



Collier County
Growth Management Community Development Department

Development Services Advisory Committee Meeting

**Wednesday, August 06, 2025
3:00 pm**

**2800 N. Horseshoe Dr.
Naples, FL 34104**

**Growth Management Community Development
Department
Conference Room 609/610**

Please contact Heather Cartwright-Yilmaz at (239) 252-8389 if you have any questions or wish to meet with staff.

Development Services Advisory Committee

Agenda

Wednesday, August 06, 2025

3:00 pm

2800 N. Horseshoe Dr., Naples, FL 34104

Growth Management Community Development, Conference Rooms 609/610

NOTICE:

Persons wishing to speak on any Agenda item will receive up to three (3) minutes unless the Chairman adjusts the time. Speakers are required to fill out a "Speaker Registration Form", list the topic they wish to address, and hand it to the Staff member before the meeting begins. Please wait to be recognized by the Chairman and speak into a microphone. State your name and affiliation before commenting. During the discussion, Committee Members may direct questions to the speaker.

Please silence cell phones and digital devices. There may not be a break in this meeting. Please leave the room to conduct any personal business. All parties participating in the public meeting are to observe Roberts Rules of Order and wait to be recognized by the Chairman. Please speak one at a time and into the microphone so the Hearing Reporter can record all statements being made.

1. Call to order – Chairman

2. Approval of Agenda

3. Approval of Minutes:

a. DSAC-LDR: 05.20.2025 (Page: 04)

b. DSAC: 06.04.2024 (Page: 11)

c. DSAC-IFR: 06.19.2025 (Page: 22)

d. DSAC-ROW: 07.23.2025 (Page: 27)

4. Public Speakers

5. Staff Announcements/Updates

- a. Zoning Division – [**Mike Bosi**]
- b. Community Planning & Resiliency Division – [**Christopher Mason**]
- c. Housing Policy & Economic Development Division – [**Cormac Giblin**]
- d. Development Review Division – [**Jaime Cook**]
- e. Operations & Regulatory Mgmt. Division – [**Michael Stark**]
- f. Building Review & Permitting Division – [**John McCormick**]
- g. Collier County Fire Review – [**Michael Cruz, Captain**]
- h. North Collier Fire Review – [**Chief Sean Lintz or designee**]
- i. Code Enforcement Division – [**Thomas landimarino**]
- j. Public Utilities Department – [**Matt McLean or designee**]
- k. Transportation Management Services

Transportation Engineering Division – [**Jay Ahmad or designee**]

6. New Business

7. Old Business

8. Committee Member Comments

9. Adjourn

FUTURE MEETING DATES:

September 03, 2025 – 3:00 PM

October 01, 2025 – 3:00 PM

November 05, 2025 – 3:00 PM

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

Naples, Florida
May 20th, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Land Development Review Subcommittee and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at Growth Management Community Development Department Building, Conference Room #609/610 2800 N. Horseshoe Dr., Naples, Florida, 34102 with the following members present:

Chairman: Clay Brooker (Chairman)
Blair Foley – EXCUSED
Jeffrey Curl
Mark McLean
Robert Mulhere

The following County Staff were in attendance:

Eric Johnson, LDC Planning Manager, GMCD
Richard Henderlong, Planner III, GMCD
Angela Galiano, Planner II, GMCD
Josephine Medina, Planner III, GMCD
Heather Cartwright-Yilmaz, Management Analyst / Staff Liaison, GMCD
Jaime Cook, Development Review Director, 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,
Tuesday, 20th May 2025 was called to order at 3:00 PM

2. APPROVAL OF AGENDA

Clay Brooker

Agenda approved.

Motion passed

Determined New order to discuss Agenda based on Speakers available 4a, 4d, 4b to 4C. See changes below.

3. Old Business

None

4. New Business

a. PL20250004659 – Home Based Business Updates LDCA

Eric Johnson-Spoke in 4a introduced new amendments

Eric Johnson- Determining language in local code vs State code.

Mr. Brooker-Determining parking regulations- Differences between Local and State

Eric Johnson-Updating future ordinances for parking/storage. Referenced definitions in the LDC

Mr. Curl- Identify Problems with buffering requirements

Mr. Brooker opened for Public comments

Public speaker-Tim Maloney Golden Gate- Identifying Verbiage in Ordinance and impacts of ordinance in the county. Identifying exploration of home occupation statute. Encourages updating the ordinance in these areas

A. Problem with estates using residential properties

B. Can't generate additional traffic

C. Uses of fleet vehicles in residential areas

D. Types of vehicles (tonnage) and impact of these businesses

Public Speaker- William Mars- Landscape company impact. Shared pictures of Landscape vehicles parked on vacant lot. Video of a truck backing up, Video of trucks parked together, Video of trucks backing up traffic. Examples of residential impact. Applicability and broadness of ordinance compared to another county.

