

## CBIA SURVEY QUESTIONS

### COUNTY COMMISSION CANDIDATES 2016

Candidates were requested to respond to each question in 75 words or less. You will note, these directions were not followed by all those who responded.

1. Impact Fees were increased by the BCC in 2015. School Impact Fee increases are being phased in over the next three years. What is your opinion of the current rates? Will future increases or new impact fees (ie: affordable housing) be needed? Would you be in favor of regular audits to assure that these funds are being spent in accordance with their intended purposes? Please be specific.

#### District 2:

##### **James Calamari**

The current rates that have been approved should suffice for several years. If the new board does an effective job of budgeting and uses funds properly there should be no need to increase impact fees in the near future. I support TOTAL transparency on all aspects of the BCC operations. This includes use of funds. I am of the opinion that regular audits should be done to insure proper usage and transparency.

##### **Jim Carter**

This is one part of a complex picture that relies on a single source of funding for growth management. Current impact rates are self-defeating, especially for the 1<sup>st</sup> time home builder. It kills an opportunity for professional housing starts for teachers, sheriff deputies, medial tech, etc. They need to be customized to meet the needs of a growing Collier County. I will meet with groups like CIBA and together develop a comprehensive plan, and work to get it implemented. Yes, I have always believed in audits and they need to be conducted externally by professional auditors outside of government.

##### **Andy Solis**

Impact fees are both an essential revenue stream for management of the County's growth, and an impediment as well. The current impact fee structure is in my opinion at its maximum level absent extenuating circumstance. Increased impact fees are not the ultimate answer to the shortage of workforce housing. The County Commission should create incentives for developers to build workforce housing through increased density. There should also be some oversight process for ensuring that impact fees are used for their intended purpose.

### District 3:

#### **Annisa Karim**

Impact fees are supposed to pay for providing public services to a new building project. The current rates are appropriate for some of these categories but not all. New projects occurring in areas with few or inadequate roads should be increased to accommodate for the new infrastructure. In the urban area where public services are already available, impact fees should decrease. In this scenario, we would encourage infill of areas already providing the appropriate infrastructure and it would incentivize density over urban sprawl. Impact fees for homes under 3,999 square feet should be significantly lower than homes above this size. Yes, I am in favor of regular audits in compliance with Florida State Statute 163.31801.

#### **Burt Saunders**

Impact fees are necessary to ensure that growth pays its fair share of infrastructure costs and to ensure that infrastructure improvements are available to support growth. There must be regular independent audits to assure these funds are spent properly. Fees should be regularly adjusted to reflect actual cost of infrastructure. We do not need new impact fees, such as affordable housing impact fees.

#### **Ron Kezeske**

Impact fees are, and will continue to be a critical and necessary “tax” as Collier County continues to grow. These fees are necessary to pay for the infrastructure needed during growth periods. Our research has shown that many of the “problem” created by the impact fees are twofold. (a) The current fee structure does not encourage or stimulate the building of smaller, more affordable sized housing. We need to reevaluate (*sic*) how these fees are structured, and potentially add additional tiers to encourage building and development of all types of housing. This is one of the issues we identified in the affordable housing problem Collier County has been discussing, the other will be discussed in Question 2. (b) The accounting of these fees has been poor to say the least. I have noticed a serious trend of “let’s rob Peter to pay Paul” scenario in the expenditure of these funds (the BCI Park a recent example). An audit is only as good as the Commissioners reviewing that audit. The Board of County Commissioners needs to be willing to take action when these funds are not used in the area (both geographical and purpose) they were intended for. Until a complete audit of the impact fee structure and use can be completed, it is too difficult to say whether I would be in support of an impact fee increase. I am strongly opposed to new taxes, but the reality is, if the impact fees are not paid for the additional use on our infrastructure, we all will pay with an increase of property taxes later. However, I believe by giving the developers and builders more control over the building of the infrastructure, we can create a win-win scenario, as the private sector can often do things at a more cost-effective and efficient rate.

#### **Russell W. Tuff**

Impact Fees should not be raised for any reason, and funds should always be audited to ensure proper use of taxpayer funds. A new study should be taken which would

check for viability of some of the rates charged. They possibly could ease back where found excessive. Affordable housing funds should not be raised through impact fees.

### District 5:

#### **Randolph Cash**

The current impact fee structure is sufficient for the time being. Although, I do not feel that one set of impact fees fits all. I would propose a sliding scale for impact fees that would encourage growth in the small business area and give incentives for developers to build professional (affordable) housing. Audits are necessary to ensure taxpayer money is being spent for what it was intended for.

