHMITT: Okay.

CHAIRMAN STRAIN: Anybody else?

(No response.)

CHAIRMAN STRAIN: Eric, on Page 7 of your report, which is Page 9 of our electronic version,

you have a map, and it says -- and it's titled "The Collier County Water/Sewer District Current and Future Potable Water Service Areas (2018 AUIR)." That's not the map that was in the 2018 AUIR.

So I was wondering, maybe you want to relabel that, or maybe you want to bring the AUIR map into that so they are what they are kind of intended -- insinuated to be.

COMMISSIONER SCHMITT: Mark?

MR. FEY: Yes, given --

COMMISSIONER SCHMITT: What page are you on?

CHAIRMAN STRAIN: I'm on Page 9 -- on Page 7 of the water plan; Page 9 of the electronic section. You guys have a different electronic section because some of the stuff -- it's too complicated to get into today.

COMMISSIONER SCHMITT: I'm just -- I'm looking at 4-7, and it's just a table.

CHAIRMAN STRAIN: Yeah -- no. This is a -- I have no idea where you're at.

COMMISSIONER SCHMITT: I'm on the plan that was submitted, and that's what I'm trying to figure out.

CHAIRMAN STRAIN: This is a common occurrence. I'm on Page 7 of the actual plan that was submitted. And there it is on the overhead, Joe, so that will help.

The AUIR that was provided to this panel to read -- to utilize in the AUIR review a few months ago for 2018 does not have the same areas in blue that you have on here. It does not have the same areas in gray that are on the AUIR plan. And I'm looking at the differences, and I'm wondering why we wouldn't just use the same plan that was in the AUIR since you seem to allude to the fact that it is. So is that something that you'd be willing to correct, or do you think it needs to be corrected?

MR. FEY: Absolutely. We'll look into that. The -- I guess the figure in front of you -- well, we'll -- just to keep it short, we will use the AUIR figure.

CHAIRMAN STRAIN: Okay. And if there's some discrepancy that you don't use it, just let me know. I'm just curious as to why it wasn't used, but that's fine.

MR. FEY: This figure -- let me get into it a little bit. This figure is kind of a merger of the two figures that were in the 2018 AUIR. At the time we produced the AUIR, it was still a jurisdictional boundary, as we called it.

The Board didn't take action on expanding the district until September 11th with that resolution to expand out to the jurisdictional boundary. So this exhibit is basically a merger of the two exhibits that were included in the AUIR.

CHAIRMAN STRAIN: Well, maybe just make that reference in the header, because when I looked at it the first thing I did was went back and looked at the 2018 AUIR to make sure the maps were the same, and I found that they weren't.

MR. FEY: And I'll take a look at the blue areas, too, to see. I don't believe we have any discrepancies -- or I'll get with you subsequent to this meeting, Mark, and take a look at what you're seeing, and we'll make sure it's correct.

CHAIRMAN STRAIN: Okay.

MR. STONE: Mr. Chair?

CHAIRMAN STRAIN: Yes.

MR. STONE: I'm not sure if Commissioner Schmitt has found it, but I'm not able to find that in my plan.

COMMISSIONER SCHMITT: I was looking at -- there's the attachment, and then there's the plan. I got it; it's on Page 7 of the plan.

MR. STONE: Okay.

COMMISSIONER SCHMITT: I found it, yeah. I was looking at the consultant's attachment. That's what I thought we were dealing with. Thanks.

CHAIRMAN STRAIN: On Page ES2 of that plan, which is Page 25 of the plan, you talk about the facilities, and you mentioned the NERWTP Phase 1, and you go into a design treatment capacity. Why did you switch to design treatment capacity in comparison to what you use in the AUIR? Because you don't reference design treatment capacity in the AUIR.