Public speaker- Mark Teeters- Golden Gate master plan advertised “1000 small businesses in Golden Gate.” Importance of getting verbiage correct. Rezoning the estates and impact construction companies in residential areas, campers/Trailers and their impact. Use/impact of Code enforcement. Using backyards as storage. The current impact of the estates zoning is hard to enforce.

Mr. Brooker- Closed public comments

Unknown- Adding to clarify on the statement “multiple business” Quite a few issues need more regulation pertaining to traffic impact. Need to clarify verbiage “use of estates parcels by right” Need to come back to this issue as there are too many issues.

Mr. Brooker- Determining a way forward based on existing precedence.

Mr. Mulhere- AG zoning vs estates zoning

Mr. Curl-Need to reference existing precedence. Rethink allowed businesses, screening businesses, required screenings buffers and heights

Mr. Brooker- Existing ordinance/statute in works might take care of it. Residential character.

Mr. Mulhere- Where do Landscapers go, AG use

Mr. Mulhere- Motion to continue discussion

Mr. Brooker- second. Motion passes

b. PL20240008632 – Solar Facilities and Electrical Substations LDCA

Unknown- Existing LDC doesn’t address facilities. Proposing amendment to solar facilities, issues addressed by FPL and anticipated issues.

Tal Berman- Discussing solar development in Collier County on AG land. Remove citrus and place solar. Limit impacts on protected areas. Low impact. No concrete/impermeable. Low to the ground.

Jem Frantz- LDC amendment eliminates inconsistencies in statute amendment and addresses buffering requirements. New definitions, new sections on solar facilities and substations, updates list of essential services. Adds exemptions and additions.

Mr. Mulhere-Adding to AG use, essential use, solar, are they essential services?

Mr. Mclean- Are they storing on site, how?

Tal Berman- Size of shipping containers line up next to each other at substation. Changing, injecting renewables/solar.

Mr. Mclean-Defining storage

Jem Frantz- Would have to follow AG restrictions

Mr. Curl- References buffer language, “trees and shrubs”

Jem Frantz- From state statute language

Mr. Curl- AG transitions

Mr. Berman-Avoiding primary panther habitat.

Jaime- Not running into too many issues as using old farms.

Mr. Mulhere- Motion to recommend approval, subject to continue discussion after staff review, whether it is reasonable to establish, to look at the development standards to

make sure there are standards on the height. We talked about minor corrections (e.g., trees, shrubs, buffers). Confirm Height requirements.

Mr. Curl- Second

Further discussion ensues regarding existing standards in the Rural Agricultural Zoning District.

Mr. Brooker – There is consensus that existing height limitation of 35 feet is acceptable.

The motion was revised by a different member of the Subcommittee.

Mr. Mclean - Second

Mr. Brooker- Revised motion passes unanimously.

c. PL20250005043 – Group Housing Updates LDCA

Mr. Mulhere – *Made a motion to approve and commended staff for being proactive in terms of seeing that the market is demanding most of the time, things in PUDs and floor area ratios are 0.60 anyway.*

Mr. Brooker- He had a question regarding Page 3 lines 13 and 14- Increasing from 0.45, except nursing homes, ALFs, continuing care facilities can have a FAR of 0.60, provided that the Future Land Use Element of the Growth Management Plan allows for the greater ratio. Are there limitations?

Ms. Medina- Yes, there are certain ones that we did find have limitations, like the RFMUD, for example. Certain private amendments do as well. There were some that the PUD doesn't reference back to the LDC, so we wanted to make that clear, that if the Future Land Use designation says 0.45, the LDC can't allow (a greater FAR).

Mr. Johnson – They have to be consistent with each other.

Mr. Brooker- Where is it restricted to 0.45?

Ms. Medina- Receiving lands, neutral lands, within the rural village, within the conservation designation, Buckley property and that settlement agreement. They don't have a PUD yet

Mr. Mulhere – That is a subdistrict of the rural fringe?

Ms. Medina- Yes, and in the agricultural and rural mixed-use district, there is a floating subdistrict that has restrictions as well. Those were the ones we were able to find. All the other ones, we were able to find public ones, but the PUD restricted it, so when they come in to change their PUD, they would also have to change their corresponding (indiscernible)

Mr. Brooker- Thank you. We have a motion to recommend approval by Bob

Mr. Curl- Second

Mr. Brooker- Motion to approved amended passes unanimously.

d. PL20250005475 – Mailed Notice Rural Agricultural Zoned Land LDCA

Mr. Mulhere- We have 500 ft. in urban area and 1000 ft. in Rural area.

Mr. Mclean- What I don't understand on the 160 acre parcel- it only notified property owners at 1000ft and 9 lots but where is the notification taken from, the center or perimeter of the parcel?

