

TRANSCRIPT OF THE MEETING OF THE  
COLLIER COUNTY PLANNING COMMISSION  
Naples, Florida, November 15, 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  
Edwin Fryer  
Karen Homiak  
Joe Schmitt

ALSO PRESENT:

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

PROCEEDINGS

CHAIRMAN STRAIN: Okay, everybody. Good morning. Welcome to the November 15th 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: Here.

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?

COMMISSIONER DEARBORN: Present.

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

CHAIRMAN STRAIN: Thank you.

And while we're talking about the roll call, we did have a new person appointed on Tuesday. So now we have Fry, Fryer, and maybe we'll get a Fried one of these days, because Karl Fry is now appointed to the Planning Commission. And we have Ned Fryer, so who knows what will happen next.

Karl is -- it was kind of a short notice for him to be prepared for today, so I believe he's going to be attending the next meeting. He's a long-term resident of the county, so I'm sure he's going to be up on the way we handle things.

Addendum to the agenda. We don't have any changes that I'm aware of. Staff's got anything --

MR. BELLOWS: No changes.

CHAIRMAN STRAIN: Okay. Planning Commission absences. This one's going to take a few minutes to discuss.

And I need staff's comments on the dates. The second meeting in December, which is what the -- is it the 18th or 19th; 20th?

MR. BOSI: Twentieth.

CHAIRMAN STRAIN: 20th. Okay. That's the date. We are not -- we don't have an agenda for that day, and we're going to have a meeting; is that correct?

MR. BOSI: Mike Bosi, Planning and Zoning director. I checked our report manager, and there's nothing scheduled for the December 20th date, and there's nothing scheduled for the January 3rd date as of now.

COMMISSIONER FRYER: Wow.

CHAIRMAN STRAIN: Okay. So we've got two meetings that we're not going to need to have.

Now, as far as the January date, Mike, with the holidays coming up, when can we know for certain whether that's going to be -- and I'd just as soon, if you don't have anything pressing, we just don't schedule that day, because that would require staff to distribute a lot of items over the holidays, and that may be awkward.

MR. BOSI: That would require the distribution of your packets to be the day after Christmas and, obviously, there's some -- that places some stress and some elongated --

CHAIRMAN STRAIN: Well, why don't we not do the 3rd as well. Just cancel effective today since you haven't got anything scheduled.

COMMISSIONER SCHMITT: I will not be here anyway.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Okay.

COMMISSIONER SCHMITT: That means we would have to get the packets on the 26th or 27th, right?

CHAIRMAN STRAIN: That's what he's saying, yeah. So, officially, then, we don't have a meeting on December 20th, and we don't have a meeting on January 3rd. The second meeting in January for the standard meeting is available and up and running.

COMMISSIONER SCHMITT: It's the 17th, correct?

CHAIRMAN STRAIN: Right. And this is 12/6 being handed out in front of us today. And I'm going to talk to you-all about January 31st.

I don't know -- I can't remember how many of you have been on the Planning Commission the last time we did meet in Immokalee, but it was for the Walmart that came in on the north end of Immokalee, and it was a large issue relevant to the community. And according to our ordinance, when those occur, we can make the decision to meet in Immokalee.

Staff does provide transportation, so we just carpool up in a van -- obviously, we can't talk business while we're in the van -- and we carpool back with that.

The date that seems to be the most readily available for the Immokalee facility and for the schedule for staff is January 31st. It's actually the fifth Thursday of a month. I need to find out -- because we've got to start setting this up early. If everybody here -- what their schedules are. Does anybody know if they can't attend a meeting on January 31st? It's the Immokalee Master Plan we'll be discussing.

COMMISSIONER SCHMITT: Is there a meeting on the 17th of January?

CHAIRMAN STRAIN: Whatever the second meeting, yes.

COMMISSIONER SCHMITT: Then you'll do one on the 31st?

CHAIRMAN STRAIN: Correct. Then we'll go back to our standard schedule for February.

COMMISSIONER SCHMITT: You'll be on February 7th, I show?

CHAIRMAN STRAIN: Whatever the first Thursday is in February.

COMMISSIONER SCHMITT: So we'll do one the 31st and then the 7th.

MR. BOSI: 31st, and then a week later we'll have the -- just back to normal first Thursday of the month.

CHAIRMAN STRAIN: So you all --

COMMISSIONER FRYER: I'm fine with it.

CHAIRMAN STRAIN: Stan?

COMMISSIONER CHRZANOWSKI: I'm retired for eight years -- I've been retired for eight years. I look forward to these meetings.

COMMISSIONER SCHMITT: On the ride to Immokalee we can talk about you.

CHAIRMAN STRAIN: Karen, do you have any --

COMMISSIONER HOMIAK: Nope. That's fine.

CHAIRMAN STRAIN: Joe?

COMMISSIONER SCHMITT: I'm good.

CHAIRMAN STRAIN: Pat?

COMMISSIONER DEARBORN: Though I don't share my fellow commissioners' enthusiasm, I think I should be okay.

CHAIRMAN STRAIN: Okay. Well, we'll go with that date, and it's -- and the time of that -- are you looking at a morning or evening meeting?

MR. BOSI: When I was speaking with Anita Jenkins -- she's been the primary lead within our Immokalee Area Master Plan update and working with the CRA and the community -- she's indicated to me that the day meetings have been much more attended than the night meetings within that community. So she's suggesting for the Planning Commission to have your normal 9 o'clock start time.

CHAIRMAN STRAIN: Well -- and I think that's the better way to go, but I'd like the start time to be at 10.

MR. BOSI: Okay.

CHAIRMAN STRAIN: In talking with our IT department, the setup and everything to get into this

particular facility, they need to get there early, they need to set everything up, and they would like an extra bit of time, and I think that would help us get out there on time.

So let's start on that meeting on the 31st at 10 o'clock, and I'm sure you'll send out comments to the Planning Commission or a report to us and where to meet, how to meet, how to get the van and all that stuff.

MR. BOSI: That logistics, I will work with our facilities folks in terms of coordinating the transportation and all those specifics out, and I'll get the detail, kind of the itinerary for the day for when you guys -- to report and where at specifically so we can get all this set up.

CHAIRMAN STRAIN: That sounds good. And that's Planning Commission absences.

And while we're at it, if you look across the audience, there's a guy who's got a head of hair like the color of my beard. His is gray. My beard turned gray. Carl, would you mind standing up. This is Karl Fry. This is our new appointee.

MR. FRYE: I thought you were referring to Rich.

MR. YOVANOVICH: He turned my hair white.

COMMISSIONER HOMIAK: That's where I was looking.

CHAIRMAN STRAIN: Carl didn't have the time to get into the packet, and I think he probably doesn't want to sit on the dais for that reason --

MR. FRYE: Correct.

CHAIRMAN STRAIN: -- and he wanted to observe our activities today. And what you see today, Carl, is not like it's normally going to be, because it may be shorter than normal, and I can assure you the one in December, based on this list, is going to be longer than today. But it's good to see you, and congratulations on your appointment.

COMMISSIONER FRYER: Welcome.

MR. FRYE: I look forward to working with you. Thank you.

CHAIRMAN STRAIN: Thank you.

Okay. That takes us to approval of minutes. We were electronically distributed October 18th. Does anybody have any changes, questions, concerns or a motion if none?

COMMISSIONER FRYER: I'll move --

COMMISSIONER DEARBORN: So moved.

COMMISSIONER FRYER: I'll second.

CHAIRMAN STRAIN: Made by Patrick, seconded by Ned.

All in favor, 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?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

That takes us to the BCC reports and recaps, Ray.

MR. BELLOWS: Last Tuesday the Board of County Commissioners approved on the summary agenda the Collier Tract 21 PUD amendment. On the public-hearing item, there was a Growth Management Plan Amendment and a conditional use for Grace Romanian. The motion to approve was -- failed to get a supermajority. There was a retraction of that motion, and it was remanded to go back to the Planning Commission.

CHAIRMAN STRAIN: Okay.

MR. BELLOWS: We're looking at possibly January 17th.

COMMISSIONER SCHMITT: Remind me, what was that one about?

MR. BELLOWS: Grace Romanian Church. It's at the intersection of Golden Gate Boulevard and Weber.

CHAIRMAN STRAIN: Yeah. It was in -- it's on a corner of -- in the Estates.

COMMISSIONER SCHMITT: I was not here for that.

MR. BELLOWS: In the Estates.

CHAIRMAN STRAIN: Yeah. It came to us twice. The first time they came to us, then changed to a point where they had to have another NIM. It came back to us. There were differences in discussions both times. The Board remanded it back to us. The only thing I'd like is when staff sends us the packet, they include the minutes, those portions of the minutes from that --

MR. BELLOWS: That's fine.

CHAIRMAN STRAIN: -- discussion so every board member can see what happened.

MR. BELLOWS: I agree that's important to have.

COMMISSIONER DEARBORN: Mr. Chairman, just a quick question. How did we vote -- how did we vote on that before it went before them?

CHAIRMAN STRAIN: It was 5-1 in favor.

COMMISSIONER DEARBORN: Okay. There was a dissent, okay.

