

Naples Planning and Land Use Public Hearing and Regular Meeting Minutes November 10, 2009

Commission Present: Chairman Dale Harrison, Vice Chairman Jim Richards, Stanley Johnson, Walter Gale, Cresta Slaugh and Lane Webb

Commission Absent: Jim Garner

Council Rep Present: Kenneth Reynolds

Others Present: Mr. and Mrs. Ralph Cooley, Bruce Brown, Rice Kay, Carl Cobbs, Myrna Cobbs, Judy Brighton, Julie Curry, Sharon Freeman, DeeLoris Jones, Mayor Dean Baker, Chris Hoem and Brandy Salazar

Open Ceremonies Chairman Dale Harrison called the meeting to order at 7:00 p.m. and welcomed the public to the meeting. Chairman Dale Harrison led the Pledge of Allegiance and the invocation was given by Vice Chairman Jim Richards.

Verification of Full Quorum: Chairman Dale Harrison verified a full quorum.

Approval of Agenda November 10, 2009

Cresta Slaugh moved to approve the agenda for November 10, 2009. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Disclosures: Lane Webb and Cresta Slaugh live in Brooklane Subdivision and have signed the petition for the rezone.

Approval of Public Hearing and Regular Meeting Minutes October 27, 2009

Stanley Johnson moved to approve the Public Hearing and Regular Meeting Minutes for October 27, 2009 with the typo on page three ten to ten, non-permitted to not permitted and clarify the sentence on page 4 for modified high back curb. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Public Hearing
Rezone R-1 to RA-1
Brooklane Subdivision
1500 South, 1700 South 2000 East

Vice Chairman Jim Richards moved to open the public hearing for Brooklane Subdivision Rezone Request, Stanley Johnson seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Bruce Brown: We are requesting a rezone for what the property was when we moved there. I would like to see who paid the fees and instigated the change of zone to R-1 from RA-1 and why we weren't notified? Chairman Dale Harrison: The zone was changed when the master plan was changed in 2000, there wasn't a request for a change and no fees were paid by a person. Allen Benion: Will this rezone affect the current business for strata networks? Chairman Dale Harrison: No, this only effects the current R1 zone. Strata Networks is in a Commercial zone, no changes will be made in the Commercial zone. Chris Hoem shows the public a slide showing the differences between the zones. Judy Brighton: We need the zone changed back to RA-1 so we can have animals on our property and no one can come back to us in the next few years and tell us we have to get rid of our animals. The regulations need to be in black and white. Chris Hoem: You will always be able to use your property for agricultural purposes. If you sell your land, the new owner can use the land for agricultural purposes also as long as he does so within twelve months of him owning the property.

Walter Gale moved to close the public hearing for Brooklane Subdivision from R1 to RA-1. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Public Hearing Discussion

Rezone R-1 to RA-1

Brooklane Subdivision

1500 South, 1700 South 2000 East

Chairman Dale Harrison: We have a petition in front of us. Vice

Chairman Jim Richards: There are quite a few signatures on the petition, looks like everyone that lives in that area would like the rezone. Stanley Johnson: There are only two small areas for the R1 zone in the City right now, are we going to be okay with just the one small existing R1 zone? Will we need to compensate for this area?

Chris Hoem: I don't know for sure if the state has a minimum requirement for this type of zone. After further discussion, Vice Chairman Jim Richards moved to recommend to the City council, based on the petition, that the zoning be changed from R1 to RA-1 and the park zoning to be lined up with the parcel lines. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Land Use Ordinance Discussion

Form Based Codes

Chris Hoem: Craig and I met with the McNeil group that did the Downtown Master Plan. They have been helping us to create Form Based Codes. We want our Form Based Codes to look similar to the book from Daybreak. There has not been much work done on the codes in the past ten to eleven months. Gary Seivers was working on the codes but has had some personal issues come up. There are two new people from McNeil that we will be working with us. The new consultants met with us last week and brought us a rendering of the Downtown Master Plan. There have been no changes made. The consultants didn't realize that the map was the same. The consultants gave us a small packet of examples for the façade. I attended a training and I like the idea of having a maximum setback. This would keep the

buildings closer to the street. This would make it easier for people to access the buildings. Chairman Dale Harrison encourages the Commission to visit daybreak. Chris Hoem passes pictures around to the Commission to show examples of exterior elevations.

Affordable Housing Discussion Chris Hoem: I think that the current affordable housing plan has a lot of errors. Richard Walker's views are to have a lot of apartments. I think that most of Naples residents do not like apartments. This would the affordable housing plan would work if we did this like the R3 zone.

Holiday Schedule The Commission discussed 2009 Holiday meeting schedule. Stanley Johnson moved to cancel the regularly scheduled meeting for November 24 and December 22, 2009 due to Thanksgiving and Christmas Holidays. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Adjourn Walter Gale moved to adjourn, Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Stanley Johnson	Aye
Walter Gale	Aye
Cresta Slaugh	Aye
Lane Webb	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on December 8, 2009 at 7:00 p.m.