Mr. Henderlong- It's measured from the perimeter of the parcel. Some residents of Sable Palm Road did not get notified. He explained that the Board felt the current standard to the notification process was inadequate, and they requested other various distances for the mailed notice requirement be look at recommending it be one mile.

Mr. Mulhere- What is the one mile for, currently the Urban and Rural Golden Gate Estates area. What are the other areas? Define what areas get and what distance. The 1,000 ft. only applies to designated rural AG.

Discussion on notification distances to rural and urban areas in Collier county.

Mr. Henderlong- For urban AG zoned land in Pine Ridge subdivision, a commissioner said a new property, the mailed distance was inadequate when compared to what other communities are doing. He described the Pine Ridge property's location. He said, the board direction was to take the one-mile suggestion back and publicly vet the mailed notice distance change. He presented other options to the mailed notice distances by reference to Exhibit C. To assist the decision of a distance change, on pages 6 and 7, mailed distances of other Florida communities were given for public consideration. He noted, on page 7, Seminole County had distances based on acreage sizes, 5, 10, and greater than 10 acres and a minimum number of parcels. Staff did not recommend this standard.

Mr. Mulhere- So this is limited to the proposal of one mile to rural AG zoned lands

Ms. Cook- Provided a perspective on the new week Board agenda item at 341 Sabal Palm that all of the surrounding lands are conservation land and the notice sign sizes are too small to notify residents in Winding Cypress and Village Walk.

Mr. Booker and Mr. McClean- *Noted the increase to one mile is costly with 5,680 notices at the Pine Ridge and Goodlette Rd. parcel*

McClean- Motioned to suggest ½ mile

Mr. Mulhere- Seconded the motion

Mr. Brooker- Motion passed unanimously.

5. PUBLIC SPEAKERS

No additional public speakers. Noted in the section above.

6. UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:

- a. Tuesday, June 17, 2025
- b. Tuesday, September 16, 2025
- c. Tuesday, November 18, 2025

Clay Brooker

Accepted motion to adjourn

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 4:50 p.m.

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



Clay Brooker, Chairman

These minutes were approved by the Committee/Chairman on August 6, 2025,
(check one) as submitted _____ or as amended X.

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
June 4, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at the Collier County Growth Management Community Department Building, Conference Room #609/610, 2800 N. Horseshoe Dr., Naples, Florida, 34102 with the following members present:

Chairman:	William J. Varian
Vice Chairman:	Blair Foley
	Clay Booker (Excused)
	James Boughton (Excused)
	Jeffrey Curl (Excused)
	Laura Spurgeon DeJohn
	John English
	Marco Espinar (Excused)
	Norm Gentry (Excused)
	Nicholas Kouloheras
	Mark McLean
	Chris Mitchell
	Robert Mulhere
	Hannah Roberts–AHAC–Non-Voting
	Jeremy Sterk
	Mario Valle

The following County staff were in attendance

Mike Bosi – Director, Zoning Division
Christopher Mason – Director, Community Planning & Resiliency Division, GMCD
Jaime Cook – Director, Development Review Division, GMCD and Linda Blackledge
Michael Stark – Director, Operations & Regulatory Management Division, GMCD
John McCormick – Director, Building Review & Permitting Division, GMCD
Thomas Iandimarino – Director, Code Enforcement, GMCD
Claudia Vargas – Project Manager I, Engineering & Project Management, PUD
Cormac Giblin – Director, Housing Policy & Economic Development Division
Lorraine Lantz – Manager, Transportation Planning, Transportation Management Services
James French – Department Head, GMCD
Heather Cartwright-Yilmaz – Management Analyst-Staff Liaison, GMCD
Captain Bryan Horbal, North Collier Fire Review

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 Varian

Development Service Advisory Committee, Wednesday, 6th June 2025 was called to order at 3:00 PM

2. APPROVAL OF AGENDA

Blair Foley motioned to amend the Agenda moving New Business item D to A

Robert Mulhere seconded

Motion passed unanimously

3. APPROVAL OF MINUTES

Chris Mitchell motioned to approve the minutes

Mario Valle seconded

Minutes approved unanimously

4. PUBLIC SPEAKERS

None

5. STAFF ANNOUNCEMENTS

a. Zoning Division – [Mike Bosi, Director]

- We have a couple petitions going to the Board on the 10th, two more on the 24th, and two more on the 8th.
- Planning commission is canceled the entire month of June. We're only in one meeting in July, one meeting in August.
- We have seven petitions that we're going to be dealing with.
- Two to three requests per week related to pre-application meetings for entitlement.
- The real estate market's a little bit more elongated than it was a couple years ago. I'm not sure if that's a bad thing for this market, but we're holding tight and going to concentrate on the projects that we do have in hand and providing you guys exceptional service to make sure you can get your performance bonuses.

b. Community Planning & Resiliency Division – [Christopher Mason, Director]

- We have FEMA's auditing firm ISO in the house tomorrow to go through our three year verification cycle visit for our CRS program. We submitted all of our data and information a month ahead of time. This should be a simple walkthrough and look around the County at some open space, some active projects to show what we're doing is above board and correct. And we're hoping to keep that over \$9 million that we saved in the community.
- We're gearing up for hurricane season and happy to be on our way out of the drought.