CHAIRMAN STRAIN: No, it was in favor. I was the only dissenting vote.

And then anything else for that date for Tuesday?

MR. BELLOWS: Those are the only two land-use items.

CHAIRMAN STRAIN: Did they do the AUIR?

MR. BELLOWS: I believe so, but Mr. --

CHAIRMAN STRAIN: Well, then -- yeah, what happened with the AUIR? We had only one recommendation as part of it, and how did that sail through?

MR. BOSI: I had -- it was -- there was one additional recommendation, and that was for the evaluation of EMS as well as law enforcement as part of the Category A facilities. I highlighted that within the executive summary and within my presentation, but at their recommendation the Board of County Commissioners failed to provide any direction to staff in terms of relationship to evaluating that -- evaluating the issues and opportunities of classifying EMS and law enforcement as concurrency Category A facilities.

If it's the pleasure of the Planning Commission, we could still provide some -- at least a narrative for the upcoming 2019 AUIR that talks about some of the advantages, disadvantages, and limitations of potentially elevating those two issues from a Category B of non-concurrency to concurrency type of a facility.

CHAIRMAN STRAIN: Okay. And I'm -- and maybe my memory isn't too good on this one. I thought the recommendation from us was a request to consider adding a helicopter to the EMS line items. Didn't that have something --

COMMISSIONER FRYER: I mentioned that, but I think I neglected to push that forward.

CHAIRMAN STRAIN: Okay. So in our -- maybe -- I'm not absolutely clear on what our recommendation was. So, anyway, I'll leave it open for discussion. I thought it had come up Tuesday, but I wanted to make sure that if we had recommended something, the status of that, and basically our recommendation didn't carry forward.

MR. BOSI: Well, your recommendation was to accept the -- to accept the AUIR as presented and which the Board accepted the AUIR, but they didn't take any specific other actions upon any other recommendation that was provided for.

And staff did not -- and I don't recall specifically related to -- a recommendation related to a helicopter in EMS.

COMMISSIONER FRYER: Let me clarify that.

CHAIRMAN STRAIN: There was some recommendation in EMS, and I know Ned made it as we were wrapping up, and so I'll let them --

COMMISSIONER FRYER: I inadvertently didn't bring in the helicopter matter when we came to a final vote, but the final vote was with respect to law enforcement and EMS facilities, and we voted unanimously to recommend to the Board of County Commissioners that those be upgraded from B to A and that -- I know you mentioned it, Mike, but I don't think it was given adequate emphasis since it had been omitted from the materials.

MR. BOSI: It was in the executive summary. It was in the executive summary, and it was in my PowerPoint presentation. The Board of County Commissioners just failed to take action on it. I guess I could have maybe emphasized it more during their conclusion of the deliberations, but we were focused upon --

COMMISSIONER FRYER: Well, okay. It might have been in the executive summary. I didn't have the Board of County Commissioners' packet in front of me, but I had what was online, and I didn't see anything there. And I -- of course, I hadn't -- well, I don't think I saw your PowerPoint either.

CHAIRMAN STRAIN: Well, what we might do, we're going to have the AUIR every year, and that evaluation of that comment would have been difficult probably to fully evaluate by the time the Board had heard this on past Tuesday, but now knowing that that was a concern of this board, and we're all going to be here next year, why don't staff be prepared with those two departments to discuss and vet that issue in more detail on next year's AUIR. That will give you 12 months to figure out how to approach it and talk to us about the statistical basis of doing that.

MR. BOSI: Well, that's exactly what I was going to engage the Board of County Commissioners. We weren't going to ask them to make a decision. What we were going to ask them to do, for us to provide research and analysis as to the pros and cons of taking that action and then bring those pros and cons forward to the Planning Commission and, ultimately, to the Board next year to evaluate to be able to make that decision on an informed basis.

CHAIRMAN STRAIN: And at this point, you're acknowledging, then, that you're going to prepare that for the Planning Commission's purpose --

MR. BOSI: Yes.

CHAIRMAN STRAIN: -- at least, and then we'll go from there next year.

MR. BOSI: And we'll have -- as I said, we'll have factors to evaluate. We'll have an informed -- we'll have a decision that's framed with some factors for evaluation that I think the Planning Commission and then, ultimately, the Board will have opportunities to take action upon those factors of evaluation, which we didn't have this year.

CHAIRMAN STRAIN: Okay. That works. Thank you, Mike. I appreciate it. That gets us to --

COMMISSIONER CHRZANOWSKI: Mark?

CHAIRMAN STRAIN: Yes, sir.

COMMISSIONER CHRZANOWSKI: Could I ask a quick question of Ray?

We approved Grace Romanian Church, and the Board disapproved it and sent it back to us for what reason?

MR. BELLOWS: The Board recommended approval. That motion failed by a 3-2 vote. It didn't get a supermajority. They retracting that motion and then they made a subsequent motion to remand it to the Planning Commission.

COMMISSIONER CHRZANOWSKI: They're changing something or --

MR. BOSI: They felt there was potential issues related to a concern about notification in terms of reaching all the affected parties but also the primary focus was compatibility with the existing Estates neighborhood in which the facility would have been impacted.

So the approach that staff will take is, you know, provide the minutes and give you a description of what the Board was specifically discussing but also just to provide you the 17 conditions of approval that have been associated with that conditional use to evaluate if there were some additional conditions that had to be in place to ensure the compatibility of that facility with the neighborhood. And I think that's going to be the focus of the next re-review for the Planning Commission.

COMMISSIONER SCHMITT: This is -- typically, when the Board remands it back to us, put it in succinct terms, hoping that we will hammer the issue out and resolve the issues. This has been done in the past.

CHAIRMAN STRAIN: Yeah. We've done it in the past.

Mike, when you prepare that packet, you know, we get things electronically, so those files are kind of kept. That project went through stages of different types of, let's say, compatibility standards in their listing at the back. It started out in the first Planning Commission meeting, then we had another one in the

second Planning Commission meeting, and I'm not sure if the Board had a different one or not. But can you make sure that all those are -- the history of those is part of the re-packet that you send out so everybody can see the evolution of how this happened and whether or not that's the right (sic) or not, if there's any issues anybody has with it?

MR. BOSI: Yes; acknowledged.

CHAIRMAN STRAIN: Okay. Thank you.

That takes us to the Chairman's report, and good-news day. Terri, congratulations. Terri got an award for being the best court reporter in the history of the entire county.

COMMISSIONER SCHMITT: Wow.

(Applause.)

COMMISSIONER SCHMITT: Next is the state, a state award?

CHAIRMAN STRAIN: Well, actually, better than that. The Board, I think, recognized her -- and did they give you a plaque? You can nod your head, yeah.

We're going to give you a new car. We have a budget, so -- we just passed the sales tax. Part of that said this board can award some money, so you'll have a new car probably sitting in your driveway. Hope you appreciate that.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Thank you, Terri, for all you do. I do miss -- I notice there's no brownies today, but that's okay. We don't talk about the things you don't do.

That takes us to our -- there's nothing on consent, and we will open the first and only public hearing today.

\*\*\*It's Item 9A1. It's PL20180000646. It's the Youth Haven Planned Unit Development located on the south side of Whitaker Road west of Santa Barbara Boulevard.

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: We'll start with disclosures with Tom.

MR. EASTMAN: None.

COMMISSIONER CHRZANOWSKI: I talked to Mr. Yovanovich a few weeks ago.

CHAIRMAN STRAIN: Okay. Ned?

COMMISSIONER FRYER: None.

CHAIRMAN STRAIN: And I had meetings with the applicant's team, two or three of them. I don't think Norm was there -- he's going to wish he was -- but Wayne and Richard, and then I've talked to staff as well.

Karen?

COMMISSIONER HOMIAK: I spoke to Mr. Arnold.

CHAIRMAN STRAIN: Joe?

COMMISSIONER SCHMITT: Spoke to Mr. Arnold.

CHAIRMAN STRAIN: And, Patrick?

COMMISSIONER SCHMITT: None.

CHAIRMAN STRAIN: Okay, thank you.

Wayne, it's all yours.

MS. ARNOLD: Thank you. Good morning. I'm Wayne Arnold with Q. Grady Minor & Associates representing the Youth Haven PUD today.

With me is Bill Henry, who's with Evergreen Senior Housing, who looks to develop the property; Rich Yovanovich is our land-use counsel; and Norm Trebilcock has performed the traffic analysis. It's part of your packet.

The amendment today is fairly straightforward. I think most of us who have been here long enough understand where Youth Haven is currently located, and it's a youth facility where they house children who are either fostering or are homeless. And they have some excess land for their needs which is looking to be developed for a senior housing component. So we have modified the PUD to add a senior housing component in addition to the youth component.

We're also adding a small sliver of land that's just over an acre that was a remainder tract after the county purchased right-of-way for the Santa Barbara Boulevard extension and widening, and that's being added to the PUD. So it brings it from 24 acres to about 25 acres in total. And with that, we're also adding 10 -- 10 youth or adults to the mix. The current PUD allows 240 people to reside on the PUD property, and it was based on 10 per acre. So we're adding one acre and adding 10 additional, so that will bring the total to 250.

