

**Naples Planning and Land Use  
Regular Meeting  
October 26, 2010**

**Commission Present:** Chairman Dale Harrison, Vice Chairman Jim Richards, Cresta Slaugh, Lane Webb, Kerry Kinney and Mark Partridge

**Commission Absent:** Walter Gale

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Chris Hoem and Brandy Salazar

**Opening Ceremonies** Chairman Dale Harrison welcomed everyone to the meeting and called the meeting to order at 7:00 p.m. Lane Webb led the pledge of allegiance. Kerry Kinney offered the invocation.

**Verification of full Quorum** Chairman Dale Harrison verified a full quorum.

**Approval of Agenda  
October 26, 2010**

Cresta Slaugh moved to approve the agenda for October 26, 2010 with the change to move Form Based Codes before Affordable Housing Plan. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

|                                   |            |
|-----------------------------------|------------|
| <b>Chairman Dale Harrison</b>     | <b>Aye</b> |
| <b>Vice Chairman Jim Richards</b> | <b>Aye</b> |
| <b>Cresta Slaugh</b>              | <b>Aye</b> |
| <b>Lane Webb</b>                  | <b>Aye</b> |
| <b>Kerry Kinney</b>               | <b>Aye</b> |
| <b>Mark Partridge</b>             | <b>Aye</b> |

The motion passed with all voting Aye

**Disclosure** None

**Approval of Minutes  
October 12, 2010**

Kerry Kinney moved to approve the minutes. Lane Webb seconded the motion.

Roll Call Taken:

|                                   |            |
|-----------------------------------|------------|
| <b>Chairman Dale Harrison</b>     | <b>Aye</b> |
| <b>Vice Chairman Jim Richards</b> | <b>Aye</b> |
| <b>Cresta Slaugh</b>              | <b>Aye</b> |
| <b>Lane Webb</b>                  | <b>Aye</b> |
| <b>Kerry Kinney</b>               | <b>Aye</b> |
| <b>Mark Partridge</b>             | <b>Aye</b> |

The motion passed with all voting Aye

**Form Based Codes-Commercial Downtown**

The Commission discussed the amount a time a business should have to complete landscaping. After further discussion, the Commission decided to have the Form Based Codes mirror the Land Use Ordinance requiring the landscaping to be completed within 12 months. Chairman Dale Harrison would like to have businesses bond for the landscaping. Mark Partridge asked about Street Lighting. Will the street lights be consistent throughout the Downtown area? Chris Hoem: The City has Street Lighting Standards that developers have to follow.

**Affordable Housing Plan – A Stand-alone Ordinance**

**Discussion and Recommendation**

Chris Hoem described the different sections of the Affordable Housing Plan. Section I shows the results of a survey regarding Naples City population. Section 2 defines “affordability”; Section 3 is the Housing Needs Statement. Section 4, Regulatory Review and Recommendations. Chris Hoem will change the allowable numbers of multi-family dwellings per acre. Section 5, Implementation Strategy. Section 6, Financial Resources Evaluation. Appendix 1, Implementation Ordinance. Appendix 2, Housing Survey 2008. Appendix 3, Draft Inclusionary Zoning Ordinance. Chris Hoem: My recommendation is to add this to the General Plan. Our General Plan is a vision for the City, a suggestion but not law. The City should not be bound by the Affordable Housing Plan. Richard Walker would like the City to adopt Appendix 1 as a stand alone ordinance. The draft ordinance states that all developers have to dedicate 10% of the homes for affordable housing or they can pay in lieu of building so the City can build the affordable homes in a different area. Chris Hoem strongly recommends for this to be put into the General Plan and not adopted as a stand alone ordinance. Chris Hoem recommends to not mandate the developers build affordable housing with the proposed development. After further discussion, the Commission agreed to leave the general requirements as part of the ordinance to influence affordable housing. Chairman Dale Harrison moved to accept the Affordable Housing Plan with the change for allowable multi-family dwellings per acre and send to City Council with the recommendation to adopt. Mark Partridge seconded the motion.

Roll Call Taken:

|                                   |            |
|-----------------------------------|------------|
| <b>Chairman Dale Harrison</b>     | <b>Aye</b> |
| <b>Vice Chairman Jim Richards</b> | <b>Aye</b> |
| <b>Cresta Slaugh</b>              | <b>Aye</b> |
| <b>Lane Webb</b>                  | <b>Aye</b> |
| <b>Kerry Kinney</b>               | <b>Aye</b> |
| <b>Mark Partridge</b>             | <b>Aye</b> |

The motion passed with all voting Aye

**General Business**

Cresta Slaugh addressed lighting complaints from neighbors around 1900 East 1500 South. The yard lights are bright and spilling over into the neighboring properties.

Chairman Dale Harrison moved to cancel the meeting on November 23, 2010 due to the Thanksgiving Holliday. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

|                                   |            |
|-----------------------------------|------------|
| <b>Chairman Dale Harrison</b>     | <b>Aye</b> |
| <b>Vice Chairman Jim Richards</b> | <b>Aye</b> |
| <b>Cresta Slaugh</b>              | <b>Aye</b> |
| <b>Lane Webb</b>                  | <b>Aye</b> |
| <b>Kerry Kinney</b>               | <b>Aye</b> |
| <b>Mark Partridge</b>             | <b>Aye</b> |

The motion passed with all voting Aye

Chairman Dale Harrison asked if the Emergency Home Permit was approved on 2500 South, behind Bruce Lee's residence. Further research will be done on this property and brought back to the Commission.

Chairman Dale Harrison asked for an update on the weeds on 1750 South, Halliburton property. Chris Hoem talked with Jim Harper, Road Superintendent; the City has been trying to maintain the weeds between the silt fence and the road. The ground needs to be graded before the road department can mow.

### **Items for Future Discussion**

#### **Adjourn**

Vice Chairman Jim Richards moved to adjourn. Lane Webb seconded the motion.

Roll Call Taken:

|                                   |            |
|-----------------------------------|------------|
| <b>Chairman Dale Harrison</b>     | <b>Aye</b> |
| <b>Vice Chairman Jim Richards</b> | <b>Aye</b> |
| <b>Cresta Slaugh</b>              | <b>Aye</b> |
| <b>Lane Webb</b>                  | <b>Aye</b> |
| <b>Kerry Kinney</b>               | <b>Aye</b> |
| <b>Mark Partridge</b>             | <b>Aye</b> |

The motion passed with all voting Aye

**Next Planning and Land Use Meeting will be held on November 9, 2010 at 7:00 p.m.**