Chairman Varian

Could you have Heather send us out the link to the most current FEMA webmaps? The link on the website is broken.

Christopher Mason

We'll provide you with a link for the FEMA Map Service center and how you get to that particular set of maps.

c. Housing Policy & Economic Development – [Cormac Giblin, Director]

- We have the housing plan LDC adoption hearing for the LDC amendments. They lost last tranche of those changes. The comp plan was approved I think a couple years ago. This is implementing LDC regulations. Those are on the Board's agenda for Tuesday.

Mark McLean

There's a new Live Local sitting on the governor's desk. Are there changes we should be aware of.

Cormac Giblin

The major change in that is that it would allow Live Local to be used in commercial and industrial sections of PUD's where previously it was unclear and our Board had taken a position against it.

If the governor signs that, it would be allowed.

Mark McLean

Are we going to stay in Collier county with RMF 16 like our underlying zoning?

Cormac Giblin

The new law doesn't provide any additional direction on that. It would be a local decision on whether RMF 16 continues to be the appropriate, most similar land use category that we can go to.

Mark McLean

So that's something you'll visit or is it something the Board can visit.

Cormac Giblin

They already made the decision to go with RMF 16.

d. Development Review Division – [Jaime Cook, Director]

- Staffing updates. We're losing Kyle and our inspections team. His last day is next Friday. We have hired an engineer to replace Josh's old position, and he has started. Chairman Varian, to your question from last meeting. Lisa and I were looking at the engineering reviews that are loading on remodel permits. As I mentioned to you, to try to make sure if it was on a ground floor, there was no additional impervious being added. But we're going to look at why they're auto loading on everything and see if there's something we can do to.

We've reached out to Kirsten, and she's going to see if she can help us figure out why those are loading on just basic remodels and some of these multifamily condos.

e. Operations Support & Regulatory Management Division – [Michael Stark, Director]

- The Department received 4,696 permit applications with 52 related to Hurricane Ian and 17 related to Hurricane Milton.
- Zoning front desk team resolved 918 survey conditions, processed 42 short term vacation rentals and hosted 43 pre-application meetings, welcomed 1,015 customers to the business center and 192 customers at the satellite offices.
- Last month we talked about the number of phone calls that were coming in and dropped calls. We were able to lower that down now to 5653 phone calls with roughly about only about 570 drop calls here or there.
- Average turnaround time for intake staff, which includes verifying submittals and generating default reviews and inspections, remains less than one day.
- The department overall including Paradise Sports Complex, Domestic Animal Services and Parks, has 623.5 positions with 49 of those in various stages of the hiring pipeline. Many of these positions have opened due to promotional opportunities.
- Stephanie, our HR manager and Sandra Delgado, working with Emilio Vasquez from the CBIA hosted our first of many recruitment events. That was positive news.
- We are taking a look at lessons learned from that event and reaching out a little bit earlier, maybe taking a look at other locations throughout the County and timing as well. It was at 6pm and unfortunately didn't have anyone RSVP to the event. But we are looking at maybe making this a department wide recruiting event and taking a look at some other options with maybe combining forces with some other agencies. We also have our internship program.
- And last update would be for Mr. Jason Badge from our technology team, we're making progress on the fee study with the intent to roll out these changes next fiscal year as soon as we have a little bit more concrete results from that.
- We're in the information gathering process at this point and the City View software team has been working the weekends so that we don't interrupt any regular business during the week.

Chairman Varian

Are you looking into getting rid of the subcontractor paper submittal?

Michael Stark

That is correct.

Chairman Varian

Would you to consider allowing us to change it on the portal before any inspections are done, because we might have to make an adjustment right up to the last point.

I'm having that problem right now with subs not being able to meet our deadlines causing us to change that sub even though no inspections have happened yet.

Getting rid of the paper, you know.