So that's really, in essence, the change. We are amending the master plan as well. Staff asked us to show a little more detail than where we started. I'll show you the approved master plan for Youth Haven.

It's the exhibit in the upper portion of that screen. It's about 24 acres. They showed a series of cottages and buildings throughout the entire 24 acres. And what we're proposing to do is -- reflect on the left side of your page, that will continue to be utilized as the Youth Haven principal side. We've allowed for either youth or adult housing on the eastern portion that they have yet to develop, and on the proximate one-acre piece we're adding, we're probably going to utilize most of that for water management.

But we've reflected what we believe the anticipated layout conceptually for buildings will be. You can see that on the east side, which is largely the substance of this amendment, we have a cul-de-sac that will serve a series of potentially five buildings.

And I think we had our neighborhood information meeting. We heard from some of the neighbors in Royal Wood, and I don't think there were any true objections to what we're proposing to do, but there were concerns and residents in attendance.

One of the things that we would like to modify is in Section 3.04. That's where we added the reference to senior adults 55 and older, and we added a phrase that you see in almost every other PUD where we have senior housing.

So what I've highlighted is language -- we would add this phrase that said "including independent living, assisted living, and memory care." There's a good potential that memory-care will be a part of this, and it's not specifically mentioned under group housing, but we wanted to make sure that it's clear that a memory-care facility would also be included in what's otherwise a group housing use under your Land Development Code.

So that's the substance of what we're proposing. I know, Mr. Strain, when you, Rich, and I met, you had some various comments throughout the PUD document, and I'm sure you're going to go through those as well. So maybe at this point I can take any questions that, if I haven't summarized it appropriately, to address anything else, and then I'm sure we'll go through the document with you.

CHAIRMAN STRAIN: Okay. Anybody on the Planning Commission have any questions from the applicant? Go ahead. Stan? Nope. Ned? It's all yours.

COMMISSIONER FRYER: There was a mention at the NIM of Naples Select Senior Development as the applicant. Here it's listed as a different organization, something called Taft Budget. Could you describe the relationship between the two?

MR. ARNOLD: I don't know the relationship with those. Naples Select Senior Development, LLC, is the official applicant.

COMMISSIONER FRYER: So who is Taft Budget?

MR. ARNOLD: Bill Henry, who is with the Naples Select Senior Development, can probably answer that.

COMMISSIONER FRYER: Enlighten us, okay.

MR. HENRY: I'm Bill Henry. I'm the president of Naples Select Senior Development.

The partners of Taft Budget that originally were going to be the applicant are also members of Naples Select Senior Development. So we're all partners.

COMMISSIONER FRYER: Okay.

MR. HENRY: They are a predecessor entity.

COMMISSIONER FRYER: But the entity that is the applicant is going to be Naples Select, correct?

MR. ARNOLD: I think so, yes.

COMMISSIONER FRYER: Yes. Okay. Okay.

Let's see. Where do I go? I come down to -- let's see -- the traffic. And I appreciate the reference to

the -- for concurrency purposes that Norm put in. That is an important statistic to me, but it -- I'm not troubled by the increase here. We're talking about 52 peak p.m. trips in addition, and we're between 35 and 55 percent of capacity on the two roads in question. So I don't think Norm needs to stand up because I'm not being critical of it. I'm just sort of making a record of it. I'm thinking out loud here.

The other questions I have pertain to the NIM. And there was a -- there was an issue raised at the NIM that there should be a wall buffer rather than only a vegetative buffering between the youth facility and the adjacent residential neighborhoods, and then there was also a mention of the need for a wall between the two proposed uses, the youth and the memory care.

There were a couple of references, I think, from you, Wayne, that you weren't in a position to comment on this at that time but you would give it further thought and get back. Has there thought been given to using a wall in those two locations? Where are you on that --

MR. ARNOLD: Well, I don't have any authorization to make changes to the western portion of this project, which is the Youth Haven side of the project. There was a wall that was approved as part of an administrative variance a number of years ago for a portion of that site. There's a fence that exists, and then separating the two of us we have a preserve. We don't believe there's a need for a wall between the two like facilities. One may house youths and the other may have seniors, but we don't believe that there's a need for a solid wall, per se, there.

To the south against Royal Wood, we abut, largely, their road and a landscape buffer, and we specify a Type B buffer, which could include a wall and may include a hedge, but it has to be maintained at a certain opacity within a year. And we don't believe a solid wall is necessary in that area either.

COMMISSIONER FRYER: Okay. One of the residents from Royal Wood made note of the fact that occasionally some of the children find their way into the subdivision, and that -- although they didn't have any reportable incidents, still it was expressed as a -- nonetheless, as a concern. And for that reason, it seemed to me that perhaps a stronger barrier of some kind than just vegetation would be in order.

Now, I realize that -- you're carving out, what, nine acres, is that about right, out of the 25 for --

MR. HENRY: Something like that.

MS. ARNOLD: It's about nine.

COMMISSIONER FRYER: Yeah. So I know that the other parcel is not owned by you, but it's part of the PUD, and it seems to me that it's appropriate for us to at least raise that issue.

MR. ARNOLD: So noted. We just don't believe a wall is a necessity in that location. I think that the -- I'm pretty sure that the Youth Haven facility predated our neighbors.

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

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Wayne, you had -- you showed that one-acre piece that was thought, probably, at one time maybe part of the right-of-way for Santa Barbara. Was that actually dedicated or acquired by the county?

MR. ARNOLD: No. It was the portion that was not acquired by the county.

CHAIRMAN STRAIN: Okay. So the underlying owner of that is not Collier County. It was some private property owner; is that fair to say?

MR. ARNOLD: That's correct. You can see the little teardrop-shaped parcel on this aerial photograph that was just outside the limits of the right-of-way. I forget the woman's name that owned it, but it was privately owned.

CHAIRMAN STRAIN: Just curious, because I hadn't heard how that was acquired. In the PUD -- and we talked about these yesterday, Paragraph 2.10, it's on Page 10 of 23 of the PUD, and there's just a grammatical thing. The word "the" needs to be inserted after the word "with" in the second line. I think I mentioned that to you. It just doesn't --

MR. ARNOLD: You did.

CHAIRMAN STRAIN: -- flow.

MR. ARNOLD: I tried to make some of the changes or all of the changes that you and I discussed, and I have a hard copy of them I can put on the visualizer as we go.

CHAIRMAN STRAIN: Sure.

MR. ARNOLD: But, I mean, most of them are fairly minor.

CHAIRMAN STRAIN: That's fine.

MR. ARNOLD: That shows in highlight the word "the" inserted in that paragraph as you had requested.

CHAIRMAN STRAIN: And the stuff I had brought up, most of it's cleanups and clarifications.

So on 3.05 I asked that you add the words under the accessory structures where it says "for residents and guests of the PUD," and I think you've done that.

MR. ARNOLD: So in the highlighted, again, you'll see the reference that I showed you previously, the Paragraph 3.04 including independent living, assisted living, and memory care. And Paragraph 3.05 that you just mentioned, we added the phrase under permitted accessory uses and structures, "for residents and guests of this PUD," and then highlighted below, we added a No. 5 that says, "senior housing, dumpsters, or emergency generators must be a minimum 50 feet from the south property line," and that's because our master plan doesn't identify where the required generator would be, but I think we discussed it and thought 50 feet was an adequate distance. It most likely will be near the administration building closer to Whitaker Road, but I think this is a safeguard to make sure that any neighbor to the south is not imposed upon.

CHAIRMAN STRAIN: Okay. And last night when I reread everything preparing for today and taking out the questions that have been answered and seeing if there's anything else that happened, I noticed that in front of the word "master plan" throughout the document you added "conceptual." And up until a project that came to us -- it hasn't come to us yet, but it was questioned months ago, I wasn't too concerned about the word "conceptual." I thought I understood it.

But one of your interpretations led me to be concerned about the intent of that word from now on. And I just want to make sure from staff's perspective the limitations on what "conceptual" can and cannot mean.

And I would assume, Ray, that the insubstantial, substantial, and minor change category of the LDC for PUDs applies to the conceptual nature of changes to a master plan; is that true?

MR. BELLOWS: That is correct.

CHAIRMAN STRAIN: Okay. As long as we've got that on record, I'm comfortable with it. I wanted to make sure, because that came up as a question in the past. And I don't even -- it shouldn't have even come up, but I just want to reinforce that.

COMMISSIONER FRYER: Question of you, then, Mr. Chairman.

CHAIRMAN STRAIN: Yep.

COMMISSIONER FRYER: So if it is insubstantial, then that is the equivalent of being within the definition of "conceptual"; is that what we're saying?

CHAIRMAN STRAIN: Well, the way the PUD ordinance reads -- and there are three levels of changes: Substantial, insubstantial, and minor. What it does is it lists what substantial changes are. And it says, any of these things are substantial. Well, if it's not substantial, then it's insubstantial. And then if -- under insubstantial, any insubstantial change includes any change that is not considered a substantial or minor change. Then it goes into describing what minor changes are, and those can be done by staff.

