

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

Naples, Florida

April 21, 2026

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee (DSAC), Land Development Review Subcommittee (LDR), 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
John English

The following County Staff were in attendance:

Mike Bosi, Planning and Zoning Division Director, GMCD

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 April 21st, 2026

2. APPROVAL OF AGENDA

Robert Mulhere- Move the last item up to first

Motion to approve- Jeff Curl

Motion seconded- Blair Foley

Motion passed unanimously

3. OLD BUSINESS

Alexander Showalter, Planner III

- a. PL20250012443 – Golf Course Errant Ball Containment Barriers (Quail Creek Country Club)

Robert Mulhere recused himself due to conflict.

Mark McLean- recused himself due to conflict.

LDC SECTION TO BE AMENDED

2.03.09 Open Space Zoning Districts and 5.03.08 (NEW) Errant Golf Ball Containment Barriers in the Golf Course (GC) Zoning District

Quail Creek Amendment- Zack Lombardo and Jeremie Chastain- Bowman
Additional Bowman staff present- Fran Litton- Landscape

- LDC proposed amendment- PL20250001380
- Proposed changes- Design Standards
- Pole Color- to include matte grey and matte white
- Landscaping requirements- From cluster of trees to one canopy tree or cluster of a minimum of 3 palms. Removed language of cluster at each pole. Removed no limitations on number of palms. Minimum of 10ft at planting and minimum of 12ft at maturity.
- Height- Maximum 70ft.

Cameron Fady-Director of Golf, Quail Creek

Average apex 80-100ft. Prevailing wind E/NE pushing balls to hole 10.

John English- on site plan for Quail Creek, was there an injury?

Zack- There was an injury to the left of the fence by hole 10. He was struck by a ball from the driving range.

b. PL20250013881 – Golf Course Errant Ball Containment Barriers (Accarrino and Commers)

Chad Commers- Homeowner Quail Creek

Letitia Accarrino- Homeowner Quail Creek

LDC SECTION TO BE AMENDED

1.08.02 Definitions

2.03.09 Open Space Zoning Districts

4.02.02 Dimensional Standards for Conditional Uses and Accessory

Uses in Base Zoning Districts

5.03.08 (NEW) Errant Golf Ball Containment Barriers in the Golf Course (GC) Zoning District

- Maximum Height- 35ft.
- Distance of 150ft residential property
- Setback of 20ft from property line
- Setback from public right of way 1ft for each foot in height
- Not located within a lake maintenance easement
- Pole Color- Sage green or green matte color
- Landscape- Cluster of trees at each pole. 12ft at planting, 35ft at maturity

Blair Foley- I don't think 35ft height is enough. 62-65ft starting height is the minimum

Chad Commers- Whatever height you chose please consider home values.

John English- Current code allows up to 35ft.

Clay Brooker- And meeting other standards.

John English- Is there a mechanism available to get approved for higher?

Eric Johnson- A PUD amendment or variance, but this is not a PUD.

Clay Brooker- We need to come up with a consensus height that this committee is comfortable with. Recommend sending to DSAC. Consensus for 70ft height, set back should be 2/1 and it should be from residentially zoned property, not just where a home exists today. Defer to Jeff for landscaping.

Jeff Curl- I agree with the 2/1 setback and the landscape amendments that were done with the first LDC amendment. Agree with additional color options.

Clay Brooker- Recommend to approve club amendment with changes and deny homeowners proposal. We are adopting some of the homeowners proposal into the approval.

Jaime Cook- If we are doing two trees, is it one on each side or can they be on the same side?

Jeff Curl- Add the language for all landscaping to be on the side with residential homes.

Clay Brooker- Motion to recommend approval of club's version ending in 2443 with the following revisions, required setback adjacent to residential properties shall be applicable not only to property that has an existing residential home, but also that is zoned.

residential. Set back should be 2ft/1ft of height of the proposal. Turn it over to Jeff for landscaping. Matte Grey and Matte white will be included in addition to Matte black.

Jeff Curl- Strike through on 2b, 4-5 words in strike those. Other than that language includes the mix we talked about.

Motion seconded- Jeff Curl

Motion passed 3-1. John English voted against.

Clay Brooker- Motion to recommend denial of the homeowner's amendment ending in 3881.

Motion seconded- Blair Foley

Motion passed 3-1. John English voted against.

4. NEW BUSINESS

a. PL20260002638 – Recreational Vehicle Parking (Collier County Code of Laws and Ordinances)

Irma Elizondo, Planner II

Robert Mulhere- Was but only if HOA Approves. Shorten to say "maybe" "with approval of HOA".

Clay Brooker- Not supposed to be enforcing. Restrictive for HOA.

Eric Johnson- Code is reactive. Someone would have to complain.

Mark McLean- Define "driveway".

Robert Mulhere- Recommend for approval adding in after development, with approval of HOA or Community Association.

Motion seconded- Jeff Curl

Motion passed unanimously

b. PL20260003715 – Facilities with Fuel Pumps Waiver of Separation

Irma Elizondo, Planner II

Will eliminate LDC Section 5.05.05B2 and retain LDC 5.05.05B1 Site and design requirements.

Clay Brooker- Is there any limitation on pumps or number of fueling stations?

Irma Elizondo- Would have to meet the site design requirements.

Eric Johnson- Pages 3-4

Alexander Showalter- None on number of pumps.

Motion to approve- Robert Mulhere

Motion Seconded- Mark McLean

Motion Passed unanimously

5. PUBLIC SPEAKERS

None

6. REMINDERS OF UPCOMING DSAC-LDR SUBCOMMITTEE MEETING

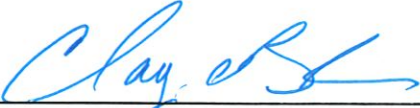
DATES DISCUSSION:

- a. July 21, 2026
- b. 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 4:50pm.

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



Clay Brooker, Chairman

These minutes were approved by the Committee/Chairman on JUNE 3, 2020,
(check one) as submitted ☒ or as amended _____.