And you've got -- and, by the way, the numbers that you used on subsequent -- the page after that, which is ES3 -- and you're talking about your service population, your required treatment capacity, your available facilities capacity, your fatalities surplus deficit, your amount permitted MGBD annual average and your permitted surplus. Those don't correspond with the 2018 AUIR. And I can't figure out why you would not want to use the same numbers that you presented in the AUIR.

For example, under 2018, the required treatment capacity is a little off in the AUIR, but then you get into the facilities capacity surplus. I don't know what number that is in the AUIR because you don't call it out the same way.

And then the service area population, 241,422. Well, the population you're using in the AUIR is 186,362 for the same year. And if you're going to use a higher population, the numbers that fall below that in the same column, then, ought to be correspondingly higher if the AUIR is correct in the treatment -- in the population and treatment needed for that population.

So you're going up in the population used, and you went down in the treatment capacity needed. It's not making sense. Again, why wouldn't you have just stuck to the AUIR since that was already vetted and approved by this -- by the Board of County Commissioners?

MR. FEY: This document has been developed over the last several months, so those efforts were ongoing simultaneously and, acknowledging the inconsistency, the population difference is due to peak-season population being used in this document as opposed to permanent population.

CHAIRMAN STRAIN: Right. So if you're going to use a higher peak season, wouldn't your multiplier have created a higher demand in other numbers?

MR. FEY: Well, our multiplier in the AUIR was a 1.35, I think, because we're doing max day for the -- we want our plants to be able to handle the max three-day demand. So the peaking factor for max three-day is higher than the peak-season factor. So our consumptive-use permits are based on max month, which is why we're using peak-season population. That's essentially giving us our maximum month. I believe that's consistent with the Lower West Coast Water Supply Plan that they used peak-season population; is that correct?

MR. MATTAUSCH: Correct.

CHAIRMAN STRAIN: Well, I'm just -- if this is supposed to be based on our AUIR, why don't you just use the same terminology and come up with the same numbers that the Board has approved for the AUIR for that year? I'm just thinking it would be natural to do it that way.

I also went back and thought, well, maybe there is a timing factor from when this was started and completed. And I looked at the 2017 AUIR, same table. You've got the same problem with that one. So neither one of the AUIRs match up to these numbers, and I'm -- it doesn't -- I don't know why you wouldn't want to, then you have all the documents within the government consistent, and the references to the way you refer to these numbers changes between the AUIR and this document.

And, again, to track this, I don't know how the Board would know, then, if your department's meeting what was approved in the AUIR because they're all different references.

I mean, I'm just -- if you do these contracts in the future, maybe the AUIR then becomes part and parcel to the way the plan is designated and called out. That way everybody can be on the same page when they read it.

MR. FEY: Mr. Chairman, we will work to achieve consistency and language and provide some explanation as to why the population numbers differ between them.

CHAIRMAN STRAIN: Well, I understand your explanation now. I mean, it's for season. The problem is, if your population numbers are that significantly different, which is about 50-, 60,000 people, then it would seem that the capacity needs might be different, too. And if they aren't, or if they needed to be different, then the AUIR might be in error.

So that's my reading of it and my understanding of it, and if you could take a look at it, that would be helpful.

I had questions about the bulk supply, but I think Ned's already questioned that, and I'm fine with that explanation.

You have a map that is on Page 34 of the plan. It's got a lot of yellow and some blue up by

Immokalee, and then you've got the City of Naples, and you've got Marco Island crosshatched. There's no -- here it is, Figure 2-1, Collier County 10-year water supply facilities work plan.

And the only question I've got there is, in the Marco Shores area where the issue of the bulk service is being discussed, it's shown as a noncolor, and I'm wondering why.

MR. FEY: Well, I think it --

CHAIRMAN STRAIN: Isn't it Marco Island, or isn't that -- I mean, who services -- does anybody service that area? Because it's like -- the rest of it's like the national preserve is.