So it's a little complicated to follow, but it does make sense when you go in and look at the issues. Substantial changes are ones that change the PUD boundary or relocate nonresidential land uses or decrease preservation conservation. There's a whole list of them. So that's how that's arranged. Does that answer your question?

COMMISSIONER FRYER: Sort of. Let me rephrase it to just test my own understanding. So if there's a substantial change being proposed, that's clearly outside of the ambit of definition of conceptual.

CHAIRMAN STRAIN: Yes. That would be a PUDA. If it's insubstantial, it's considered a PDI, and an insubstantial would not trigger any of the substantial triggers. And then --

COMMISSIONER FRYER: That would also be within the definition of "conceptual" for insubstantial and minor?

CHAIRMAN STRAIN: I would --

MR. BELLOWS: That's correct.

COMMISSIONER FRYER: Got it.

CHAIRMAN STRAIN: And then staff can do minor, and they're separately listed.

COMMISSIONER FRYER: Got it. Thank you.

CHAIRMAN STRAIN: Okay. Let me get back to where we were.

Okay. Crossing out 4.05 and 4.06 on Page 21 of 23 in the PUD; the references to the Fire Department rules, which you've got to abide by anyway, and references to the payment of impact fees. I suggested those are not needed because codes already address those.

MR. ARNOLD: Highlighted on your screen would be the deletions of those. It, of course, renumbers other sections that appear after, so those have been renumbered as well.

CHAIRMAN STRAIN: And the landscape buffer issue, I brought this up to staff. I think staff, the landscape reviewer is in agreement with me. You had six months in which you had to show 80 percent opacity from the first CO. And if in that first six months you don't have the 80 percent opacity, then you have to give up another 6-foot-wide landscape area that has to show 80 percent opacity within the six months of the issuance of the first CO.

The two can't overlap, so the first one should be -- well, the code allows 12 months, one year for the 80 percent opacity, and you're doing the same thing. If you make those changes like that, you've done the same thing.

MR. ARNOLD: Well, I didn't change it because I wasn't sure. I knew you said you were meeting with staff, so I wasn't sure --

CHAIRMAN STRAIN: You've got to pull the mike closer to you, Wayne.

MR. ARNOLD: I'm sorry. I wasn't certain we were making those changes. We don't have a problem making those changes. I just didn't presume that we were because you were going to talk to staff about that.

CHAIRMAN STRAIN: Well, I think we are -- the change needs to be made because you can't perform one while you're waiting for the other one to see if you need it. I mean, they overlap. So I think what you need to do is say for the first -- if you're going to go with the six months, which it seems you are, the first six months, if you don't get the 80 percent opacity, then you trigger the 6-foot additional buffer area for which you get another six months to get the opacity inclusive of that buffer area. So, basically, it would be, the second six months would be changed to 12. So you've got six and then 12, both starting at the same point, but they're not overlapping. One starts after the other, or you could start it earlier if you weren't -- if it was obvious you weren't going to have the opacity.

MR. ARNOLD: We're saying we're going to keep the first one.

CHAIRMAN STRAIN: I think that's what reads the best. And when staff reads their -- when the staff comments, they can tell us whether they agree with it or not.

MR. ARNOLD: We're fine with that.

CHAIRMAN STRAIN: Okay. That language also occurs on the backup page to your master plan, and it's part of -- it's Exhibit B. You need to correct it there as well.

MR. ARNOLD: Correct.

CHAIRMAN STRAIN: I also brought up to you and I brought up to staff the 2008 letter from Susan Murray in which there were four conditions based on an administrative variance to remove the requirement for a wall along Whitaker Road. And I thought it would be better if we incorporated those into the master plan. And staff was supposed to contact you about that and look further into it for today's discussion.

So, Nancy, are you prepared to discuss it?

MS. GUNDLACH: Yes, we did contact them.

And, Wayne, did you want to respond to that?

MR. ARNOLD: Mr. Strain, we obviously, neither Rich nor I were involved in that administrative variance request. It appears on Page 421 of my packet, the letter that --

CHAIRMAN STRAIN: 395 of mine.

MR. ARNOLD: Okay. But there was -- it was tied to a very specific Site Development Plan for a building.

CHAIRMAN STRAIN: Right.

MR. ARNOLD: And it referenced some landscape variances. I'm not sure, in my opinion, that -- that's a stand-alone document and an approval process. I don't know that it is required to be in the PUD. And it takes it to another level. If for some reason Youth Haven wants to modify something, then it -- that might otherwise be an administrative approval to modify that again, it's going to take it back through a PUD amendment process perhaps; maybe a PDI through the Hearing Examiner but, nonetheless, you know, several, several months to get through the process to make something that might otherwise be an administrative approval.

CHAIRMAN STRAIN: Well, my concern was that you currently, I believe, in your master plan call it a Type D buffer along Whitaker Road, and I need maybe Mark Templeton or maybe if Nancy knows it, does the Type D buffer on Whitaker Road, because of the use across the street, require a wall along Whitaker Road if they didn't have this administrative variance?

MS. GUNDLACH: Yes, it would require the wall.

CHAIRMAN STRAIN: Okay. So now you're going to need a wall based on what you've put on the master plan that I'm not sure you want to leave it like that, Wayne, because that means the -- for whatever distance of the master plan wasn't covered by the SDP that got the AVA that we're looking at, you stand in, possibly, jeopardy of how you're going to address the need for the wall based on the Type D you call out in the master plan with no reference to this document. That's what my concern was.

I don't see you guys wanting to tear out landscaping to put in a wall, and I'm not asking you to. I just want to make sure it's covered.

MR. YOVANOVICH: For the record, Rich Yovanovich.

I think, Mr. Strain, that -- and I understand that you're trying to help us and protect us from amending the document and undoing the variance that we already have.

I don't think, by the act of what we're doing by amending the master plan, we have invalidated the previously approved variance for the wall requirement.

Now, I'll defer to the County Attorney, but I think we're okay without that reference. I share Wayne's concern that if I somehow now reference that administrative variance, that I've now triggered a change of that administrative variance to now, instead of being administrative, it's a public-hearing process, and that was the -- it's the unforeseen consequences that I was more worried about in saying, yes, let's reference it.

CHAIRMAN STRAIN: Well, my concern is, though, your PUD says 20-foot-wide Type D landscape buffer. Now, until I brought this up and read that 395 pages, when I brought it up to you guys, you weren't aware of it. When I brought it up to staff, they weren't aware of it. It was in the packet. But the mere fact that that exists and gives you a change to what's on the master plan, I just thought it would be beneficial so when it comes in for review, as you normally understand, that the people in this room today aren't probably the reviewers that are going to see your SDP.

So that group of people might look at this and say, yeah, you've got to do 20-foot Type D buffer. There's no variable to that.

MR. YOVANOVICH: That's the Youth Haven portion --

CHAIRMAN STRAIN: Right.

MR. YOVANOVICH: -- is what that variance applies to. We don't have that same variance for -- I'll call it the adult portion, because I don't know a better way to distinguish it for the adult portion. If we wanted to have --

MS. ASHTON-CICKO: Let me address the question you asked earlier, Rich. And in other applications where there was a PUD amendment, staff did require a new wall waiver. So, I agree, we might as well resolve it today. If you're going to keep the buffer in front of Youth Haven, you might as well spell it out as to in front of the built portion of Youth Haven. As to the part that's not built, I guess you'd have to build the wall unless --

MR. YOVANOVICH: We anticipate we are going to have to build a wall along the adult portion unless we come through the administrative process to eliminate the wall.

MS. ASHTON-CICKO: Well, I can only tell you that there was another Planned Unit Development Amendment that had a previous wall waiver, and they had to go through the process of getting another new wall waiver.

MR. YOVANOVICH: For an already approved Site Development Plan?

MS. ASHTON-CICKO: Correct.

CHAIRMAN STRAIN: Yes. In fact, I know which one --

MS. ASHTON-CICKO: So I would clear it up today if that's what you want to do.

MR. YOVANOVICH: I don't mind, as long as we could put -- maybe put a footnote on the master plan that says that. But I don't -- what I don't want -- I don't want it to be something that prohibits me from going through any type of an administrative process to address the landscape buffer in the future. I don't want to have to come back and amend the master plan to then be able to do an administrative -- for instance, I don't know if this could happen or not, but let's just say we decide we want to do something different along the Youth Haven portion of the property and we can do that administratively. I don't want the reference to this previously approved administrative variance to now require that process to be either a Planning Commission process, ultimately BCC, or Hearing Examiner process.

That's what we're -- we want to make sure we can still have whatever administrative remedies are available to Youth Haven, because we're not trying to change anything that Youth Haven has through this PUD process.

CHAIRMAN STRAIN: And I'm not trying to put --

MR. YOVANOVICH: I know you're not.

CHAIRMAN STRAIN: -- you in a position where you have to. And my concern is that Matt's group is not here today, the reviewers. His reviewers look at all the details. I certainly have experienced that, and they're doing a good job. I can see Christine or someone picking that up and saying, well, it says a 20-foot Type D buffer. There's no ability to change that, and this is what the new PUD says. So why aren't we asking for that? That's the piece I'm trying to fix so you don't run into that.