Michael Stark

And that's our goal.

f. Building Review & Permitting Division – [John McCormick, Director]

- We're in the information gathering process at this point and the City View software team has been working the weekends so that we don't interrupt any regular business during the week.
- Our permit inspections are pretty steady right now and we are in the middle of a fee study. We got a consultant onboard to help us with how we charge for things and hopefully help our financial situation because we've lost money the last two years, and have dipped into the reserves.
- There's a lot of reasons for that. We're trying to work on our efficiency on the back end, but the fact of the matter is we're charging rates that we've had 10 years.
- I think we're close to hiring a plumbing chief who was an internal candidate but we still have a lot of openings.
- Structural we lost a couple other guys to retirement inspectors.
- We still have open reviewers. In the interim, I've asked Chris in Resiliency talking to Jamie about them helping us out with the floodplain reviews we traditionally did within our group. We transferred some of those individuals under their wing because they're the experts with when it comes to FEMA related issues and floodplain.

Chairman Varian

I got a correction letter on electrical, perfectly fine, submitted it back in and then they came back and said, oh, by the way, there's one more item. I'm surprised they didn't catch it because it was a simple little item. I'm starting to see a little bit of that come back now. So now that second review is a third review. I don't like it.

John McCormick

My design team doesn't either. But I apologize. Maybe, they are not paying enough paying attention. There's really no excuse for that. Call me directly if you have a problem.

Nicholas Kouloheras

- What's the timing of that?

John McCormick

- I'd like to get that in in August, so we can institute it for next year October 1st in front of the Board. We're looking ahead, saying, we're out of money halfway through the year.
- A lot of its inefficiency. I think I mentioned this last time, that we need to restructure.
- What some other Counties do that charge for things we normally don't charge for.
- You know, we have a lot of inefficiencies and things we haven't been charging for. So that might be part of this fee study.

g. Collier County Fire Review – [Michael Cruz, Captain]

No Report

h. North Collier Fire Review – [Bryan Horbel, Captain]

- I am proud to announce that we had 200 more plan reviews this month. So I'm glad we added those two extra Reviewers.
- We had a total of 820 permits in for review last month and the previous month. We weren't able to make it, but we had 818 the month prior. So two busy months for our team with still a two day turnaround for our permits. That's pretty impressive.
- Plan review numbers for Planning permits were 79 for the month of May and we had a total of 1400 new construction inspections.
- We have 9 total projects just in North Collier district that are currently on a TCO awaiting paperwork or whatever the issues, but waiting for COs.

Chairman Varian

How you doing on your inspection side as far as Same next day, next day,

Captain Horbel

- Next day. And we're getting ready to bring in 3 more people because we have some retirements coming up. We're trying to fill some positions before they become vacant.
- We are 100 up to date on our existing building inspections.

i. Code Enforcement Division – [Thomas Iandimarino, Director]

- Ford?? Association of Code Enforcement is our accrediting agency that supports Code Enforcement in and we are having a face fundamentals class here in Naples in July. It took some effort coordinating the State to come down and teach but we're going to be able to have 11 of our staff in that class. It is \$650 per person and the amount of money we're saving on traveling per diem to not send them out is about 8 to \$12,000, depending on which hotel they stay in.
- We're hosting it up at Heritage Bay with a total of 35 from other parts of the State including our 11.

j. Public Utilities Department – [Claudia Vargas]

No updates.

k. Transportation Management Services, Transportation Engineering – [Lorraine Lantz, Manager]

- Mike Sawyer was here a couple months ago about Access Management. We have that going forward to the Board of County Commissioners for the July 8 board meeting
- FDOT is having a public hearing for their I-75, their PD&E project on I-75 from Gold Gate Parkway to Corkscrew Road.
- The DDI (Divergent Diamond Interchange) at I-75 and Immokalee has a meeting August 14th at North Collier Regional Park. It's their PD&E public hearing and basically their kickoff as it moves to design and construction.
- We're having our public meeting for the Golden Gate Parkway corridor congestion study August 21st at the Golden Gate Community Center.
- The Tiger Complete Street grant project has been completed. The 20 miles of sidewalks, etc.

6. NEW BUSINESS

a. Group Housing Updates LDCA

Josephine Medina, Planner III, GMCD

Good afternoon, Josey Medina, with the LDC section. I want to make sure that it was reported that the LDR subcommittee did recommend approval without any changes. I don't think that was updated within your packet.

Chairman Varian motioned to approve the amendment

Blair Foley seconded

Motion passed unanimously

b. Mailed Notice Rural Agricultural Zoned Land LDCA

Richard Henderlong, Planner III, GMCD

This is a Board directed item that has been brought to the Subcommittee. We did an analysis of six different parcels on mailed notice distances and determined that on page 8 of Exhibit C the column of varying distances all the way from a quarter mile, half mile up to 3 quarters mile and a mile. The subcommittee made the recommendation that they'd like to see a half mile be the new standard for rural agricultural land that's being rezoned and conditional uses. He noted that the Board is maintaining a one-mile notification distance while the subcommittee voted to approve a one-half mile notification distance.