MR. FEY: We presently serve that area through the bulk service agreement. There's a master meter at Collier Boulevard that feeds that development. But the -- as Commissioner Fryer brought up, the Marco Island Utilities is building a -- or extending a water main to that development or that PUD and building a pump station to send wastewater back. So they're removing themselves from our service area.

CHAIRMAN STRAIN: So they're putting themselves in that service area. It's going to be their service area? Then shouldn't it be noted so this map? Because it's a 10-year water supply. So they'll have it done within 10 years, wouldn't they?

MR. FEY: That's correct. I think we're talking a matter of months here.

CHAIRMAN STRAIN: Yeah. So that's what I mean. So I think that should be allocated as City of Marco.

And then on your potable water main and IQ water main, Figure 2-2, you don't show any mains going into that area. And that may be correct if it's changing, but are there any mains going in the area since you have a bulk service agreement there?

MR. FEY: Not Collier County Water/Sewer District mains. Like I said, there is a meter at the Mainsail Drive that feeds that development, and all internal utility infrastructure is owned and maintained already by Marco Island Utilities. So we only supply water at the meter, and Marco Island Utilities presently is maintaining that system.

CHAIRMAN STRAIN: Okay. I just wanted to understand it.

On your Page 3-1, which is countywide projections, you're using peak-season population estimates. And I understand what that is, but it isn't consistent with the AUIR. And, again, it's another item that maybe you may want to make consistent with the AUIR. If you're going to use nonpeak, then why don't we just stay consistent? Because then your numbers follow appropriately. That's just a suggestion.

Your demand per capita, I notice that Ave Maria is -- well, Immokalee is using 75, Ave Maria, I think, is using 90, and we're at 150. Why do we have such a higher demand per capita? I mean, Ave Maria is a brand new town. They've -- what causes us to have so much more? Immokalee is an older town, and they've got even less than -- they've got half of what we've got. So why is our demand so high?

MR. FEY: The per-capita use rate is calculated based on total finished water divided by the permanent population. So that includes your commercial and industrial uses, your institutional uses. And so I think that's part but not the predominant factor in the difference in the per-capita use rate. I think the biggest issue is that we have a lot of potable water irrigation customers, and Ave Maria, I believe, is exclusively alternative water supply, so irrigation --

CHAIRMAN STRAIN: What about Immokalee? They probably don't have a lot of potable water being used for irrigation.

MR. FEY: They are an older system, but I -- I don't know if Jason knows much about that district. We've been theorizing on what's causing the discrepancy between service areas. But I will mention that our per-capita use rate, it has been going down over the years. It used to be upwards of 200, and so it's now down hovering around 140. Our level-of-service standard is 150. But it has come down significantly. But there are -- there are some noticeable differences in per-capita use rates between the urban area and as you go out into the rural area.

CHAIRMAN STRAIN: Do you know what the City of Naples is?

MR. FEY: I don't know it offhand. Anybody? It's in the -- I can get that information for you. I have the Lower West Coast Water Supply Plan, and that would be in there.

CHAIRMAN STRAIN: It would just be an interesting comparison, because they do a lot of irrigation water, I would assume. They have big lawns.

COMMISSIONER CHRZANOWSKI: Mark?

CHAIRMAN STRAIN: Yes.

COMMISSIONER CHRZANOWSKI: Eric, your per-capita use rates are based off what you actually see in the field?

MR. FEY: Correct.

COMMISSIONER CHRZANOWSKI: What do the textbooks say is typical for a town of our size?

MR. FEY: I believe 150 is typical.

COMMISSIONER CHRZANOWSKI: Okay. And those textbooks don't usually include irrigation. I remember 120 being typical, but, you know, I'm a lot older than you.

MR. FEY: I believe it's --

COMMISSIONER CHRZANOWSKI: We used a lot more water back then.