MR. YOVANOVICH: And I appreciate that. So I don't mind a note going on the master plan that says -- you know, a footnote.

CHAIRMAN STRAIN: Subscript 1, and then refer to Susan Murray's letter dated.

MR. YOVANOVICH: Yeah.

CHAIRMAN STRAIN: I have no problem with that either. If that solves the problem and covers you and makes it clear that you have an exception to that, that's all I'm trying to do.

MR. YOVANOVICH: I think we're speaking the same language. We're just trying to make sure --

CHAIRMAN STRAIN: Heidi?

MS. ASHTON-CICKO: Well, it would be up to staff whether they're willing to accept the existing fence waiver and --

MR. BELLOWS: For the record, Ray Bellows. The process can be done to stipulate that it's subject to that memo or that AVA approval, administrative fence waiver.

CHAIRMAN STRAIN: And so by this process staff would reassert that AVA?

MR. BELLOWS: Correct.

CHAIRMAN STRAIN: Does that work for you?

MS. ASHTON-CICKO: Yes. On the master plan you can reference that there is an existing waiver; however, Rich indicated he wanted some flexibility, so you might want to have some open-ended phrase that will allow them to amend that.

MR. BELLOWS: "As amended."

MS. ASHTON-CICKO: "As it may be amended."

MR. BELLOWS: Yes.

CHAIRMAN STRAIN: Okay. That will get us there, and then you guys are covered, and that makes it clearer on the master plan so there will be no question when it comes into the process.

MR. ARNOLD: Wayne Arnold again.

Could we try to agree on language to avoid coming back for a consent hearing?

CHAIRMAN STRAIN: I have no problem with that.

MR. ARNOLD: Because we had an AVA number; it was AVA2008-AR-13687. So I'm thinking that if we, in the buffer notation where it says 20-foot Type D buffer on the master plan, we simply add a footnote number, and then on our second page of the master plan we could say, see AVA2008, et cetera.

CHAIRMAN STRAIN: That works.

MS. ASHTON-CICKO: Well, I think we just did propose language. We said "or as it may be amended." So I think we can work out the language.

CHAIRMAN STRAIN: Okay. And at the end of the meeting, I'll certainly ask the Planning Commission, since this is kind of a benign application, the consent be waived, and I review it since I'm in the office every day anyway. So that may be okay.

The other item that's on the Susan Murray October 2008 letter is Item C. And it talks about a 6-foot masonry wall, and it's in the south property line beginning at a .10 feet west was the westerly wetland line as indicated on Exhibit A of the submittal. Now, where is -- is that wall in right now? And I don't see it called out on here. I just see a type -- 15, Type B landscape buffer. I'm just curious as to how that got -- it got approved, so how is it implemented? And do we need to make sure that doesn't change anything?

MR. ARNOLD: The area that I've circled on this plan -- this was a plan set that was part of that administrative variance approval, and it has a small wall section and a detail shown on one of the other plan sheets that shows a 6-foot-high wall. I honestly don't know if that 6-foot wall has been constructed, Mr. Strain. And, again, it's tied to an administrative variance.

CHAIRMAN STRAIN: Why don't you put the same footnote down there as a reference and in the same language, "subject to the AVA as may be amended," and then we've got both items covered. The recognition that it -- because this AVA is one of these documents that just gets mysteriously filed, and sometimes they're not always easy to find again.

MR. ARNOLD: I don't think we have a problem with that.

CHAIRMAN STRAIN: Okay. And then the only other questions I have, Wayne -- I think that gets me to the end of my questions of that nature.

I do have some questions and comments concerning your traffic. And I know Norm enjoys debating with me in this meeting, so I don't want to let him down this time around.

MR. ARNOLD: He tells me he's been looking forward to it.

CHAIRMAN STRAIN: Yeah.

Oh, Wayne, before you leave, Ned's got one more question for you.

MR. ARNOLD: Sure.

COMMISSIONER FRYER: It came up at the NIM having to do with the capacity of the sewage system. I guess you're connecting into Royal Wood?

MR. ARNOLD: I believe there's an existing connection that does exist into Royal Wood.

COMMISSIONER FRYER: Is there a requirement of a study to show that that will not exceed capacity of the existing system?

MR. ARNOLD: I'd probably defer to Mr. Chrzanowski who used to be the county engineering.

CHAIRMAN STRAIN: Your mike -- can you bring -- a little closer to your mike.

MR. ARNOLD: The county's building a new pump station right at the corner of Royal Wood's property and Rattlesnake Hammock, so I don't think there's a capacity issue, and none anticipated for 10 more beds.

COMMISSIONER CHRZANOWSKI: That's always one of the things they check, utilities. They always check capacity. They have you go through an analysis and it's --

COMMISSIONER FRYER: I mean, after we're done with this, they would.

COMMISSIONER CHRZANOWSKI: Yeah. When it's submitted.

COMMISSIONER SCHMITT: They wouldn't permit it. It has to go -- when they do the review process or when they go through the plat and plan process, that's all done as part of the review.

COMMISSIONER FRYER: Okay.

COMMISSIONER SCHMITT: And certainly wouldn't allow any -- issue any permits until the capacity is there to provide -- at least a system is there to provide the needed capacity.

COMMISSIONER FRYER: Thank you.

COMMISSIONER CHRZANOWSKI: And the engineer would be foolish to think he could run this project through without doing that, so he's probably already looked at it.

CHAIRMAN STRAIN: Okay. And, Norm, I think Ned's got some questions of you to start with,

and I'll jump in.

MR. TREBILCOCK: Yes, sir. Thank you. For the record, my name is Norman Trebilcock. I'm a certified planner and professional engineer, and my firm prepared the Traffic Impact Statement for the project. Thank you.

COMMISSIONER FRYER: Norm, my question, did you want to present first, or may I ask?

MR. TREBILCOCK: No, I'm available; yes, sir.

COMMISSIONER FRYER: Okay, good. The presentation at the NIM focused really, I believe, exclusively upon memory care, and now, this morning, we're seeing that that will be broadened to include things like independent living and the like. It seems to me that, as broadened, it could invite more automobile traffic.

And so my question is, when you did your study and you came up with the concurrency number of 52, was that based on exclusive memory care, or did you factor in independent living?

MR. TREBILCOCK: No. The land-use code, the ITE, Institute of Transportation Engineers, land-use code, assisted living facility, it does -- you know, there are different land-use codes you can use, but that one, the description is such that it would cover -- you would have some independent living, typically, in an ALF, some memory care, because they tend not to generate as many trips, and then also just normal assisted-type living as well.

So it kind of does cover a broad range. So it would be my opinion and belief that the way we've done the trip generation, it would cover things.

And also, just for you on that, I just wanted to maybe correct something there that may be helpful. The 52 that you reference, what we did there on that Table 2E is we looked at the existing developed PUD. It wasn't what it was allowed to. So, basically, they're at, like, say, 69 equivalent beds is what the existing is, and also Youth Haven used assisted living as the original zoning as well.

CHAIRMAN STRAIN: Norm, you have a tendency to give us a lot more information than --

MR. TREBILCOCK: Okay. I'm sorry.

CHAIRMAN STRAIN: He didn't ask that question.

MR. TREBILCOCK: Yeah, no, but he mentioned 52, and I just wanted to correct that, that's all. I'm sorry.

COMMISSIONER FRYER: Fifty-two was the number that you used for concurrency purposes to show the actual difference in conditions without regard to what has been approved but is not yet in use?

MR. TREBILCOCK: Yes, sir, exactly, but from a zoning standpoint, it's actually a negative one trip based on the underlying zoning out there, because it's -- the property allows 140 --

COMMISSIONER FRYER: In the interest of time --

MR. TREBILCOCK: I'm sorry. Yes, sir.

COMMISSIONER FRYER: -- let me just make a statement and then ask you to say --

MR. TREBILCOCK: Yes, sir.

COMMISSIONER FRYER: -- yes or no.

MR. TREBILCOCK: Yes, I'm sorry.

COMMISSIONER FRYER: That's all right.

MR. TREBILCOCK: Yes.

COMMISSIONER FRYER: Am I correct, then, that in your opinion the representations that were made at the NIM that this was going to be exclusively memory care versus the broadened uses that have now been exposed to us this morning, that there's going to be no difference in traffic, concurrency purposes?

MR. TREBILCOCK: Yes, sir.

COMMISSIONER FRYER: Okay, thank you.

MR. TREBILCOCK: Yes, sir.

CHAIRMAN STRAIN: Is that it, Ned?

COMMISSIONER FRYER: Yes.

CHAIRMAN STRAIN: Anybody else before I start?

(No response.)

CHAIRMAN STRAIN: Just out of curiosity, are you in depositions very much? Short answers are

really liked in depositions.

MR. TREBILCOCK: Thank you.

CHAIRMAN STRAIN: And I just thought the other side might just have a field day with some of the things you just go on about.

MR. TREBILCOCK: Yeah. No, I try to -- I'm sorry.

COMMISSIONER FRYER: Trying to be helpful.

CHAIRMAN STRAIN: No, I know. Norm, it's just that sometimes I -- some of that peripheral stuff, I think, we just want to get to the succinct points.

