



**Candidate Questionnaire - County Commissioner  
August 2022 Primary Election**

Your name: **Nancy Lewis**  
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Your phone number: **(239) 571-1723**  
Your age: **66**  
Today's date: **05/28/2022**

What year did you move to Southwest Florida, and where were you living previously? I moved to Naples June of 1991, and I previously resided in West Milford, New Jersey

What is your educational background and work experience?

I graduated from high school and jumped right into the business world. My personal drive and commitment to excellence resulted in my promotion to Vice President of Sales for Computer Discount of America. Later, I was promoted to the franchise division as Managing Director and later became the owner-operator of Compu-Byte Inc. In 1991, I moved to Naples, sold the business, and became a real estate agent which provided the flexibility I needed as a single mom. Currently, in addition to real estate, I serve as the Administrator for the Pelican Bay Property Owners Association, President of Naples Retirement Inc., Board Member of Pelican Bay Mangrove Action Group, and Treasurer of Regent Park Villas III Association.

Describe a time in the last ten years when you led an effort to bring about change in our community. Was your effort a success? Why or why not?

The proposed 'One Naples' development at Vanderbilt Beach was a looming concern for numerous residents of North Naples. I served on the leadership team for Save Vanderbilt Beach; a 501C4 that was formed to protect Collier County residents from unreasonable development and specifically the egregious 'One Naples' development. The Save Vanderbilt Beach team held numerous public meetings, raised donations, and spent \$125,000. to hire a professional planner, traffic engineer, and land-use attorney. The proposed 'One Naples' development needed numerous and extensive exemptions from the County's Growth Management Plan, zoning laws, and Land Development Codes. Over 10,000 emails from the residents and 3000 signed petitions opposing the 'One Naples' development were sent to the County Commissioners and Planning Commission.

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***no later than June 3, 2022.***

**Although the Save Vanderbilt Beach leadership team was successful in scaling down the originally proposed development plan, the ‘One Naples’ development was still like placing an elephant on a postage stamp in a high hazard coastal area requiring numerous exemptions to development laws. On the day of the County Commission meeting for the ‘One Naples’ development, Save Vanderbilt Beach’s hired professionals and supporters in large number were present and prepared to show why this development should not be approved. Their voices were never heard. Instead, at the beginning of the Commission meeting, the developer’s land-use attorney announced that a whole new development plan, one that no one including County staff and the Planning Commission, had seen or reviewed, would be presented. The County Commission told the County Planning Director to take an hour at lunch to review the new development plan. After lunch, four of the five County Commissioners approved the ‘One Naples’ development.**

Describe a recent County Commission decision with which you disagreed. Why did you disagree and what should have been done differently?

**Recently the County Commission approved a 234 unit development near the intersection of Immokalee Road and Juliet Blvd.; just west of I-75. This segment of Immokalee Road is notoriously traffic gridlocked already. I disagree with the County Commission’s policy of using traffic studies that exclude the high traffic months of February and March. This gives a false determination of traffic impacts and allows developers to avoid having to make road improvements to accommodate the traffic impact of their development. I also disagreed with the decision to approve the development due to the multiple exemptions of the Growth Management Plan, zoning law, and the Land Development Codes. The maximum allowable density, with the bonus density for affordable housing, residential infill, activity center density band (although it was actually outside of the band), and NW transportation Concurrency Management Area was 149 units; the County Commissioner’s approved 234 units. I also disagree with the Commissioner’s policy of allowing the PUD Ordinance, the document that determines the enforceability of the developer’s commitments, to be written by the Developer’s land-use attorney. The Allura development on Livingston Road, heavily contested by residents, was purportedly approved by the County Commissioners because of the affordable housing component. It was later learned that the developer’s land-use attorney wrote the affordable housing section of the Allura PUD Ordinance to be unenforceable.**

What is your top priority in terms of Collier County’s environment? What county government solutions do you propose to address it?