MR. FEY: Is it -- FDEP, I think, suggests a level-of-service standard of 150 for an area of our size and 100 for wastewater. I don't know the answer to your question as far as is irrigation factored into that. I believe it is but -- obviously, we're -- under our current water-supply strategy, we're, you know, not extending potable water irrigation service to new development. We're encouraging people to use alternative sources. So we'll continue to see that per-capita use rate either hold steady or decline over time.

CHAIRMAN STRAIN: Eric, on Page 5-2 of your report, which is Page 65 electronically, you have a statement, second paragraph; it says, "The data indicate that despite extended drought conditions and increased pumping from the LT aquifer, water levels and key-indicator wells are remaining steady and, in some cases, increasing," and that's good news. That's the same statement, though, you've had in repeated reports.

So the data -- we are collecting yearly data? How often is the data reviewed? It hasn't -- we never seem to be using more water affecting the aquifers when -- and it seems, intuitively, that we've -- we should be. I'm not wanting to see it go down, but I just question that to make sure it's right.

MR. FEY: I'm going to let Jason Sciandra answer that.

CHAIRMAN STRAIN: Okay.

MR. SCIANDRA: Jason Sciandra with CDM Smith. I'm a principal environmental engineer with the firm.

That data's looked at on a monthly basis. It has to be reported to the Water Management District, water levels and monitor wells as well as chlorides, which are a measurement of salinity in the wells, and production from each well. So that's reported monthly to the Water Management District, and it's tracked monthly.

And we're about to start a permit renewal process with the Water Management District, and we'll be representing that data looking at the last five years as well as going back probably to 2000 just looking at those trends over time. But we are seeing improvements in the aquifer over time, and it's probably largely due to just shifts in the use of that water. Less agricultural demand. More, you know, residential.

CHAIRMAN STRAIN: And I was going to ask you that, but that's good news. A lot of people have questioned our water supply after the troubles that have occurred on the west coast, and to see this kind of an acknowledgment, that's good news for the people of Collier County, so...

MR. SCIANDRA: It is. I think it goes to the long-term plans of the county. We've been a consultant to the county, I think, for 30 years. I've been down here for almost 15. But just to see the change, the shift the county made early on to go into alternative supplies, and then to be reaping the benefit of, hey, we took the pressure off the freshwater system, but now there's more water available. You know, let's take advantage of the fact that that's lower cost to treat and, you know, is available.

And to answer Mr. Fry's question from earlier, you had asked about the deficiencies. So just to clarify, the deficiencies that we're illustrating here are not deficiencies in the sense that they don't have a plan for the water. It's just not permitted at this time.

COMMISSIONER FRY: Ah.

MR. SCIANDRA: So from -- Ave Maria is a good example. Their plant, I think it's scheduled for mid 2020s, you know, to be constructed. When they go to -- before they go to construct that plant, a year or two before that, that's when they'll pursue that permit. They're not going to pursue that permit 10 years out.

They're going to pursue it closer to when they're going to need the water.

So that's why that deficit's showing. I think there's a comment in the text that says that, you know, as they approach that, they'll have to go get a permit, you know, for it.

And then similarly with Collier County, you see the surplus and water supply permit going down over time. That's because we have this permit that has a certain allocation in it, and the plan is we're going to build up to that point so they can use that water.

And then as new facilities come online, for example, the Northeast facility will have its own allocation associated with it that will be pursued when they're in the process of doing the design.

COMMISSIONER FRY: Thank you.

CHAIRMAN STRAIN: Thank you.

MR. SCIANDRA: You're welcome.

CHAIRMAN STRAIN: Appreciate it.

Eric, on Page 5-7, Table 5-3, Page 70 of the electronic version, there's a reference to the new Northeast plant. Actually, two. And it says, the year online, 2027. Design capacity of the first Phase 1, 1.25, and it's listed as alternative brackish, and then underneath that it says Phase 1, saying ion exchange 2027. The capacity for design is 3.75. And it's now under -- it says traditional, fresh.

Does that mean you're building both, or you're only building one or the other?