Robert Mulhere

He understood that only nine people were notified on a recent rezone off of Sabal Palm Road and people had showed up saying the notification was inadequate. He said the subcommittee saw that the difference between one-half mile and a mile notification was pretty significant in costs. He motioned to stay with the subcommittee's recommendation and approved the amendment to one-half mile.

Mark McLean seconded the motion.

Motion passed unanimously

c. Solar Facilities and Electrical Substations LDCA

Jem Frantz, RVI, Planning and Landscape Architecture

- This is a privately initiated LDC amendment. I have a Power Point presentation with some changes that occurred from between the DSAC LDR Subcommittee recommendation and today.
- The existing LDC does not address solar facilities, and chapter 163 was amended recently to allow solar facilities in all ag districts and ag land use categories
- It does include some limitations on the types of ordinances or the types of items that can be included in ordinances by Counties. We've tried to stay limited to what the Statute allows, but we did also incorporate a few changes that address typical or regular comments that we get during staff reviews.
- We've worked with staff to narrow these issues and provide language that both staff and the applicant agree on.

Tal Berman, Renewable Developer with FPL

- He discussed what a solar facility is, what FPL has been doing in the State of Florida, and what we're proposing here.
- FPL to date has 108 solar sites across the state of Florida. In Collier County, we have one operational solar site that's the Immokalee Solar Energy Center. It was operational in 2022. Currently we have two additional solar sites under construction about 1 mile west of Immokalee.
- Each of these sites is 74.5 megawatts. So, what that equates to is around 15,000 homes for each site.
- The intent of these images is to show that each one of these 74.5-megawatt site is developed on agriculturally zoned properties, typically around 450 to 500 acres, larger farmlands. These solar panels are put on previously farmed land. We're taking the crops that were there, removing them and putting in solar panels.
- The piles are driven down into the ground. Photovoltaic panels are placed on top of the piles. These are very low impact, low to the ground, when tilted at max height they are approximately seven feet high on previously farmed lands. What FPL has been doing is to avoid wetlands and native vegetative habitats and look for previous farmed crops for solar installations. The properties are primarily owned by FPL.

Jem Frantz

- The other portion of the amendment addresses electric substations. Similarly, the existing regulations are not consistent with state law. The changes have been in place for a couple of years. They are working through implementation with state law. It will allow for electric substations on a lot of the land uses throughout the county but with a few exceptions. There are specific standards for landscaping.

An overview of the request to comments was summarized by adding new definitions, new sections, updating list of uses in Essential Services section and Agricultural District, and added exemptions and alternative standards from SDP requirements.

- Changes were made based on staff's recommendations received after a meeting and are outlined in the handout. He addressed the changes from staff regarding grammatical correctness and revision to standards for not producing glare for airport or vehicular traffic.

Laura Spurgeon DeJohn

- Electric substation is being defined to include accessory administration or maintenance buildings. An administration building is not an accessory to a substation but a primary use. Is an administration building for the operation of an electric substation subordinate or accessory to the equipment that is considered an essential service? Where it's listed as an essential service, the electric substations will now include accessories and related uses. Related uses are not subordinate. They could be an administration building. She asked for clarification.

Jem Frantz

- They started the language according to the state statute. They will double check it. It's not their intention to have an administration building where employees come and have offices but rather related to the operation of the substation. There needs to be some clarification.

Mr. McClean

- He noted the subcommittee talked about it. There is a storing of energy that can be sizeable batteries. The underlying zoning district has a two-story maximum building height and the underlying zoning restrictions would control where and how high to build a battery storage building.

Laura Spurgeon DeJohn

- She has been discussing use conflicts rather than dimensional criteria, where essential service infrastructure is needed and an administration building within a neighborhood is not needed.
- The statute identifies administration buildings as the State law allows. But we need to determine what the State is defining as an administration building, a primary or accessory use
- Her recommendation was to move it forward with language referencing administration buildings to be specific to accessories, not just related use and that administration buildings are unmanned.
- She moved it forward subject to adjustments to the language regarding administration buildings and to define the limitations on the administration buildings being referenced in the code.

Laura Spurgeon DeJohn motioned to approve with adjustments to the language and defining limitations on administration buildings

Mark McLean seconded

Motion passed unanimously

d. Culvert Alternate in County Right of Way (ROW)

Jaime Cook

- On the last page of your agenda packets, there is some information from Jeff Curl. What I believe he is looking for is for the ability to install a French drain system across the driveway portion of the right of way. Code only allows for asphalt, concrete and pavers. So this would be a change.
- We had been working through the DSAC subcommittee for the right of way manual updates and we can schedule a follow up meeting with them if this is something that you guys would like to explore as a Committee. Unless Lori has any serious recurring concerns, I'll reach out to those subcommittee members and see if we can schedule a meeting and have that discussion.