MR. TREBILCOCK: I understand. Yes, sir.

CHAIRMAN STRAIN: There are other ITE references for the traffic generation.

MR. TREBILCOCK: Yes, sir.

CHAIRMAN STRAIN: So let me start with that. You used 254.

MR. TREBILCOCK: Yes, sir.

CHAIRMAN STRAIN: There's 251, 252, 253, 254, and 255.

MR. TREBILCOCK: Yes, sir.

CHAIRMAN STRAIN: Okay. And I looked and read each one of them. And this is interesting because I don't know how to implement this through our Transportation Department, but when you come in with a land use for LUC254 that you're basing your traffic on, we've asked that they also, when you can, supply an SIC code, and I was corrected in that thinking by Mr. Yovanovich yesterday that some things that we do and we have ITE codes for we don't have corresponding identical SIC codes for, and that's a good point.

Now, when you went to 254, assisted living in the ITE manual, and I happened to bring it -- and it has a whole descriptive paragraph of what that means, which goes to the question that Ned started with.

Can you take that cover page off the overhead and go to the one below it. Oh, the one below that, then. The one with the new permitted use principal uses -- keep going. Well, you had one on there that talked about the independent living as added principal use.

MR. YOVANOVICH: Can I address that?

CHAIRMAN STRAIN: If you use the mike, yeah.

MR. YOVANOVICH: The reason we added those words is because your Land Development Code under group housing does, in fact, talk about independent living and assisted living.

Bill Henry called me and said, hey, my investors don't see those magic words actually within the PUD document itself. Would you mind adding that independent assisted living and memory care are within the definition of group housing?

So we haven't increased any of the uses. They were already in the definition of group housing. We just added those words to, frankly, make the client more comfortable that we were, in fact, asking for what he wants to put on the property. So I just wanted -- I don't want the record to imply that we've added some new uses from what has been analyzed throughout the entire review process.

Now, that's all I wanted to add. I know you've got transportation questions.

CHAIRMAN STRAIN: Yeah. But, Rich, you just went in a direction I wasn't going in. So I just want you to know I wasn't questioning the uses.

MR. YOVANOVICH: Well, there have been some statements --

CHAIRMAN STRAIN: I'm questioning -- I'm questioning Norm's use of the uses.

MR. YOVANOVICH: I'm with you, but I -- there were some comments that could be interpreted to mean that we've expanded the overall request from what we had always had been reviewed as, and that's all I wanted to clarify on the record, so...

COMMISSIONER FRYER: Certainly. I understand. There's nothing being implied intentionally misleading but --

MR. YOVANOVICH: I know.

COMMISSIONER FRYER: -- at the NIM the only use that was mentioned was memory care.

MR. YOVANOVICH: No. And, Mr. Fryer, that's where we clearly emphasized, because that's what Mr. Henry's company does, and that's, frankly, what we're going to do.

COMMISSIONER FRYER: That's still the game plan?

MR. YOVANOVICH: Yes. Unless they don't buy the property, but that's the game plan.

COMMISSIONER FRYER: That's fine. Thank you.

CHAIRMAN STRAIN: Okay. From a zoning perspective, under group-care facilities, I don't see that as an expansion of the use. From an ITE manual application of those facilities, I see it as a question of intensity. That may just need to be corrected depending on Norm's answer.

Now, Norm's saying that this is part of 254, including the independent living. Is that correct, Norm?

MR. TREBILCOCK: Yes. The assisted living is a broader range, yes, sir.

CHAIRMAN STRAIN: Okay. The assisted living trip-rate generation for weekday a.m. peak hour of adjacent street traffic in this old ITE manual I have, because no one will give me a new one, is .17. I don't know what you used offhand. Do you remember what your number was?

MR. TREBILCOCK: I don't recall.

CHAIRMAN STRAIN: Okay. I'm just reading it. Weekday a.m. peak hour of adjacent street traffic, .17, and p.m. peak is .29, and weekday peak hour generator, .25. Those are pretty low trip generation rates, rightfully so. If, because of that language, you do all independent living, you would most likely fit under 253, congregate-care facility, and the peak hour there, the average rate is 2.0, 2.02, which is many, many times the rate of the assisted living.

All I'm saying is, when you come in for an SDP, you want to have the right trip cap. So if you have a trip cap based on this assisted living facility and the builder -- or the buyer wants to build independent living, someone may look at 253 as the application because it says, congregate-care facilities are independent living developments. And if that's the case, you've got a trip problem you could have coming in.

All I'm trying to do is get you to the right one so you don't have that problem because of a change in the ITE. And, unfortunately, the different -- our departments don't overlap enough, and that's kind of the next thing I want to ask, and I'm going to ask our Transportation Department. From now on, when you have a 254 or 253 or 678, whatever the ITE issue is, include the descriptive paragraph in the staff report or in the -- into your TIS so we can read it and see it, because then we know if everything you're saying fits and if you do clarify something like this, then we have a little discrepancy. It may not fit as neatly as it does when you did your first TIS.

And now I'm suggesting with this congregate-care facility being the primary, if they do just independent living, might they not be a 253 instead of 254?

MR. TREBILCOCK: If we were a congregate care, but that's not what they're looking at to do. And, again, I've done these where we have an independent component. And, again, assisted living typically will cover a broad range of independent, because you start at independent, then you go to assisted, and then you go to memory care. You know, memory care is the least intensive of all assisted living. So assisted living covers that broad range as typical.

So with what he's proposing -- and this was a very similar thing that I've done recently, too, on Marco where they had -- you know, a portion of it was independent as well. And so I am comfortable, Commissioner Strain, but I can review it. But the key, I think, would be to be using the current standards as well but, you know, that's -- but I am comfortable with that.

CHAIRMAN STRAIN: And I'm -- all I wanted is --

MR. TREBILCOCK: No I appreciate that.

CHAIRMAN STRAIN: -- if your buyer was so concerned that they had to have the independent listed separately here and he does just independent living, you might stand a problem with staff, and I'm just giving a heads-up ahead of time. That's all.

MR. YOVANOVICH: And I appreciate that, Mr. Strain. It was actually the memory care that my client had the biggest stomachache, is he wanted to make sure the memory care was clearly identified. And we acknowledge that -- you know, I think we have 73 two-way peak trips now based upon our PUD -- our traffic study. If it turns out that there's going to be a different mix that puts us above the 73, we'll have to figure out what's the right process --

CHAIRMAN STRAIN: You'll have to come back for a PUD --

MR. YOVANOVICH: I don't remember if it's a PUDI.

CHAIRMAN STRAIN: -- or a PDI.

MR. YOVANOVICH: We understand if we need to do more independent that we're going to have to come back. Does that help?

CHAIRMAN STRAIN: Okay. I just was trying to keep it simple. The more times you come back, the more times all these boards have got to hear everything. So I was hoping --

MR. YOVANOVICH: But we're doing it for Mr. Chrzanowski because he looks forward to this, and we want to make sur --

CHAIRMAN STRAIN: Oh, Stan.

MR. TREBILCOCK: I'll include, though, like you said, in the future, the land-use descriptions. That's, I think, a really good idea. We'll typically -- I'll have to pull out from the ITE for you, too. I think that's a good idea.

CHAIRMAN STRAIN: If it's in your TIS, then we can expect that review staff on the zoning side would have looked at that description to make sure it meets the zoning description they reviewed it to, and both departments, then, are on the same page.

MR. TREBILCOCK: Yes, sir. That makes a lot of sense.

CHAIRMAN STRAIN: Okay. Table 2E, I understand the need to explain what the current traffic is, but this is misleading because it looks like you're adding 52 trips to the system. You're not.

MR. TREBILCOCK: Correct.

CHAIRMAN STRAIN: And I would rather that -- if there's a need to explain what you're currently built to and how much -- how many trips that's providing, just do that in the narrative or do it in the staff -- well, the staff do it in their staff report, part of the transportation, but I don't think it's a good thing to refer to it this way in your TIS because it really is misleading.

MR. TREBILCOCK: I understand. Table 2D would be the intention to cover the zoning, and that shows that it's a negative one peak-hour trip, yes, sir.

CHAIRMAN STRAIN: Okay. Those are my questions, Norm --

MR. TREBILCOCK: Yes, sir. Thank you.

CHAIRMAN STRAIN: -- for today. Thank you for your time again.

MR. TREBILCOCK: I appreciate it.

CHAIRMAN STRAIN: Anybody else?

(No response.)

CHAIRMAN STRAIN: Okay. We'll go to staff report.

MS. GUNDLACH: Good morning, Commissioners. I'm Nancy Gundlach, principal planner with the Zoning Division, and staff is recommending approval of the Youth Haven PUD rezone. And if you have any questions, we have our staff subject-matter experts here to answer those questions.

CHAIRMAN STRAIN: The only -- some of the changes and things we've just talked about, does staff -- does that change any of staff's position on this project?

MS. GUNDLACH: It does not.

CHAIRMAN STRAIN: Okay. Anybody else?

(No response.)

CHAIRMAN STRAIN: Okay. We'll move to public speakers.

Are there any registered public speakers, Ray?

MR. BELLOWS: None have registered.