MR. FEY: We're building both. It's just a different aquifer, and we're noting the two supplies separately --

CHAIRMAN STRAIN: Okay.

MR. FEY: -- for the district.

CHAIRMAN STRAIN: Now, 2027 is beyond the date that we're going to be seeing any of the four new communities that are being planned out, their need. I would expect that Rural Lands West is close, if not eminent, to being reviewed publically, and when it gets built and permitted, you're looking probably just a couple years down the road for the first product to come out there.

Then the other ones could even go quicker. The one for Neal Communities, Hyde Park, that's a small project comparatively. And they move pretty fast. So, I mean, it's -- that may come up even sooner.

If this plant's not coming online till 2027 what's the -- how's -- how are they going to manage their water supplies?

MR. FEY: We have a regional water system, and since taking over Orangetree Utility company, we have made interconnections that -- now we are serving them from the regional system. And so we have plenty of capacity within our existing plants in the regional system to serve the initial phases. But the intent is to provide this Northeast Regional Water Treatment Plant as those developments get larger.

CHAIRMAN STRAIN: Okay. Well, that's good news. I didn't know how that was set up, and that makes it clear. Thank you.

COMMISSIONER FRY: Mr. Chairman?

CHAIRMAN STRAIN: Yes, sir.

COMMISSIONER FRY: Are you saying that the additional population from those developments is already factored into the population estimates that are in these tables as they grow over time? So those people are already accounted for in the plan because the population successfully goes up in each of the -- you know, each of the years that you quote in the plan? Does that -- so that anticipates already the growth of these developments as well as others in the future?

MR. FEY: That is correct.

COMMISSIONER FRY: Okay.

MR. FEY: And I do have an answer for you, Mr. Chair, on the -- per-capita use rate for the City of Naples is quite a bit higher than ours. It's 207.

CHAIRMAN STRAIN: Okay. Well, that's good. That's good to know. Thank you.

The question that Karl just asked is interesting, because the original proposals for rural lands stewardship area suggested a maximum -- alluded to a maximum buildout of 16- to 19,000 acres, and by 2025 the original estimate was that there be about 6,000 acres possibly developed, 6,035, something like that. And the program out there seems to be moving faster than we thought, and there's potentially more acreage to

be developed than we thought.

And the only one permitted is Ave Maria, and the only one coming through the system with probably a clear delineation of how it's going to build out is Rural Lands West.

So how would you have factored in the Immokalee Rural Village, which is the one north of Orangetree in the RFMUD, and how would you have factored in the Neal Communities project of the 645 acres that's Hyde Park and, potentially, how would you have factored in the population for Hogan Island?

So you've got three of them that probably didn't exist when some of these population numbers you're using were contrived. So how did you know that the population would be increasing with those numbers, permanent population, let's say? I mean, how did you -- how did you -- how did Karl's question get answered that way?

MR. FEY: We've been tracking those developments for a number of years, and we've maintained contact with the developers and have looked at their projections. But for the AUIR this year, we added those populations based on preliminary data out of the Collier Interactive Growth Model. So that model is predicting the growth in those areas. And so we took the numbers from that to model and added them to our estimates and projections from Comp Planning.

And so even though the numbers don't match because of the peaking factor difference, the population basis for this plan is the same as that for the AUIR, and so we included those developments based on the Collier Interactive Growth Model.

CHAIRMAN STRAIN: Okay. And that model, you believe, predicted all these towns that we're just now seeing submittals for. And that's interesting. And you also believe they've used the right persons per household calculation and the right density for the existing town out there that they've used as an example. Because in some cases, there's going to be some flexibility in those numbers, and I'm not sure that maybe we've looked at those numbers as closely as we now have boots on the ground in regards to what's been submitted, so...