**Everything in Collier County relies upon the quality of our water. It is the lifeblood of our community. My top priority is a multi-pronged approach. There is a pending agreement between South Florida Water Management District and the City of Bonita Springs that would allow the City of Bonita Springs to pump 30,000 gallons of untreated water per minute or 42 million gallons per day of untreated/unfiltered water containing fertilizer, fecal matter from overflowing sewers etc. into the Logan Blvd. canal and adjacent protected wetland preserves**

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**in North Naples. I propose that the pending agreement be revised to include Collier County as a party to the agreement. Additionally, the agreement should contain specific stipulations to include the definition of a declared emergency and the criteria that would need to be met before pumping occurs and specific criteria that would specify when pumping must cease. Additionally, the agreement should include specifications for non-compliance such as immediate termination of the pumping permit and agreement. One of the greatest impacts on our water quality is the chemicals that are sprayed on the canal banks of public waterways. These canals ultimately drain into the Gulf. The chemicals that are used specifically state they should not be used near water. I propose that cutting weeds of concern should be the alternative to chemicals that are sprayed on the canal banks. Additionally, the County should revise the current Fertilizer Ordinance to include a prohibition of nitrogen or phosphorus fertilizer during the summer rainy months. In addition, improperly operating septic systems impact our water quality. I propose that when a home is purchased, the home inspection include an inspection of the septic system to insure it is operating properly.**

What is your top priority in terms of Collier County's infrastructure? What county government solutions do you propose to address it?

**My top priority is finding solutions to address our failing roadways. One of the quickest ways to prevent acerbation of failing roadways is for County Commissioners to deny new developments that cannot be supported by the existing infrastructure. As a County Commissioner I would require traffic impact studies to include all 12 months of the year which would provide an accurate traffic impact analysis. The approval of a development would require mitigation and roadway improvements to accommodate the traffic impact. Growth pays for growth.**

What is your top priority in terms of the growth and development of eastern Collier County? What county government solutions do you propose to address it?

**Upholding the Growth Management Plan and development laws that Collier County currently has in place and fiscal neutrality is my top priority. We have lost our vision. As a County Commissioner, I would not approve rural villages or developments that do not comply with the development laws. One of the tenants of the Rural Lands Stewardship Area (RLSA) is that the town/village must be fiscally neutral. Should a roadway that only serves the villages/towns, Big Cypress Parkway, be paid by taxpayers in an amount that exceeds 37 million dollars as currently programmed in the Collier Metropolitan Planning Organization (MPO) 2045 Long Range Transportation Plan (LRTP)?**

What is your top priority in terms of redevelopment in coastal Collier County? What county government solutions do you propose to address it?

**My top priority is to maintain a balance between residential and commercial redevelopment by adhering to the zoning and development laws which will protect and preserve the charm of Collier County and protect the public access to**

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beaches and waterways. One of the greatest challenges is the lack of access and limited parking for public beaches and waterways. As a County Commissioner, I will restore the public beaches and waterway reporting element in the Annual Unit Inventory Report (AUIR). This category B element was removed in 2009.

What is your top priority in terms of affordable housing in Collier County? What county government solutions do you propose to address it?

**Affordable housing for essential service and workforce personnel and seniors is crucial; our economy depends on it. My top priority is to ensure that the developments which receive a 12 dwelling unit per acre density bonus, pursuant to the Future Land Use Element (FLUE), provide the affordable units as specified and approved. Currently, the developments which received density bonuses for affordable housing have not been provided. The enforcement mechanism, the PUD Ordinance, was written by the developers land-use attorney and is unenforceable. As a County Commissioner I would require County staff and the County Attorney's office write the PUD Ordinances. I would also institute an audit process, by County staff, of developments that receive density bonuses for affordable housing. Currently, County staff indicates they 'monitor' affordable housing units but they are unable to verify if the units are actually occupied by individuals for whom they were intended. I would also cease the 'on the fly and on the floor' negotiations. The Land Development Code (LDC), 2.06.01 D. Affordable Housing Density Bonus (AHDB) requires the developer apply for and obtain an AHDB agreement from the County BEFORE the development may obtain a hearing before the County Commission. Currently, this LDC requirement is routinely bypassed.**

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