

TRANSCRIPT OF THE MEETING OF THE
COLLIER COUNTY PLANNING COMMISSION
Naples, Florida, April 4, 2019

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: Karen Homiak
Stan Chrzanowski
Patrick Dearborn
Karl Fry
Edwin Fryer
ABSENT: Mark Strain
Joe Schmitt

ALSO PRESENT:

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

PROCEEDINGS

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

CHAIRMAN HOMIAK: Good morning. Welcome to the Collier County Planning Commission meeting of April 4th, 2019.

Would you all please rise for the Pledge of Allegiance.

(The Pledge of Allegiance was recited in unison.)

CHAIRMAN HOMIAK: Okay. Secretary, would you do roll call, please.

COMMISSIONER FRYER: Mr. Eastman?

MR. EASTMAN: Here.

COMMISSIONER FRYER: Mr. Chrzanowski?

COMMISSIONER CHRZANOWSKI: Hi, there.

COMMISSIONER FRYER: Mr. Fry?

COMMISSIONER FRY: Here.

COMMISSIONER FRYER: I'm here.

Chairman Strain?

(No response.)

COMMISSIONER FRYER: Vice-chair Homiak?

CHAIRMAN HOMIAK: Here.

COMMISSIONER FRYER: Mr. Schmitt?

(No response.)

COMMISSIONER FRYER: Mr. Dearborn?

COMMISSIONER DEARBORN: Here.

COMMISSIONER FRYER: Chair, we have a quorum of four -- five.

CHAIRMAN HOMIAK: Five.

COMMISSIONER FRYER: Excuse me.

CHAIRMAN HOMIAK: Thank you.

Okay. Addendum to the agenda: We have two items on the agenda, and one is being continued to April 18th. It's Esplanade Golf and Country Club of Naples residential PUD. And we need a motion to continue that, please.

COMMISSIONER FRYER: So moved.

COMMISSIONER CHRZANOWSKI: Second.

COMMISSIONER DEARBORN: Second.

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN HOMIAK: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

CHAIRMAN HOMIAK: And Planning Commission absences: Is everybody going to be here or -- on the 18th?

COMMISSIONER FRY: Yes.

COMMISSIONER CHRZANOWSKI: Yes.

COMMISSIONER FRYER: Yes.

CHAIRMAN HOMIAK: Patrick, you?

COMMISSIONER DEARBORN: Yes.

CHAIRMAN HOMIAK: Okay. Thanks.

And approval of the minutes: February 28th, 2019.

COMMISSIONER FRYER: I'll move their approval.

COMMISSIONER FRY: Second.

CHAIRMAN HOMIAK: Any changes or corrections?

(No response.)

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN HOMIAK: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

CHAIRMAN HOMIAK: And the March 7th meeting minutes.

COMMISSIONER FRYER: I'll move their approval.

CHAIRMAN HOMIAK: Is there a second?

COMMISSIONER FRY: Second.

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN HOMIAK: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

CHAIRMAN HOMIAK: BCC report.

MR. BOSI: Just to let the Planning Commission know, they did hear the Veterans Memorial/Livingston Road GMP amendment. They had a 4-1 vote to transmit to the state. They did impose a three-story height limitation. It would be what was proposed at four stories closest to Livingston Road intersection, the Board of County Commissioners incorporated a three-story limitation on height. So that's going to be sent to the state and be brought back to the Planning Commission probably sometime June, July at the latest.

CHAIRMAN HOMIAK: Thank you.

MR. EASTMAN: Is that the Allura project?

MR. BOSI: Yes, Allura. And when it comes back, it will have the Allura PUD associated with it, and the PUD will be probably the prominent focus of the adoption hearing.

CHAIRMAN HOMIAK: Okay. Thank you.

No chairman's report. No consent agenda items.

So the only item on the agenda will be the 10-year water supply facilities work plan, and this is the adoption hearing.

Sue?

MS. FAULKNER: Yes. Hi. I'm Sue Faulkner with Comprehensive Planning in the Zoning Division.

I just wanted to kind of refresh everyone's mind, because it's been a few months since we saw you on this project.

We came to you in December and asked if you would approve for the BCC to transmit the petition to the Department of Economic Opportunity. You did do that unanimously in December, on the 6th, and the BCC had that on their summary agenda January 8th, and that was transmitted to the DEO, Department of Economic Opportunity, at that time.

We're now coming back before you for the approval of the final water plan and the final changes

to the text of the GMPA. The text changes for the GMPA are very simple. We're changing the date that references the water plan in our public element -- our potable water sub-element of the Growth Management Plan. The date that was in the previous plan was October of 2013, and it will now be changed to February 2019.

We do have one other very teeny, tiny change that was made by the county attorneys to make the language a little more clear, and that's in the sentence at the end of that one section of Policy 1.7, and it reads, "The county's 10-year water supply facilities work plan is incorporated herein by reference." And those are the two changes that have been made to Policy 1.7 of the sub-element.