MR. FEY: I will say that the interactive growth model numbers were less than the sum of the projections from the developers. So as far as design goes, we're looking at the worst case, which is the developer's projections. But for the AUIR, the Collier Interactive Growth Model is basically the best guest that we have. So I wouldn't go as far as to endorse that we believe it to be correct. It's just the best information we have.

CHAIRMAN STRAIN: And I wouldn't go that far either, so thank you.

Do you want to -- you've got something caught in your throat?

MR. BOSI: No. I was just -- just provide a commentary upon modeling. Exact science is not what we try to do. We try to provide ranges of populations, and we react to those ranges.

CHAIRMAN STRAIN: And the more conservative number to a lower standard means the less calculations needed to make sure concurrency is in place. So what's driving the train?

MR. KLATZKOW: I mean, the real issue is the size of the pipes that we're planning. Will they handle more people than are projected? Because the last thing you want to do, once you've built a quarter-billion-dollar system -- and that's what you're talking about here -- is find out that, oh, my God, we didn't put the right size pipes in.

At the end of the day, as long as we put the right size pipes in, if you get more people than projected, you just sink a few new wells. That's not going to be an issue. It's planning the actual distribution network for that water and wastewater. That's really the serious issue.

CHAIRMAN STRAIN: I agree. That's why maybe we should be more conservative on the plus side so we -- but regardless.

MR. FEY: Well, we will continue to look, on an annual basis via the AUIR, at growth patterns. I mean, I know Comp Planning does their projections every year, and BEBR is constantly revising their projections. So, you know, with a long-term outlook, we'll continue to refine those numbers.

CHAIRMAN STRAIN: Did you -- I notice under the water-capacity analysis for AMUC -- it's on Page 6-3 of the model and Page 84 electronically. And I took it in year, for example, 2023, service area population for the AMUC, 9065. That's over a five-year period. It comes out to about 264 units for year. Is that their current -- is that what they're building out there per year, what they're actually putting online? Do

we know what their sales volume is, or is this numbers from them, and you guys didn't put these numbers in?

MR. FEY: These numbers, I believe, are from the Lower West Coast Water Supply Plan. They also rely on BEBR projections, and they have their own methodology. I believe they rely on the MPO to some extent to fuel their population projections.

But correct me if I'm wrong, Mr. Sciandra, but I believe these numbers for Ave Maria are from the water supply plan which the district put together.

CHAIRMAN STRAIN: I mean -- because if we asked Ave Maria, they could have probably given us pretty accurate numbers as to what their absorption rates are per year, but -- okay. I mean, I understand why you used it.

MR. FEY: We can go ahead and request that information from them. We did coordinate with them on some of the plan projects, so...

CHAIRMAN STRAIN: When they came in for their SRA approval, they had a lot higher absorption rates than 264 per month, and that's fine if they can hit them. I just don't know what they're hitting out there. They're doing really well. The community's moving along rapidly. So I don't know what their rates are -- what their absorption rates are now. I was just curious how that compares.

We get into your monthly meter readings, and in 2007 and 2006, prior to the really -- to the recession area, we're having a lot of unaccounted for water loss, and then during the recession, right up through 2016, it stayed pretty steady. 2017 it almost doubled. What do you -- what do you attribute that to?

It went up from -- 2015 was 4.0, 2016 was 5.4, and 2017 was 9.3 percent of water loss. That's a -- we're getting quite a bit of water loss again. And I know you guys do a lot to address that, but does anybody -- do you have any idea what's causing that jump from those prior years?

MR. MATTAUSCH: Orangetree.

MR. FEY: Well, we did acquire Orangetree Utility company in 2017. That may have had a small factor. I don't know if it accounts for the entire increase. And I don't know what's -- I don't have a good answer to your question, but we'd be happy to speak with our water division --

CHAIRMAN STRAIN: Well, I know --

MR. FEY: -- director and --

CHAIRMAN STRAIN: -- you're going to efforts to try to reduce it, and that's great, but I don't know how -- I thought maybe in order to reduce it you've got to know what's causing it, so I thought maybe you'd have an idea of maybe it's pipes that needed to be replaced that haven't been budgeted yet and they're getting to them or something like that but -- okay. I just thought it was a pretty big jump.