#### **Tamara A. Paquette**

My family moved to Collier County in 1978. Construction was the family business. Back then, impact fees were on a sliding scale. One could purchase a piece of property and build a reasonably priced home on it. Those days are gone because impact fees increased, ultimately destroying the American Dream for working families in Collier County.

Because of outrageous impact fees, builders found a sweet-spot to profit from creating gated communities filled with \$500K+ houses designed for retired, part-time residents whose allegiance is somewhere else. We have abandoned our teachers, police officers, fire fighters, bank tellers, and tradesfolk... the lifeblood of our commerce. Not only are working people unable to buy & build, the inventory for rentals has been so suppressed, rents have been driven to NYC prices.

Every day, over 16,000 workers commute from outside Collier County: taking their paychecks and spending those dollars back home, a loss of 480 million dollars to Collier County every year. Teachers drive from San Carlos Park to work in East Naples. Fire Fighters drive from Lehigh Acres to service Marco. Police officers drive from Dade, and county government workers come from Cape Coral. There is no place to raise a family on a carpenter's salary, like my father raised the four of us. Our talent pool has fled, and it is getting worse because of impact fees. The problem with workforce housing can't be ignored any longer! I want to see impact fees go back to the sliding scale. I want to see current funds be redirected to allocations meaningful to working families. I want to see audits to insure this is being done. I want to see an end to working people watching our government officials hand out our hard-earned tax dollars, as corporate welfare. Working people, like me, are tired of seeing impact fees waived to wealthy corporations, especially when those companies go belly up, and we have no recourse. Nobody hands out free cookies to the small business person. We pay our way... so should they!

#### **Bill McDaniel**

I propose a replacement of impact fees with a growth assessment. Calculated on the same matrix as current impact fees, but amortized over a period of time with interest and attached to the Ad valorem tax bill for the property. We have then created a bondable entity; gained control of the expenditures needed to support the growth, and not have policy dictated to us by the state. **(Will future increases or new impact fees**

**(ie: affordable housing) be needed?** Not if we amend the way we are doing business in our community. **(Would you be in favor of regular audits to assure that these funds are being spent in accordance with their intended purposes? Please be specific.)** Yes, there seems to a large amount of impact fee money owed to Eastern Collier County, and no real record of how it is to be paid back.

### **Douglas Rankin**

As a conservative Republican I always think that any tax or fee by a government is too high. However, what we have here is a choice between current residents and businesses paying for growth or growth paying for growth. In any event, our impact fees do not need to be any higher than can be demonstrated by an absolute need for infrastructure. None of us wants to see our quality of life diminished by having inadequate roads and services. I do not see any current need to increase impact fees and I do not believe we should have a new impact fee for affordable or work force housing. We should have incentives such as density bonuses for this housing and impact fee deferrals for low income housing. I would absolutely be in favor of regular audits to be sure that these funds are spent for their intended purposes as I am in favor of auditing all levels of government.

2. Collier County is approaching build-out in urban areas along the coast. Would you support development in the rural designated areas i.e. Rural Land Stewardship area, Rural Fringe Mixed –Use District? How would you propose to provide infrastructure concurrent with growth?

### **District 2:**

#### **James Calamari**

There are many areas of Collier County that are underdeveloped. Over developing the coastline should not be considered for both esthetic and economic reasons. We should look to improve the underdeveloped areas of the county and assist with the infrastructure improvements as needed and appropriate. We should strive to keep Collier the beautiful haven that it is and not turn it into another overdeveloped metropolis.

#### **Jim Carter**

Yes, I support development in designated areas. Providing infrastructure cannot rely on single source of funding, like the impact fees. 87% of the Collier's tax base comes from property owners. We need to diversity through Economic Development (I was on the original Economic Development Advisory Committee). The county needs to stop being reactive and become a proactive and dynamic, future oriented County. Together we will be developing alternative solutions to complex problems.

**Andy Solis**

Yes, as long as the proper consideration for the preservation of natural resources is given. Growth is inevitable in Eastern Collier County and needs to be properly managed to minimize the cost of the infrastructure. The Commission should encourage the creation of compact/higher density developments, rather than single family developments which add to urban sprawl and increase infrastructure costs. Again, higher density can be the incentive for providing this kind of development. The County also needs to look at alternatives to additional impact fees, like utility service fees, etc., which are authorized by statute.