And we're asking for you to approve and recommend to the BCC that this be transmitted, once again, as a final approval to the DEO, and that's the action that should be taken today.

I know that you were interested in the water plan, and you had many recommendations for some changes to the wording of some of the plan and how they were presented, some of the tables and maps, et cetera. And there's a person here named Tom Chmelik that's here as the director of the Engineering Division that is for Public Utilities, and he's going to make the presentation on the changes that occurred in the water plan.

CHAIRMAN HOMIAK: Okay. Thank you.

MR. CHMELIK: Yes, thank you. Tom Chmelik, engineering director, Public Utilities, for the record.

I do have a presentation here that outlines some of the history Sue just explained and then the changes. So if you'd like, the pleasure of the Board, I'll go forward with that.

CHAIRMAN HOMIAK: Sure.

MR. CHMELIK: All right. Our objective today is, as Sue stated, that you adopt -- recommended adoption of the plan and transmittal of the GMPA on to the DOE.

Just summarizing the previous actions: This started in November of 2018 with our draft, and then December of 2018 was when we last visited you, and the result of that were several recommended changes. And you did vote to forward this on to the Board of County Commissioners and eventually on to the DOE.

So in December the comments and recommendation were received by the District, and then in January the Board voted unanimously to transmit the GMPA, the plan and a summary of the proposed edits and changes.

In January, the GMPA and other documents were forwarded to the DEO, and in February we received a letter of no comment back as a response.

So our current status is in the report that you have. It summarizes all the changes. There's two versions there. There's the clean version and then a strikethrough and underline version showing the edits in green and yellow.

So what I'd like to focus on now are really four areas that were highlighted when we were last before you, and then we'll address each of those changes. The first one had to do with the difference in the way population was reported in the AUIR and in this document, and they used different peaking factors. It's historically the way it was done the year before, and you asked that we align these. So that was done here. And you can see, when you compare one document to the other, now we do have the capacities aligned and the populations, so they all match up.

And there was one discrepancy here. There was an erroneous piece of data reporting 117 people in Hyde Park Village which should not have been there. So that was cleaned up in the process.

The second item was to address the Marco Shores area and the way that was shown on our map. It had been shown as unserved and, in reality, it was served. Although, in the future, six months or so, an agreement will be approved. We suspect that we'll make that unserved again, but that's the extent of that change.

And then the third one was talking about the per-capita use rate and why it was higher than other areas, and I can summarize that by saying that our service area includes a larger seasonal population, it

contains a larger commuting workforce, there's a higher rate of tourism, there's more commercial activity, and a higher proportion of customers who irrigate with potable water. So all those factors tend to increase the per-capita use, and that is the explanation for the difference as was included in the report.

And, finally, the fourth area dealt with water loss, and it was noted that that water loss for 2017 was higher than previous years at approximately 9 percent where other years were in the 5 percent range, and we have here a more detailed explanation of that discrepancy or change. And there were four really big events that were unusual that happened in that year. One was Hurricane Irma, very unusual, which caused more than 100 water-main breaks, 400 service-line breaks -- that's the service line that goes to your home -- and damage to fire hydrants, and all of this basically reduced the pressure to nearly zero in the system, and all that water was lost and not accounted for. So that was the hugest item.

The next is --

COMMISSIONER CHRZANOWSKI: Tom?

MR. CHMELIK: Yes, go ahead.

COMMISSIONER CHRZANOWSKI: Could I ask questions now?

CHAIRMAN HOMIAK: Sure.

COMMISSIONER CHRZANOWSKI: Just curiosity: How did Irma cause water-main and water-service breaks? What was the mechanism?

MR. CHMELIK: Thanks for asking. Trees that are planted --

COMMISSIONER CHRZANOWSKI: Never mind.

MR. CHMELIK: -- close to the mains tipped over, broke the lines. That's one of the reasons we request clearance from the water mains.

COMMISSIONER CHRZANOWSKI: Okay. Thanks.

MR. CHMELIK: Okay. And then the other item was operational. We had a 36-inch water main that was along Immokalee Road. It's a 6-mile-long run of pipe that's 36 inches in diameter, so that's a really large volume of pipe, and it had been inactive for many years, and it was brought into service in 2007. And that main had to be flushed repeatedly to get the water quality where it needed to be to put it into service. And that water just kept having to be flushed, and that accounted for a large amount of loss.

And that third item was an unusually active wildfire season, and a lot of water was used to combat the fires throughout the eastern part of the county. So that was unusual, and then we also had two large diameter water-main breaks, 48-inch, 36-inch, and that was near the intersection of I-75 and 951, and that had to be repaired and then flushed as well after that process.

So all of those activities really resulted in increasing that water-loss number in the 9 percent area; however, in 2018 that number's come down in the 6 percent range, and we're going to continue to monitor and address any potential losses in the system going forward.

COMMISSIONER FRY: Madam Chairman, may I ask a question?

CHAIRMAN HOMIAK: Sure.

COMMISSIONER FRY: Tom, on the previous slide -- and I should have maybe asked it then --

MR. CHMELIK: Sure.