7. OLD BUSINESS

None

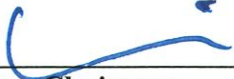
8. COMMITTEE MEMBER COMMENTS

None

9. ADJOURN

There being no further business for the good of the County, the meeting was adjourned at 3:47 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE**



William Varian, Chairman

These minutes were approved by the Committee/Chairman on 8/6/25,
(check one) as submitted ☒ or as amended ☐.

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

Naples, Florida

June 19, 2025

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

Chairman: Mario Valle
Clay Brooker
Nick Kouloheras
Robert Mulhere
Bill Varian (Excused)

The following County Staff were in attendance:

Gino Santabarbara, Manager, Impact Fees – Corporate Financial & Management Services
Heather Cartwright -Yilmaz, Management Analyst / Staff Liaison, GMCD
Kevin Summers, Manager, Technical Systems Operations - GMCD - Zoom

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 - Mario Valle

Development Service Advisory Committee – Impact Fee Review Subcommittee, Thursday, 19th June 2025 was called to order at 3:00 PM

- a. Selection of Committee Chairman and Vice Chairman
 - Mario Valle - Chairman
 - Bill Varian - Vice Chairman

2. APPROVAL OF AGENDA

Motion to Approve by Mario Valle
Seconded by Clay Brooker

Motion to move item B and E to be heard last or to a later date by Mario Valle
Seconded by Clay Brooker
Motion passed

3. Old Business

None

4. New Business

- a. Collier School Impact Fee Studies Update – DRAFT Report

Gino Santabarbara

Slide presentation - Prepared by Benesch and presented to the school board on 6/10/25

Current HB337 (2021)

Any increase in impact fees to be phased in

- 25% requires 2-year phase in.
- 25%-50% Requires installments over 4 years to phase in.
- Cannot be increased more than 50% (without Exemption).
- Cannot be increased more than one every 4 years. (without exemption).
- Board must approve Exemption by 2/3 majority.
- Governing body is Board of County Commissioners.

SB1080 (2025)

If Signed, effective January 1st, 2026

- Only jurisdictions that increased their fees over the past 5 years are eligible for the exception clause.
- Requires a study within the past 12 months demonstrating extraordinary circumstances.
- Two public workshops to discuss extraordinary circumstances.

- Increased to be approved by unanimous vote of the governing body vs 2/3 requirement from HB337.
- Plan to have this to Board of county commissioners by the fall.

Extraordinary circumstances would be the following:

- High growth rate/permitting.
- Outdated or artificially low fees due to past policies.
- High-Cost increases.
- A list of unfunded projects that need additional funding.

Discussion on School impact fees

Impact fees are county wide, they do not differ by location or area.

74% of permitting is for single family homes, 23% multi family.

Majority of projected growth and future building will be east of 951. Land cost was based off current price of \$75K per acre when the cost east of 951 is \$23k-\$25k per acre.

Board requests clarification from Benesch- for how they arrived at their land cost projections. Gino to clarify with consultant.

Board requests clarification from Benesch- on why cost for Charter schools is not in report. Gino to clarify with consultant.

Board suggests consultant meeting with them by Zoom or in person to go over report and answer questions at one of their next meetings. Gino will follow up with consultant for available dates and times.

Collier County is at 79% of impact fee allocated since 2015 for schools. 1 High school and 2 middle schools have been built using funds solely from impact fees.

Reviewed Projected revenue (2026-2030) - slide

School board decided not to go with the extraordinary circumstances. They are moving forward with State Statute CAP of 50%.

- Next steps- Recommendations to Board of County commissioners and Implementation process.
- Mr. Mulhare- Confirmed they will not be making any motions today. Just reviewing presentations, gathering information and will make a decision at a later date.

Reviewed remaining slides in 6/10/2025 Impact fee study presentation

- b. Collier County Correctional Facilities Impact Fee Study – DRAFT Report 10-31-2024 – **Did not discuss at today's meeting.**
- c. Collier County Emergency Medical Services Impact Fee Update Study – DRAFT Report 10-31-2024
 - Impact fees for fast food are \$210,000.
 - Command center for Hurricanes included in impact fee projections when there are no plans to build a new one. Mr. Valle asked for clarification why. If removed the impact fee would drop by 28%. Page 6 table 1.
 - Projected growth would not require a new command center.
 - Mr. Valle requested clarification on land cost for the “Assumption that future purchases will be more heavy in residential areas.” Referenced again that the majority of the growth will be east of 951 and cost of land will be significantly cheaper than stated in the study.