**District 3:****Annisa Karim**

The RLSA plan was never fully implemented, I would not support development in the rural designated areas unless there is a clear case showing that the current plan is unworkable. Providing infrastructure concurrent with growth would mean implementing the already adopted RLSA plan and using that as the template for required infrastructure.

**Burt Saunders**

I support good quality development, such as Minto Communities Rural Lands West. Providing needed infrastructure will be challenging. The County must aggressively seek a greater share of state transportation dollars. Collier receives about 60% of those transportation dollars in state road projects. State Roads 82 and 29 are examples of roads that must be improved. Impact fees and other county funds will be required to meet those infrastructure needs.

**Ron Kezeske**

I agree that the urban area along the coast is reaching a build-out point, but I think there are items that we need to address in this area as well. We can touch on that later in the answer. Regarding the development of the RLS and the RFMUD, I am in support of the development of these areas, providing the developing is contiguous with the landscape of Collier County. However, as these areas are developed, it needs to be a priority to also develop commercial space for restaurants and shops as well. As a Commissioner, I would want to see a serious effort made to limit the need to commute to coastal Collier County, as it would be additional wear on the infrastructure already in place. It will be a cost burden to properly develop the infrastructure of the aforementioned areas, but to put a burden of expanding the entire Collier County roads system to accommodate the additional traffic would be a near-impossible undertaking.

The current plans I've seen for Rural Lands West, as an example, seems to make an attempt to address this concern, offering the shopping and restaurant space needed to create a community capable of sustaining itself, rather than requiring commuting to coastal Collier County. By creating communities that are better equipped to sustain the needs and burden the existing infrastructure less will reduce the cost substantially. As

addressed in Question 1, auditing and tracking the use of the Impact Fees will further assist in ensuring the collected funds are properly utilized. The phrase I always hear from other candidates is “growth must pay for growth.” I couldn’t agree more, but as a Commission, we need to be held accountable so that such adages are more than mere political statements. We need Commissioners who will stand by those words and make tough decisions when necessary.

The concept less discussed is that of Collier County redevelopment. Part of our platform has been to focus on this area in all aspects: permitting, zoning, density issues, etc. I believe taking a proactive approach in clearing up blighted areas, offering proper incentives to builders and developers, we can better utilize already developed space, potentially filling the current needs of affordable housing and attractive areas for businesses to start or relocate.

### **Russell W. Tuff**

We need infrastructure to keep pace with growth. We didn’t do that in the 1990’s and we all paid the price in congestion, safety, inconvenience, and running a business. Those costs are eventually paid by the consumers. We are paying down our debt from the previous time, and it would possibly be prudent to bond to take advantage of lower rates, and price of land, construction costs, etc.

### **District 5:**

### **Randolph Cash**

Growth is coming to District 5 and that growth must be managed to preserve the quality of life, protect water, and the environment for residents of the district. There are four area master plans that are being updated, Immokalee, Golden Gate, RLSA, and RFMUD. Within those plans there are four areas that must be coordinated. Those areas are: transportation infrastructure; all water resources; economic development; and the environment. Additionally, each of the four area master plans must be coordinated to successfully sustain and manage growth.

### **Tamara A. Paquette**

The county is currently engaged in a restudy of these areas, and I presented my opinions at the public forums. This is a reliable public process, and I will support the results when they become available.

Currently, the residents of Collier County are asking for SMART GROWTH. They are adamant that more golf course gated communities or PUDs are unwelcome. I support the rubric of new urbanism where we preserve nature and create marketable, walkable, sustainable, clustered communities. However, residents strongly recommend the build out of existing areas before new growth begins. They suggest the Golden Gate City and the Eastern Estates be first, and as a resident of District 5, I agree.

### **Bill McDaniel**

Absolutely! I would propose investment from multiple sources, the urbanized area Ad valorem, Growth Assessments, and the increased Ad valorem from the developed areas.

### **Douglas L. Rankin**

As a candidate for District 5 where most of the future growth will occur this has been on my mind. As a former member of the East of 951 Committee and the Golden Gate Master Plan Committee, I know there will one day be over half a million people or more East of 951. I do support development in accordance with the Rural Fringe and Rural Lands Plan. I also support the attraction of clean industry and other matters to Eastern Collier County and Immokalee to cause some of the traffic to want to go East in the morning instead of West to take pressure off the road system. I also support another exit onto I-75 either in accordance with the Rural Lands Plan or Everglades Blvd. Oil Well and Randall are roads of concern because of the large number of people that are or will be transversing (*sic*) these road ways. Other pathways to and from the urban area need to be developed.