And I notice the flushing stations. In the next page you talk about flushing stations, and that's to maintain your residual and your chlorine, stuff like that. Are those -- do they take -- they're part of the water loss, are they not, or are they metered?

MR. FEY: That's a good point, Mr. Chair. They would account for some water loss, but I believe most of those, if not all of them, are metered. So we do account for water loss, but the fact that they're metered, I believe, it's still counted as lost because it's not reimbursed. So it's not something we're getting user fees for. It's an operational expense. So even though they are metered, it is a water loss. And we have been installing more of those, which, with all the development, may account for a lot of that increase.

We do, per our design criteria, require water main looping, which is intended to avoid those dead ends that require automatic flushing devices. But the way development is done in Collier County, you know, we have a lot of cul-de-sacs. And if they're within the thousand-foot limitation or they get a deviation -- you know, we do end up with a lot of dead ends in these subdivisions.

And so where possible we require looping, but it's not always possible. So we do have a lot of automatic flushing devices to maintain water quality. That could explain a lot of this rise.

CHAIRMAN STRAIN: Okay. And that's the end of my questions, Eric. Thank you for your patience.

MR. FEY: Thank you.

CHAIRMAN STRAIN: If you do take a look at some of these issues -- and I'd just like to know if you're going to kind of think about going to the AUIR numbers and descriptions. And if you do convert to that, I'd like to know.



MR. FEY: What we intend to do is to include the numbers from the AUIR and show the conversion as to how we're coming up with the peak season. I think that detail is needed to avoid confusion in the future and, certainly, by the time it gets to the Board we'd like to address that concern.

CHAIRMAN STRAIN: Okay. Thank you. Anybody else have any questions?

(No response.)

CHAIRMAN STRAIN: Okay. Mike?

MR. BOSI: Just to provide a clarification for Commissioner Fry. We keep referring to an AUIR. It's an Annual Update and Inventory Report. The Planning Commission hears it every October. It's our population projection over a five- and 10-year period with all the capital improvements related to transportation, public utilities, libraries, parks, all the new improvements that are being suggested to keep the levels of service up for those infrastructure providers related to the population we expect.

COMMISSIONER FRY: Thank you.

CHAIRMAN STRAIN: The tentative date for us to review the 2019 is October 3rd.

MR. BOSI: Thank you, Chair.

CHAIRMAN STRAIN: Okay. With that, is there a motion on behalf of both the Planning Commission and the EAC to recommend approval as noted with -- for PL20180002552/CPSP-2018-6?

COMMISSIONER FRYER: I'll make that motion.

CHAIRMAN STRAIN: Made by Ned. Seconded by?

COMMISSIONER FRY: Second.

COMMISSIONER SCHMITT: Second.

CHAIRMAN STRAIN: By Karl. Then it's the Fry and Fryer team.

Any discussions?

(No response.)

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN STRAIN: Aye.

COMMISSIONER HOMIAK: Aye.

COMMISSIONER SCHMITT: Aye.

CHAIRMAN STRAIN: Anybody opposed?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

Thank you very much, Eric. Appreciate your patience.

MR. FEY: Thank you, Commissioners, and Happy Holidays.

CHAIRMAN STRAIN: Thank you.

COMMISSIONER FRYER: You, too.

CHAIRMAN STRAIN: New business? Do we have any new business?

(No response.)

CHAIRMAN STRAIN: None.

Any old business?

(No response.)

CHAIRMAN STRAIN: None.

Is there any member of the public here that would like to comment?

(No response.)

CHAIRMAN STRAIN: None. So before we adjourn, I wish to echo Eric's comments. Go ahead.