COMMISSIONER FRY: -- you talked about -- you explained the difference between the 150 gallons per day for Collier County versus I think it was 75 and 81 for Immokalee and Ave Maria. So it's way higher. And you gave the reasons on that slide.

There is -- within the document, there's evidence that we are working to improve our reclaimed water mechanism and use more and more reclaimed water for irrigation and such.

Is that 150 gallons per day anticipated to go down as those efforts are moved forward?

MR. CHMELIK: It would. If the -- if there is more supply available to provide for irrigation, irrigation-quality water, that would drive down the number, as well as conservation.

COMMISSIONER FRY: Is the -- the use of potable water for irrigation, would that be the largest -- do you know whether that might be the largest factor in a huge difference in the gallons per day?

MR. CHMELIK: Just a moment.

I don't think we can say it's the largest, but it's really a combination of all of these.

COMMISSIONER FRY: Okay. Thank you.

MR. CHMELIK: Thank you.

CHAIRMAN HOMIAK: Are there any other questions, or do you need to go through this draft again or -- no? Ned?

COMMISSIONER FRYER: No. Well, there's one reference that maybe could be cleaned up, and that is on Page 158 of 394, Packet Page 158, Document 3-1. In the first full paragraph under -- well, I guess it's the second full paragraph under the new 3.1, there's a reference to the town of Rural Lands West.

MR. CHMELIK: Oh, okay.

COMMISSIONER FRYER: That probably should be changed; should it not?

MR. CHMELIK: Yes, to River Grass Village.

COMMISSIONER FRYER: Yeah.

MR. CHMELIK: Very good.

COMMISSIONER FRYER: Thank you.

MR. CHMELIK: We will address that, sir.

COMMISSIONER FRYER: Thank you.

CHAIRMAN HOMIAK: Patrick, do you have anything?

COMMISSIONER DEARBORN: I do not.

CHAIRMAN HOMIAK: Nobody has any other questions or --
(No response.)

CHAIRMAN HOMIAK: Oh, Ned doesn't have another question?

COMMISSIONER FRYER: No, I don't. I have a motion ready to go, if you'd like to hear that.

CHAIRMAN HOMIAK: Okay.

COMMISSIONER DEARBORN: I have a second.

COMMISSIONER FRYER: Maybe I'll verbalize it.

CHAIRMAN HOMIAK: I'm asking for a motion to adopt as the CCPC and the EAC.

COMMISSIONER FRYER: You want it --

CHAIRMAN HOMIAK: Separate motions, I guess.

COMMISSIONER FRYER: Same motion or joint -- separate or joint?

CHAIRMAN HOMIAK: Does it need to be separate?

MR. STONE: You can do them separately.

COMMISSIONER FRYER: Okay. I'll start with the CCPC; that we make that motion, we recommend approval to the CCPC (sic).

COMMISSIONER DEARBORN: Second.

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

COMMISSIONER CHRZANOWSKI: Aye.

COMMISSIONER FRY: Aye.

COMMISSIONER FRYER: Aye.

CHAIRMAN HOMIAK: Aye.

COMMISSIONER DEARBORN: Aye.

CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

CHAIRMAN HOMIAK: Okay. And for the EAC?

COMMISSIONER FRYER: I'll make the same motion except this time for the EAC to recommend approval to the CCPC (sic).

MS. STONE: I think you mean --

COMMISSIONER FRY: Second.

CHAIRMAN HOMIAK: BCC, you mean.

COMMISSIONER FRYER: That's what mean, yes.
COMMISSIONER FRY: Second.
CHAIRMAN HOMIAK: Okay. All those in favor, signify by saying aye.
COMMISSIONER CHRZANOWSKI: Aye.
COMMISSIONER FRY: Aye.
COMMISSIONER FRYER: Aye.
CHAIRMAN HOMIAK: Aye.
COMMISSIONER DEARBORN: Aye.
CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

CHAIRMAN HOMIAK: Okay. That passes.
MR. CHMELIK: Thank you, Commissioners.
CHAIRMAN HOMIAK: That's it. Thank you.
And we have no new business, no old business. And public comment?

(No response.)

CHAIRMAN HOMIAK: I don't see any. Is there a motion to adjourn?
COMMISSIONER FRYER: So moved.
COMMISSIONER CHRZANOWSKI: Second.
CHAIRMAN HOMIAK: All those in favor? Oh, second. Sorry.
All those in favor?
COMMISSIONER CHRZANOWSKI: Aye.
COMMISSIONER FRY: Aye.
COMMISSIONER FRYER: Aye.
CHAIRMAN HOMIAK: Aye.
COMMISSIONER DEARBORN: Aye.
CHAIRMAN HOMIAK: Opposed like sign.

(No response.)

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 9:17 a.m.

COLLIER COUNTY PLANNING COMMISSION


KAREN HOMIAK, ACTING CHAIRMAN

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

These minutes approved by the Board on 5/16/19, as presented or as corrected _____.

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