3. A major stimulus in the rebound of our economy has been residential construction. What would you propose to streamline the approval process relating to land development and vertical construction? Please be specific

### **District 2:**

#### **James Calamari**

I have heard stories of how arduous the process is for residential construction. We should look to expand the department and staff to better the process. I would not be opposed to vertical construction within reasonable constraints. We certainly don't need "skyscrapers", however, to construct vertically to provide more opportunities for homeownership is good for the growth and progress of the county.

#### **Jim Carter**

YES, absolutely! I will look to CIBA, and the business community, to help develop strategies to move the approval process more quickly. I already know many of the bottle-necks and have worked diligently to get that time line significantly reduced. Government, administrators and their employees, must be given specific guidelines and timelines, expected and required, by the Commission, to move the approval process forward quickly. At present, if one minor issue on a form is missing, the reviewer will put that request at the bottom of the pile and wait until the requesting party finally calls to ask where the review stands. Reviewers need to be trained, and evaluated on, the time it takes each of them to complete the review process. One guideline would be to pick up the phone and call the builder or company to alert them that the request needs to be completed, while keeping that file in an active (perhaps 1 week) file so that company can come and complete the necessary information and receive the approval now.

#### **Andy Solis**

The County should begin moving towards a one-stop/window process. The current process which involves numerous departments and reviews is inefficient and time consuming. One problematic example of this issue is the process involving the County

Fire Official and inspections by each Fire District. This is a duplicative review and can be extremely time consuming and inconsistent. The County Commission should always be pushing for more efficient, less time consuming processes. These inefficiencies negatively impact both the construction sector and the economic development efforts as well.

### **District 3:**

#### **Annisa Karim**

The first step to streamlining any approval process would be to ensure that we have a logical point-to-point process – not layers of single-issue reviews, each with decisions made without regard for costs or delays. Overlapping jurisdictions with redundant and duplicative regulations tend to slow the process down. One-stop electronic permitting could become very efficient and scheduling multiple inspections at the same time would also streamline the process. Ultimately, we still need PEOPLE to review the plans being submitted. Growth should pay for growth and in this circumstance that means we need more County staff to review the permits coming in.

#### **Burt Saunders**

I support streamlining development processes. I will support providing greater jurisdiction to our hearing Examiner to review all development projects, with appeals to the County Commission. This expanded jurisdiction will provide certainly (*sic*) to land owners and investors, and eliminate politics from the process. Permitting and application reviews can be streamlined, along with making sure we have adequate staff to handle the workload.

#### **Ron Kezeske**

I will be addressing the question in two independent parts: (a) Land Development— Another focus of our campaign has been addressing the approval process of land development and permitting. I will address that topic in more detail in Question 4. Providing the application being submitting is within the current LDC and Zoning requirements, and will be contiguous with the landscape of the area, we need to be sure we are getting these projects moved along in a timely manner. Having talked with some of the Growth Management team, I've seen that we've have made some serious strides in the past 2-3 years. I would rely on their recommendations as to what is/are the best way(s) to rectify the lengthy process. Radically changing a faulted system isn't always the best answer, making calculated adjustments to improve the quality of service to the taxpayers is. I would rather make the right changes over a period of a year, than make poor changes quickly. As discussed in Question 2, I also intend on encouraging a system which will Further incentivize and prioritize redevelopment efforts. I believe this is the Key to utilizing the space we have the most efficiently, while creating the least impact or drain on our existing infrastructure. Vertical Construction—As attractive as this option may seem, we need to be very careful how and where we allow this. The number one comment I get as a candidate related to growth management is the “they (Collier County Government) is going to turn this place into Fort Lauderdale”. I share in



that concern. We have the opportunity as a young County to develop Collier County in a way that makes it like no other place in the world. When allowing Vertical construction, it needs to be within the guidelines of the LDC and zoning of the proposed space. The landscape of Collier County must be maintained and decisions to change that should not and cannot be made without the input from the Public, which I why I intend to hold monthly town hall meetings to discuss areas of concerns with my constituents.

### **Russell W. Tuff**

The only reasonable method to streamline the process is for residential and commercial construction parties to continue meeting with County staff in their efforts to find solutions and keeping standards at acceptable levels. Regulations have costs for all residents, and they should be limited when possible. Business startups are thwarted, and small business find it difficult to keep up with the paper work involved with regulations. The paper work does have a large cost to business and residents who pay for services.

### **District 5:**

#### **Randolph Cash**

As indicated below the process needs to be reviewed to determine what processes need to be changed and or best practices instituted.