CHAIRMAN STRAIN: Are there any members of the public who would like to speak on this matter?

Well, ma'am, if you'll come up, identify yourself for the record. Can you tell me if you were sworn in as well.

MS. OBERMILLER: No, I was not.

CHAIRMAN STRAIN: Okay.

MS. OBERMILLER: I didn't know if I was able to speak.

CHAIRMAN STRAIN: You're always able to speak. We're hear to listen to the public as well.

MS. OBERMILLER: This is my first time being here, so I had --

CHAIRMAN STRAIN: This lady's going to swear you in.  
(The speaker was duly sworn and indicated in the affirmative.)

MS. OBERMILLER: Sure, yes.

CHAIRMAN STRAIN: Okay. What would you like to say?

MS. OBERMILLER: Suzanne Obermiller. I live on the south side of the proposed 20-foot, or whatever it is, buffer that they're going to put in. And I know that -- I believe myself and our neighbors in the area would really like to see a wall there as opposed to just landscape buffer just for, you know, people getting out or, you know, coming through the landscaping or whatever.

I just think that it would be a better option to do that to -- and we were also -- we also had concerns over how many stories it was going to be, whether it was just going to be one story or whether it was going to be two stories, because at the last information meeting they were not sure whether or not it was going to be one story or two stories, which makes it more obtrusive if it's two stories.

And other than that, I think that -- I think most people are, you know, not, you know, overly upset or anything. I think that it's -- but I think that those things -- and just to make it more easy for us to handle where it is. So that's -- I guess that's the only thing. I don't know if anybody has any questions of me, but --

CHAIRMAN STRAIN: Anybody have any questions? We'll certainly ask questions of the applicant in response to your question. So thank you.

COMMISSIONER DEARBORN: Thank you, ma'am.

CHAIRMAN STRAIN: Anybody else that would like to speak?

(No response.)

CHAIRMAN STRAIN: Okay. Wayne, I would like you to address the neighbor's concerns. And, first of all, the height that's restricted on the development is two stories.

MR. ARNOLD: That is correct, they currently are approved for two stories.

CHAIRMAN STRAIN: Do you know if you're going to do one or two stories?

MR. ARNOLD: Bill Henry and his group intend to do one-story buildings, but I don't want to restrict the PUD to a single story for that portion, because if his sale does not go through, then I've imposed a standard on Youth Haven that they don't have today.

MR. KLATZKOW: Okay. Does that include a parking level?

CHAIRMAN STRAIN: Well, that's a -- see, this PUD does not have zoned and actual separated out. In fact, it has no height, and I think that is a good point to clear up. So with that in mind, and Jeff's comments right on, we would -- we should establish, since this is a new use, zoned and actual heights for this particular use that aren't on 3.06 of the PUD.

Do you have any ideas on what you guys are looking for? Because I don't know what the project to the south, Royal Woods, allows in their PUD. I can tell you probably in just a minute or two. I don't know what your preferences are. I'm looking it up right now in case anybody's wondering.

Wayne, did you look at that at all when you were doing --

MR. YOVANOVICH: Mr. Strain, may I make a suggestion?

CHAIRMAN STRAIN: Sure.

MR. YOVANOVICH: I've just talked to Youth Haven representatives just to make sure I wasn't saying anything they couldn't live with. Can we agree that it will be zoned height, two stories not to exceed 35 feet zoned, 45 feet actual?

CHAIRMAN STRAIN: That would be typical to every development in the county, so I don't see why we would object to that.

MR. YOVANOVICH: We'll agree to that condition, because that will be a uniformity condition throughout.

CHAIRMAN STRAIN: Yeah. I mean, even single-family are at 35 feet, so you could do --

MR. YOVANOVICH: Yeah. I didn't think it was out of line. I just wanted to make sure that it was acceptable.

CHAIRMAN STRAIN: Okay. So the maximum height would be 35 zoned and 45 actual for the memory care, or this new additional -- the senior adult section, the new principal uses added?

MR. YOVANOVICH: We would agree that that would be throughout the PUD. So any future

buildings on the Youth Haven portion that haven't been built yet would have that condition as well.

CHAIRMAN STRAIN: That's even better. Thank you.

COMMISSIONER FRYER: Would that make any structures that are currently there nonconforming or --

MR. YOVANOVICH: We don't have anything taller than that. I don't think we have an issue with height.

COMMISSIONER FRYER: Okay.

CHAIRMAN STRAIN: Okay. Then the second point -- and one of the AVAs that was requested was for that wall that we just talked about on the master plan on the south side of the property on the Youth Haven side of this particular project. I think you showed it circled on the -- or you had it on one of the master plans you put up here. They're asking -- the lady asked you to consider a wall on the memory-care side. What is your position on that?

MR. ARNOLD: Well, the current PUD talks about retaining native vegetation along the southern boundary to the extent we can, and we're also imposing a Type B landscape buffer requirement along that portion, which offers opacity. It doesn't necessarily require a wall. It gives you a berm and hedge or hedge option. We think that is sufficient. That's what the code calls out where you have this type of use abutting residential, and in their case their residential is further separated by their internal right-of-way from us.

CHAIRMAN STRAIN: And as far as that southern property line for the memory-care operation, what's the closest one of your buildings will be to that -- not the dumpsters, not the generators, but the actual one- or two-story habitual buildings?

MR. ARNOLD: We did not change the overall PUD boundary setback, but it's expressed as 40 feet minimum from the PUD.

CHAIRMAN STRAIN: Okay. So your building's going to be 40 feet from the south. It's separated from the buildings to the Royal Woods by the buffer along Royal Woods' north side plus the roadway, and you're putting in a B buffer and leaving any native vegetation that can be retained?

MR. ARNOLD: That's correct.

CHAIRMAN STRAIN: And you're going to limit it to 35 feet zoned, which is the effective height versus the actual?

MR. ARNOLD: Yes.

CHAIRMAN STRAIN: Okay. I mean, that's -- and this operation --

MS. ASHTON-CICKO: Mr. Chairman?

CHAIRMAN STRAIN: Yes.

MS. ASHTON-CICKO: And it's 20 feet for accessory uses.

CHAIRMAN STRAIN: Pardon me?

MS. ASHTON-CICKO: It's 20 feet for accessory buildings.

CHAIRMAN STRAIN: Your microphone's not on or something, Heidi, so you're going to have to --

MS. ASHTON-CICKO: It's 20 feet for accessory buildings from the southern property line.

CHAIRMAN STRAIN: Where does it say that?

MS. ASHTON-CICKO: That's under 3.06, No. 2.

CHAIRMAN STRAIN: Well, that says, minimum setback from rear and yard property boundaries, 20 feet, but minimum setback from property boundaries, 40 feet. So which would predominate? I mean, the -- is it the 40 feet from the property boundaries, or is it the 20 feet for an accessory for the rear and -- so if you have an accessory, you go to 20 feet.

MS. ASHTON-CICKO: Correct.

CHAIRMAN STRAIN: Yeah. So it isn't 40 feet. Do you mind --

MR. ARNOLD: Well, you asked how far our buildings were going to be, and the principal buildings would be the residential structures, which would be a minimum 40 feet.

CHAIRMAN STRAIN: Well -- but accessory, are you looking at -- I mean, obviously they have dining facilities, recreational facilities, and everything. Why don't you just, for the memory care, accept 40 feet as all your structures? Because you're at 50 feet with your accessories. I mean, do you have a -- your master plan doesn't -- you're not even that close to the master plan.

MR. ARNOLD: I would just simply state, Mr. Strain, whether it's group housing for seniors or adults. So the Youth Haven side could have a 20-foot accessory structure setback today in the same location we're talking about putting senior housing. I don't know what type of accessory structure would be utilized for a senior housing component that wouldn't be used for the youth side to warrant twice the setback for that accessory structure. I mean, it could be as simple as a gazebo or a park bench even, for that matter.

CHAIRMAN STRAIN: Well, let's see. The assisted living facilities commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration, and transportation. Some of that stuff may be a little more intense than the habitable units that the memory-care residents are in.

I'm suggesting that if they're accessory uses, because they sound like they all would be, then why would you want social and physical activities 20 feet from the south property line?

MR. YOVANOVICH: Because we can today.

MR. ARNOLD: The Youth Haven PUD makes that provision today.

CHAIRMAN STRAIN: Okay. Well, then if you want to put the Youth Haven portion of it over there, then you can do 20 feet. But if you want to put memory care, why -- what would it -- your master plan right now doesn't show anything in that area, so I'm just wondering what it is that you're trying to do that you're not showing us.

MS. ASHTON-CICKO: Mr. Strain, also the existing PUD has a 60-foot cross-section in that area that has the swale. And we can put that up on the screen if you want. So you wouldn't put an accessory structure, I wouldn't think, in the middle of the swale.

CHAIRMAN STRAIN: Well, are you retaining that 60-foot swale and berm, because I read in the staff report --

MS. ASHTON-CICKO: No, they're not. They are not.

CHAIRMAN STRAIN: Could you put your master plan back up, guys.

MS. ASHTON-CICKO: I have one that's a little slightly more clear than their cross-section, so I can put that up if you'd like. It shows the existing.