COMMISSIONER SCHMITT: One question. The Immokalee Master Plan that we're going to be discussing, of course, after the first of the year, would you make sure we get that a little bit earlier than typically one week prior? I would believe it's already done or it's close to done. It's a lengthy document, and it would be nice to get that at least a couple weeks prior. Thanks.

MR. BOSI: Will do.

COMMISSIONER CHRZANOWSKI: And when is the sea level rise issue going to come up?

MR. BOSI: I'm coordinating with Amy for the availability of their consultant. And the last we had discussed is they're available for -- the presentation is available for review for the Planning Commission members, but the Planning Commission wanted the full presentation as well, or there was some decision as to whether you wanted to have that full presentation live or just review.

CHAIRMAN STRAIN: Stan's more interested in it than I am.

COMMISSIONER CHRZANOWSKI: I just have some questions.

CHAIRMAN STRAIN: Does anybody -- I don't think -- I mean, I'd just as -- I can get more out of -- if you just send it out to us and review it ourselves, and we get back to you with questions, that might be a more productive use of our time.

COMMISSIONER SCHMITT: I watched the presentation on --

COMMISSIONER CHRZANOWSKI: I was there.

COMMISSIONER SCHMITT: -- video on the BCC.

CHAIRMAN STRAIN: And no matter what we say, it's going to change next month or the month after anyway when somebody else comes up with another study.

So -- but I think the best way, if they send it out to everybody, and then those of us that have questions, we can contact the staff member involved.

COMMISSIONER CHRZANOWSKI: It will do. I was there for the presentation, and that's why I have questions. But I can ask the questions in writing. Can I send the question -- copies the other board members since it's not something we're going to vote on, the other commission members?

MR. BOSI: As a static one-way communication, you most certainly can provide those questions just as a --

COMMISSIONER CHRZANOWSKI: Which means I get no feedback. That's good.

CHAIRMAN STRAIN: You like it when you get no feedback, huh?

COMMISSIONER CHRZANOWSKI: Hey, I'm married. Not a problem.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: With that, Happy Holidays to everybody, and thank you again for today, for your time.

With that, is there a motion to adjourn?

COMMISSIONER FRYER: So moved.

MS. FAULKNER: Wait.

COMMISSIONER HOMIAK: Whoa. Sue wanted something.

MR. BOSI: There was just a question whether you voted on the 10-year water supply plan.

CHAIRMAN STRAIN: Oh, we announced it. Good point, Sue. We did announce it, but we -- yeah, we did it.

COMMISSIONER SCHMITT: We did vote.

CHAIRMAN STRAIN: Terri, did we vote on the water supply plan? We did finalize that with a vote, didn't we?

COMMISSIONER CHRZANOWSKI: It was the EAC and the Planning Commission.

CHAIRMAN STRAIN: That's what I thought. Yes, Sue, we did. You had me confused there for a moment, which isn't hard to do.

MS. FAULKNER: I wasn't sure, because I was expecting two votes, so...

CHAIRMAN STRAIN: We lumped them into one.

COMMISSIONER FRYER: We combined it.

CHAIRMAN STRAIN: It's only three words.

MR. BOSI: Two for one.

CHAIRMAN STRAIN: Two for one. With that, there's a motion to adjourn. Stan?

COMMISSIONER CHRZANOWSKI: Second.

CHAIRMAN STRAIN: Ned?

COMMISSIONER FRYER: Third.

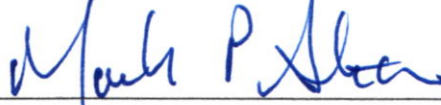
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CHAIRMAN STRAIN: Okay. We're out of here. Thank you.

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There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 10:02 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 1-17-19, as presented  or as corrected .

TRANSCRIPT PREPARED ON BEHALF OF U.S. LEGAL SUPPORT, INC., BY  
TERRI LEWIS, COURT REPORTER AND NOTARY PUBLIC.