



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

Your name:

Penny Taylor

Your email address:

Penny@votepenny.com

Your phone number:

239-261-0331

Your age:

72

Today's date:

May 22, 2022

What year did you move to Southwest Florida, and where were you living previously?

In 1978, I moved from New York to Naples.

What is your educational background and work experience?

- BA in Liberal Arts from the University of South Florida
- Past President of the Lake Park Neighborhood Association
- Ten years – 2000 – 2010 on the Naples City Council, two of those years as Vice Chair

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- Eight years on the Board of Collier County Commissioners (BCC) 2014-2022
- ✓ Economic Chair of the BCC
- ✓ BCC representative on the Florida Association of Counties Water Committee
- ✓ BCC representative on the 16 County Coalition for the Responsible Management of Lake Okeechobee and the Indian River Lagoon
- ✓ Past chair of the Metropolitan Planning Organization (2 years)
- ✓ Past chair of Tourist Development Council (3 years)
- ✓ Past Collier County representative for the Affordable Housing Committee

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?

I led the effort on the Board of Collier County Commissioners to generate more awareness and provide availability for income-based (affordable) housing in Collier County. Under my leadership, the County is currently building income-based housing on County owned property. However, the stigma of income-based housing and the influence of neighborhoods, especially gated communities, to block any level of this housing near their communities was too strong to overcome. However, under my leadership, the first inclusionary zoning for income-based housing was approved for the new development of Allura. This housing is for First Responders.

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

The most recent decision I disagreed with was the Commission's decision on May 10 and then again on May 24, not to approve a requirement of a 60-day notice for landlords intending to raise the rent for their tenant by more than 5%. When landlords decide to

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increase the rents by more than 5% - many of them by 100% or 200%, it becomes a question of fairness to allow tenants time to find another location to rent or to secure rental assistance from the County to help stabilize their situation. These are people's lives being disrupted; people who live and work for our community...our teachers, nurses, police and our fire fighters. This is a crisis that demands immediate attention from commissioners. This will not solve all the challenges we face, but it will help the tenants.

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

My top priority is water quality –which must be tackled locally and regionally. The discharges from Lake Okeechobee have a direct effect on the water quality of the Gulf of Mexico. Our quality of life, health and economy is directly tied to the health of waters along the Collier's Gulf coast. In addition, we cannot allow indiscriminate pumping of water from neighboring counties into our water bodies that do not have the capacity to carry that additional water.

Collier County must continue to increase communication and develop working partnerships with neighboring counties to face these regional challenges.

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?

The eastern lands, except for the town of Ave Maria, are developing as gated communities. These new residents will have to drive on our roads to find employment and resources...to get anywhere! This was not the intention of the RLSA mater plan found in our Growth Management Plan. Towns were to be self-sustaining using a Smart Growth model to minimize the overuse of our roads. I propose a review of development in the eastern lands to bring awareness, and a change in the manner in which

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my colleagues are approving these developments. The BCC can require the developer to follow the original intent of the RLSA by voting against these gated communities.

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 for Collier County's infrastructure is: to maintain and improve our stormwater capacity county-wide; to insure maximum recharge capabilities for our aquifers that provide us the water that we use; and to continue our septic-to-sewer conversions. Stormwater improvements require sufficient, recurring funding. These are expensive infrastructure projects that must be tackled to keep our bays and rivers and streams as healthy as possible. Septic tanks pollute our ground water that then runs off into our bays and rivers and streams. These pollutants are extremely harmful to our environment. Again, funding is the key to replace septic with sewer. Stormwater must be held in ponds designed to help clean the pollutants out of the stormwater before it seeps deep into the ground to recharge our aquifers. The County must insure that developments are not lot-line to lot line. Open space in every development is crucial for our aquifers. Incentives might have to be offered to a developer who although he has the right to build his project with sprawling design, would consider reducing the footprint of the design to preserve open space. Again, it's a funding issue. With all of my priorities, though, a vigorous and ongoing educational campaign by the County, at every step of permitting, is necessary to help developers and all of our future homeowners understand how important it is to preserve our water infrastructure and to ensure that our aquifers remain healthy and productive.

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

District Four is the urban part of Collier County and is experiencing 'in-fill'... previously undeveloped commercially

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zoned land is often developed sometimes with no notice or insufficient notice to allow adjacent residential properties to request increased buffering, or to recommend dumpster placement etc., modified construction hours from the developer and other mitigation measures. My recommendation is to revise our Code of Ordinances to emphasize the importance of quality of life issues for existing residential developments. A requirement of sufficient noticing of adjacent residential properties when commercial construction is planned is a critical quality of life issue. Collier needs to review these 1990-era constructions standards in the context of 2022.

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

My top priority is to increase the amount of income-based housing available for our community. The Board of Collier County Commissioners must adopt a clear and consistent policy position in this area. Our message to tenants, the employers, and to our residential property owners must be that in order to keep our quality of life we must facilitate income-based housing throughout our community. The County process for not only developing this housing but identifying future parcels is time-consuming, and we can no longer procrastinate. Developers are requesting increased density in their market rate projects which must be tied, every time, to a 15% - 25% allocation, within that development, for income-based housing. Regulations for the inclusion of income-based housing in the eastern lands must define a 'diversity of housing' from a perspective of income, not just design. Income-based housing is a critical component for Collier County's future.

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