

MINUTES OF THE COLLIER COUNTY  
DEVELOPMENT SERVICES ADVISORY COMMITTEE  
*LAND DEVELOPMENT REVIEW SUBCOMMITTEE MEETING*

Naples, Florida  
January 20, 2026

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Meeting and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at the Growth Management Community Development Department Room 609/610 2800 N. Horseshoe DR. Naples, Florida with the following members present:

Chairman: Clay Brooker  
Blair Foley  
Jeff Curl  
Mark McLean  
Robert Mulhere

**The following County Staff were in attendance:**

Jaime Cook, Director, Development Review, GMCD  
Eric Johnson, LDC Planning Manager, GMCD  
Alexander Showalter, Planner III, GMCD  
Irma Elizondo, Planner II, GMCD  
Heather Cartwright-Yilmaz, Management Analyst/Liaison, GMCD

*Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, Neither Collier County nor This Board shall be responsible for providing this record.*

**1. CALL TO ORDER – Chairman**

**Chairman- Clay Brooker**

Development Service Advisory Committee – Land Development Review Subcommittee,  
Wednesday, January 20, 2026.

**2. APPROVAL OF AGENDA**

Motion to approve- **Mark Mclean**

Motion seconded- **Robert Mulhere**

*Motion passed unanimously*

**3. OLD BUSINESS**

- a. PL20250004659 – Home-Based Businesses – LDCA

**Alexander Showalter, Planner III, GMCD**

To bring our development code in line with the State Statute.

**Clay Brooker-** I went back and forth between the State statute and this LDC amendment and it looks almost verbatim, is this correct.

**Eric Johnson-** Yes.

**Jeff Curl-** This still allows the public to come to your residence. I don't understand how this doesn't violate zoning and ADA.

**Clay Brooker-** It allows for less than 5 people based on R3 occupancy because it's a Single-Family home-based business. From an ADA standpoint there is no ADA mandate.

**Eric Johnson-** We are complying with the Florida Statutes. You still must have parking onsite for your guests. Must be an improved surface.

**Mark McLean-** HOA, may further regulate it.

**Jeff Curl-** So am I vested, Can I have people come to my house?

**Clay Brooker-** Yes within reason. You can't alter the residential character of the neighborhood.

**Mark McLean-** Page 1 Line 16 Item D, says no heavy equipment, defined herein as commercial, industrial agricultural vehicles, equipment or machinery that is parked or stored that the equipment is visible from the street or neighboring property. Are landscape trucks and trailers deemed heavy equipment.

**Eric Johnson-** It would be a commercial vehicle. If you have heavy equipment, you are allowed to store it inside your garage. Once it's in the LDC Mike Bosi can define what heavy equipment is and what isn't.

**Jeff Curl-** Tell me about operating hours, can I start work at 5am?

**Eric Johnson-** I would say yes as long as you're not violating the noise ordinance.

**Jeff Curl-** Is there a way to echo the construction ordinance. You can start at 6:30am and work until 7:00pm. Would it violate state statutes by adding operating hours.

**Alex Showalter-** We don't tell businesses at what hours they can operate.

**Clay Brooker-** You can go back to, you can't alter the residential character of the neighborhood. What are the normal hours for noise in residential neighborhoods.

**Eric Johnson-** According to Statute 559.955 2b. Home based businesses may not be prohibited, restricted, regulated or licensed in a manner that is different from other businesses in a local government's jurisdiction except as otherwise provided in this section. If we were to put a restriction on home-based businesses and not other businesses, it would be problematic.

**Clay Brooker-** A recommendation from this subcommittee to DSAC, is to ask the County Attorney office to opine on imposing hours of operation based on a residential neighborhood perspective.

**Clay Brooker-** There are a couple landscaping businesses out off of Rock Road that park their landscaping vehicles at their homes today, would they be grandfathered in or are they going to be subject to these rules and regulations.

**Jaime Cook-** Rock Road is zoned agricultural. We are having them all come in and do SIP's as a record of what is going on at the property.

**Eric Johnson-** We can get clarity from the County Attorneys office.

**Blair Foley-** Made a motion to approve subject to the condition of asking the full DSAC body to chime in on hours of operation and clarification of the definition of what is considered heavy equipment.

Motion Seconded- **Jeff Curl**

*Motion passed unanimously*

#### 4. NEW BUSINESS

- a. PL20250014625 – Comparable Use in Industrial District – LDCA

**Eric Johnson, LDC Planning Manager**

Amends LCD Section 2.03.04 Industrial zoning districts

Adds the language related to the comparable use determination.

Number 59- Adds the language, *any other industrial use which is comparable in nature with the list or permitted uses and consistent with the purpose of intent statement of the district as determined by the hearing examiner or CCPC, pursuant to LDC Section 10.02.06K*

**Robert Mulhere-** I support this change. I notice we don't have this in the AG district. Why wouldn't we have it there because it allows quite a few different uses.

**Eric Johson-** We were only directed by the board to add it here.

**Jeff Curl-** Made a motion to approve to move forward, as a part of this, ask DSAC to also consider a companion item that would be comparable uses in the agricultural districts.

Motion Seconded- **Robert Mulhere**

*Motion Passed by majority vote*

*Clay Brooker abstained due to potential conflict*

**5. PUBLIC SPEAKERS**

No public speakers

**6. REMINDERS OF UPCOMING DSAC-LDR SUBCOMMITTEE MEETING**

**DATES DISCUSSION:**

- a. **Tuesday, April 21, 2026**
- b. **Tuesday, July 21, 2026**
- c. **Tuesday, October 20, 2026**

**7. MEETING ADJOURNED**

**There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 3:36 p.m.**

**COLLIER COUNTY  
DEVELOPMENT SERVICES ADVISORY COMMITTEE  
LAND DEVELOPMENT REVIEW SUBCOMMITTEE**



\_\_\_\_\_  
Clay Brooker, Chairman

These minutes were approved by the Committee/Chairman on March 4, 2026,  
(check one) as submitted  or as amended \_\_\_\_\_.