CHAIRMAN STRAIN: Sure. That would be great if you have something that would help. Thank you.

You see the master plan that you've got there doesn't have 20 feet on the rear -- on the south property line. Now, there's your -- see that little cut that's on the --

That's good and clear. Thank you. Thanks, Heidi. That helps a lot.

So from that rear property line, you couldn't go, previously, closer than 60 feet based on that master plan. Are you in disagreement with that, Wayne, or --

MR. YOVANOVICH: That doesn't appear correct, because if I'm looking the AA, which is -- that's what's highlighted --

CHAIRMAN STRAIN: Right.

MR. YOVANOVICH: -- Building 13 is in that 60-foot AA area.

MS. GUNDLACH: It may not be to scale.

CHAIRMAN STRAIN: And then the building -- the building's not built, though, is it?

MR. YOVANOVICH: No, but I'm --

CHAIRMAN STRAIN: This is a conceptual master plan, right?

MR. YOVANOVICH: I'm with you, Mr. Strain. Can I tell you, we started this process thinking that all we were doing was adding the word "adults" where we previously had "children," and this has really morphed into something that's become a lot more complicated by just simply adding the fact that we, I guess, might have some, you know, rowdy seniors living where we previously could have had kids.

CHAIRMAN STRAIN: No.

MR. YOVANOVICH: So we're really looking at -- we're really -- that's as simple as we were trying to make this is add the word "seniors" and add one acre. We're just saying, we agree to minor tweaks. We'll add the building height, stuff like that, but I would like to think that a senior housing project in this area with a 20-foot accessory is -- that's already allowed for children is not a major issue that we should have to modify our development standards. I just put that on the record.

CHAIRMAN STRAIN: You're not allowed in this location, Rich. Go ahead.

MS. ASHTON-CICKO: They're changing the master plan. Right now there's a required 60-foot cross-section they showed on the visualizer. You cannot put a building in that cross-section.

COMMISSIONER CHRZANOWSKI: Rich, what made you say that that building is within that 60-foot AA area?

MR. YOVANOVICH: I have no idea. We're in here simply to modify the word "seniors," modify the master plan. We think that the setback is appropriate.

If the Planning Commission wants to impose a different setback for the senior housing aspect, tell us what you would like it to be.

CHAIRMAN STRAIN: Why don't you just leave the cut and this cross-section that's highlighted in yellow on the plan?

MR. YOVANOVICH: That cross-section? What?

CHAIRMAN STRAIN: I mean, that's taking care of it. Then you -- because you're selling -- you're telling us you're just trying to add the word "adults." Well, in essence, that cross-section being eliminated does a lot more than just that.

MR. ARNOLD: Mr. Strain, I would recommend that we remove the cross-section, because this part of the project has not been site planned. It hasn't been through the Water Management District permitting. They may not agree that a swale in that location is the appropriate way to handle our water management. I think it's probably inappropriate to have that, and most of our newer master plans do not put cross-sectional detail like that unless we've agreed to very specific conditions.

CHAIRMAN STRAIN: Matt McLean, would you mind coming up to the microphone?

Matt's in charge of review for SDPs.

Matt, my question's going to be, if this came in for an SDP under the old master plan and these changes weren't being asked today, how would your staff look at that cross-section, as being required or not required?

MR. McLEAN: Matt McLean, director of development review.

We would go back to the current master plan that's reflected on the overhead here, and we would look to make sure that no proposed improvements would be within that 60-foot area unless it was some type of water management conveyance swale or water management feature along with the landscape buffer, berm.

CHAIRMAN STRAIN: Thank you. And that's just the question I needed to get addressed because that is a criteria. So at that point you're removing that now, and you're saying --

MR. YOVANOVICH: Absolutely.

CHAIRMAN STRAIN: -- now you want to go from 60 feet to 20 feet. I'm just suggesting you don't need the 20 feet. Why fight an issue that doesn't seem to be an issue with you-all, because had you come in with this Youth Haven plan, you still couldn't have been there. So what is the point?

MS. ASHTON-CICKO: Also, if you look at the master plan, the visual depiction of where the buildings are looks to be much larger than 20 feet or 40 feet. If you look at the last page, they're showing them quite a distance away. There's a cul-de-sac.

CHAIRMAN STRAIN: That's what I noticed, too. That's why I can't understand. And that's a good point, Heidi. What are we arguing about? You guys don't seem to want to use it anyway.

MR. YOVANOVICH: Can we just agree that both accessory and principal structures will have a 50-foot setback from property boundary?

CHAIRMAN STRAIN: I think that would be a very good compromise.

MR. YOVANOVICH: Is that okay, instead of 60?

CHAIRMAN STRAIN: Yeah, that works.

MR. YOVANOVICH: It's 40? Is that what it is? Whatever the principal one is.

CHAIRMAN STRAIN: Principal and accessory --

MR. YOVANOVICH: They'll be the same.

CHAIRMAN STRAIN: -- nothing will be closer than 50 feet to the south property line.

MR. YOVANOVICH: I misspoke. The current standard is 40 feet. The issue became, number one, 3.06(1) says 40 feet. Can we just say that's both principal and accessory?

MS. ASHTON-CICKO: That 50 feet is just --

CHAIRMAN STRAIN: Your mike's not working again, Heidi.

MS. ASHTON-CICKO: The 50 feet is for the unbuilt area, correct, that you're adding the adult option?

MR. YOVANOVICH: I misspoke when I said the 50. I thought that's what the PUD already said. The PUD already says 40 feet, and what I'm simply suggesting is let's just say 40 feet for both principal and accessory structures --

CHAIRMAN STRAIN: Okay.

MR. YOVANOVICH: -- for the senior portion of the property.

CHAIRMAN STRAIN: And for what portion?

MR. YOVANOVICH: The senior portion of the property.

CHAIRMAN STRAIN: Okay.

MR. YOVANOVICH: That way they're all the same.

CHAIRMAN STRAIN: And I -- I don't have a problem with that. Does anybody on the Planning Commission have any issues?

(No response.)

CHAIRMAN STRAIN: Okay. So principal and accessory for the senior housing will all be at 40 feet with the exception of the generators and --

MR. YOVANOVICH: Which we agreed to 50 feet.

CHAIRMAN STRAIN: -- will be 50 feet.

MR. YOVANOVICH: Correct.

CHAIRMAN STRAIN: And then your stories will be 35 zoned.

MR. YOVANOVICH: Thirty-five zoned, 45 actual. You wanted both heights, right?

CHAIRMAN STRAIN: Yeah, right. But that works. That cleans everything up, and I think that's a pretty good compromise for the people to the south in the end, so I don't have a problem. Anybody else?

COMMISSIONER DEARBORN: Mr. Chairman, agreed.

CHAIRMAN STRAIN: Okay. So that wraps up our discussion. Do you have anything you want to add, Wayne or Richard, to your -- before we close?

MR. ARNOLD: No, I don't think so, other than I hope we can agree to the changes that were discussed today and not have to come back for consent.

CHAIRMAN STRAIN: Well -- and I've made the comments on my copies of what you've said. So I don't have a problem being able to review this on behalf of the Planning Commission if that's what they'd like in lieu of consent, but with that in mind, is there a motion -- we'll close the public hearing and entertain a motion for this subject to the discussions we've just had.

COMMISSIONER DEARBORN: Motion to approve subject to all the changes we've agreed to today.

CHAIRMAN STRAIN: Is there a second?

COMMISSIONER HOMIAK: Second.

COMMISSIONER SCHMITT: Second.

CHAIRMAN STRAIN: Seconded by Karen.

Discussion?

(No response.)

CHAIRMAN STRAIN: All in favor, 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?

(No response.)

CHAIRMAN STRAIN: Motion carries 6-0.

COMMISSIONER FRYER: And, furthermore, that the Chair can review conformity to the exceptions in lieu of coming back for consent.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Motion made and seconded. All in favor, 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?

(No response.)

CHAIRMAN STRAIN: Motion carries. Thank you.

MR. ARNOLD: Thank you.

CHAIRMAN STRAIN: That takes us to the most complicated part of our agenda: Is there any new business?

(No response.)

CHAIRMAN STRAIN: None listed. Is there any old business?

(No response.)

CHAIRMAN STRAIN: None mentioned. Is there any public comment?

(No response.)

CHAIRMAN STRAIN: No members of the public commenting.

Is there a motion to adjourn?

COMMISSIONER SCHMITT: Motion to adjourn.

COMMISSIONER DEARBORN: Second.

CHAIRMAN STRAIN: Made by Joe, seconded by Patrick. All in favor, 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?

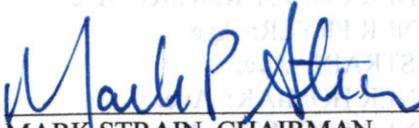
(No response.)

CHAIRMAN STRAIN: Motion carries 6-0. 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 10:18 a.m.

COLLIER COUNTY PLANNING COMMISSION

  
MARK STRAIN, CHAIRMAN

November 15, 2018

ATTEST

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

These minutes approved by the Board on 11-19, as presented  or as corrected \_\_\_\_\_.

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