#### **Tamara A. Paquette**

As VP of A.I.P. General Contractors, a local remodeling firm, I am aware of certain permitting issues and challenges with the county. However complicated, in my experience, they prudently tend to error on the side of safety & caution. In District 5, the county is reviewing the current management plan relating to land development, and zoning issues are going to be a hot topic with locals and the Eastern Collier Property Owners. As good stewards, District 5 has Areas of Critical State Concern and a Habitat Conservation Plan that can't be ignored because it might be inconvenient to growth. I do not support the 50-year incidental take permit and spoke against it in the public meeting. If the question equates to: streamlining land regulations = displacing & killing endangered species, the answer is no. We can have BOTH w/ SMART GROWTH.

#### **Bill McDaniel**

I believe the first step to this process, are the 4 land use designations that are being reviewed as we speak. If the proposed changes to the RFMUD are adopted, there will be major enhancements to this land use overlay, similarly there are still recommendations to the RLSA that have yet to be acted upon from 2006. I also believe that opening up the markets for transfer of TDR's and credits from the RLSA to the urban infill area will incentivize value for these development rights.

#### **Douglas L. Rankin**

There is no question the building permitting and development process needs to be streamlined and unnecessary requirements eliminated. On the campaign trail, an awning company approached me that if they were in a commercial PUD and one of their

poles from their awnings went into the ground the entire PUD had to be amended. The entire code needs to be examined to eliminate this kind of nonsense. I understand the building department has recently lowered fees, added 16 new employees, and began to switch a number of processes to electronic filing. I would support the elimination of unnecessary requirement and support the addition of necessary staff and management to handle the work load. I support zero based budgeting and regulatory review and sunset.

4. CBIA believes the key to economic diversification is through streamlining the local land use regulations. What would you do to improve the regulations including the process for current businesses looking to expand and/or new businesses seeking to come to Collier County. Please be specific

### **District 2:**

#### **James Calamari**

The prospect of new business coming to Collier County and existing businesses expanding thus creating new jobs and new income opportunities should be close to the top of the list of issues before the BCC. The new jobs would bring much needed retail dollars to our local economy. The tax dollars would aid in the increase of necessary infrastructure spending. And the influx of new full time residents would help to strengthen and solidify our population. I would support improving regulations that would facilitate current businesses expansion and pursue new businesses relocating to Collier County.

#### **Jim Carter**

I have been preaching economic diversification for years. We know the issue:

- a. Streamline local land use regulations
- b. Give existing companies the same incentives (like tax breaks) to expand as we to attract new low impact, high wage, organizations to Collier.
- c. Commission should help, not hinder, the strategies and processes necessary to attract and keep new businesses to Collier County.

As a Commissioner I will be a catalyst for using every resource we can find to finally arrive at economic diversification in Collier County that will allow our youth to stay in Collier versus going to find good jobs somewhere else.

#### **Andy Solis**

One key to supporting economic development is what I discussed in answer to question 3. In addition, the County's new Office of Business and Economic Development should be empowered to assist in coordinating the permitting process for expanding and/or new businesses. The OBED should be the lead coordinator for a company that is either expanding or relocating here and have the authority to convene meetings with the relevant department heads. Manatee County has developed a process like this that has been very helpful.

### **District 3:**

#### **Annisa Karim**

Multiple use districts where businesses and homes can exist together is how this County needs to move forward. Instead of relying on strict land-use ordinances and zoning, we need to move towards a growth guidance model. This can eliminate some zoning boundaries and reduce the need to re-zone before a project moves forward. However, there is still a standard for environmental protection and safety. For businesses wanting to come to Collier, they need to be assured that their employees can afford to live here. Creating workforce housing is the key to attracting new businesses.

#### **Burt Saunders**

Having represented developers in Collier County, I understand the frustrations with the process. Turning more decision making to the Hearing Examiner will help provide certainty. Though there are successes at luring new businesses to Florida, the vast bulk of new jobs comes from expanding existing businesses. More emphasis must be placed on supporting and encouraging our existing businesses to grow and expand. Zoning and other incentives will be needed.

#### **Ron Kezeske**

Collier County seems to have a long-standing reputation as an “unfriendly” place to open or move a business. Having opened several businesses here, I tend to agree with that sentiment. I would like to address the issue in various aspects.

- a. Permitting—Although there have been serious improvements made over the past few years, I believe we can even do better. I believe we need to explore additional avenues through technology to more quickly review and approve permit applications. We need to address the priority of permits, i.e. a permit in for a second submission needs to take higher priority, and have significantly tightened timeframe for review. There needs to be an incentive for the plan reviewers to assist in completion and approval of the permits. Personnel is also an issue. There are several fantastic public employees who work very hard to ensure a high quality of service, but there are also some poor ones, as is the case in most businesses. As a Commission, we need to be willing to give the Growth Management Division the resources to maintain the good employees, while supporting them when the poor ones are released.
- a. Land Use—I have had personal experience with this as well. As we expanded one of our businesses, we were able to do so and expand our scope of business because of an overlay district. As the landscape of Collier County has matured, we need to revisit the uses allowed in the various areas. A little common sense can go a long way. I feel I can best address the issue a few examples: i. The commercial space provided for in many PUD’s is typically put there to benefit the residential area of that PUD. Whatever is developed on that portion of the PUD should provide some value or benefit to the community. I don’t believe putting a storage facility next to a middle-class community

serves the purpose that the PUD was originally created for. I do believe putting a restaurant or shopping center for the residents of that, and community and other surrounding communities, to frequent is of benefit to both the residents of the PUD, as well as the County, as it may help defray travel to other shopping centers. ii. New businesses and business ideas develop all the time. We need to be able to quickly provide answers to new and growing business. Although a new business may not fit in the traditional scope of industries, we need to have a cost-effective and efficient process by which we can get them open, provided their use is contiguous with the area they are wishing to open doors.

- b. New vs. Existing Businesses—For those businesses who have chosen to invest in this community, we need provide them with priority status when looking to expand. As important as it is to attract new businesses, it is equally, if not more, important to provide value to those who are already doing business here, and have made investments into our community.

### **Russell W. Tuff**

First, we should make sure our regulations are consistent and not contradicting themselves. Have areas designated for pre-approved uses and have those mappings available so a big step will be out of the way so we can locate business to the appropriate location in advance.

A fast track system should be created, utilized and implemented that is reviewed continuously for maintaining its viability when it comes down to crunch time. Continually adjust as changes are always occurring in the marketplace, policies and procedures.

### **District 5**

#### **Randolph Cash**

The first step is to streamline a process (*sic*) is to take a look at how long the approval process takes and the steps included. This will identify where the process can be revised to streamline the process. This will give us a reference point as to where changes can be made to speed up the process.

#### **Tamara A. Paquette**

Southwest Florida is a National Treasure and it is our land that makes us so unique. For every dollar spent at one of our state parks, we get \$7 in return. Nature is our best investment. We are an international tourist destination because of The Everglades and to hinder that with Urban Sprawl or Fracking Big Cypress would be very harmful to tourism: the lifeblood of Collier County. Residents in District 5 are against giving corporate welfare to billionaire baseball teams who want to build out here. They don't want the congestion from 4000 cars per game, in their backyard. They don't want the light and noise pollution to ruin their peace & quiet of a rural way of life. Besides, this is a regional issue, and Lee county has plenty of baseball... as well as baseball teams who just packed up and left town, leaving the county holding the bag. Residents have said they would like to see a return to having multiple builders on a housing project (not just one developer doing all the construction) and having influence by different architects & designers to develop unique and energy efficient styles of housing that

reflect the family's individuality and esthetics. As Commissioner, I would advocate for certain development projects to address the lack of workforce housing, building a range of housing options for all income levels. As Commissioner, I will bring my construction business savvy and environmental expertise to serve all the people of Collier County, for now & the future.

### **Bill McDaniel**

I propose to require less time for the approval and permitting process.

I propose to require less money for the cost of those permits for our job creators.

I propose to require less paper work and fewer trips to the county government offices.

And I want to change the culture of the County Commission so it's constantly strives for solutions to lessen the burden our local job creators face.

I propose we establish an advisory committee to the BCC, made up of members of the CBIA, and other construction industry leaders to effectuate the above proposals, and for a change, take their advice!

### **Douglas Rankin**

I support new and expanded employment and businesses in Collier County. We all found out in the big recession the need for a fourth leg to the stool. In order to have a fourth leg to the stool you must have a business friendly environment. A friend of mine, who owns a local restaurant, took almost a year to obtain approval to add seating to an outdoor enclosed patio totally on his property. So I do not need to be convinced that the approval processes can be shortened and will be if I am elected. If I have to sit down with the county manager every week or twice a week or bring these issues up at every meeting I will make a dent in these matters. I personally hate bureaucracy and efficiency and cost effectiveness are my goals.