- Mr. Valle requested clarification on functional population. To understand how they arrived at their numbers.
 - Mr. Kouloheras - asked for clarification on interoperating agreements between the Police and Fire Department for new stations that are being built to be collocated into one facility.
 - Mr. Santabarbara- Advised he will send the approved AUIR report with locations and details of the plan to build over the next 5 years. It will show where EMS stations are proposed to be built.
- d. Collier County General Government Buildings Impact Fee Update Study – DRAFT Report 10-31-2024
Did not discuss at today's meeting.
 - e. Collier County Law Enforcement Impact Fee Update Study – DRAFT Report 10-31-2024
Did not discuss at today's meeting.
 - f. Collier County Library Facilities Impact Fee Update Study – DRAFT Report 10-31-2024
Did not discuss at today's meeting.
 - g. Collier County Parks and Recreation Impact Fee Update Study – DRAFT Report 10-31-2024
 - Discussed level of service- Park facilities not being built in a specific time.
 - 2024 AUIR level of service 1.2 acres per 1000 persons.
 - Based on 2024 AUIR no deficit until 2026-2027.
 - If a new community park is not built prior we will not meet level of service.
 - Regional parks level of service is 2.7 acres per 1000 persons.
 - No deficit anticipated in the next 5 years.
 - Mr. Brooker asked for clarification on why beaches are not included in the impact study.
 - h. Collier County Road Impact Fee Update Study – DRAFT Report 10-31-2024
Did not discuss at today's meeting

Mr. Santabarbara- Requested board to send him any questions they have so he can work with Benesch and get all questions answered prior to next meeting.

5. PUBLIC SPEAKERS

None

6. REMINDERS OF UPCOMING DSAC-IFR SUBCOMMITTEE MEETING DATES DISCUSSION:

- a. Wednesday, July 16, 2025
- b. Wednesday, August 20, 2025 - Mr. Brooker confirmed he cannot make this meeting
- c. Wednesday, September 17, 2025

Mario Valle - Chair

Made a motion to adjourn the meeting.

7. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 5:00 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
IMPACT FEE REVIEW SUBCOMMITTEE**



Mario Valle, Chairman

These minutes were approved by the Committee/Chairman on 9/26/15,
(check one) as submitted ☒ or as amended ☐.

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
RIGHT OF WAY SUBCOMMITTEE MEETING

Naples, Florida
July 23, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Right of Way Subcommittee and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at Growth Management Community Development Department, Room 609/610, 2800 N. Horseshoe Dr., Naples, FL 34104 with the following members present:

Chairman: Blair Foley
John English
Chris Mitchell

The following County Staff were in attendance:

Jaime Cook, Director – Development Review, GMCD

Tony Khawaja, Director – Traffic Operations & Transportation Management Services

Heather Cartwright-Yilmaz, Management Analyst / Staff 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 the record.

1. CALL TO ORDER – CHAIRMAN

Chairman – Blair Foley

Development Services Advisory Committee – Right of Way Subcommittee, Wednesday, 23rd June 2025 was called to order at 3:00 PM

- a. Selection of Committee Chairman
Motion to continue Blair Foley as Chairman by John English
Seconded by Chris Mitchell
Motion approved unanimously

2. APPROVAL OF AGENDA

Chairman Foley asked if there were any changes to the agenda – none were requested.

Motion to approve the agenda was made by John English
Seconded by Chris Mitchell
Motion approved unanimously

3. OLD BUSINESS

- a. ROW Manual Updates
Staff reported ongoing work on updating cross-sections and diagrams. Additional feedback from Road Maintenance and Transportation groups is being reviewed. A future meeting will be scheduled to incorporate and discuss recommendations.

4. NEW BUSINESS

- a. Culvert Alternate in County Right of Way (ROW)

Discussion: Culvert Alternate in County Right of Way (ROW)

- Discussion initiated on an alternate drainage solution presented by Jeffrey Curl at a prior DSAC meeting.
- The alternate design includes trench drains with surface grates, offering a potential replacement for traditional culverts in residential driveways.
- Tony Khawaja noted benefits observed in the City of Naples, such as ease of maintenance and avoidance of water pooling at driveways.

The group discussed the following:

- i. Hydraulic and structural standards
- ii. Flexibility of installation
- iii. Homeowner maintenance responsibility
- iv. Compatibility with existing swale conditions

- v. Staff will follow up with Road Maintenance (Marshall's team) for input and potential draft language.

A decision or motion was deferred until feedback is received and formal language is developed.

5. PUBLIC SPEAKERS

None

**6. REMINDERS OF UPCOMING DSAC-ROW SUBCOMMITTEE MEETING DATES
DISCUSSION:**

- a. Schedule as Needed

Blair Foley – Chair

Made a motion to adjourn the meeting.

7. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 3:55 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
RIGHT OF WAY SUBCOMMITTEE**



Blair Foley, Chairman

These minutes were approved by the Committee/Chairman on 8/6/25
(check one) as submitted ☒ or as amended ☐.



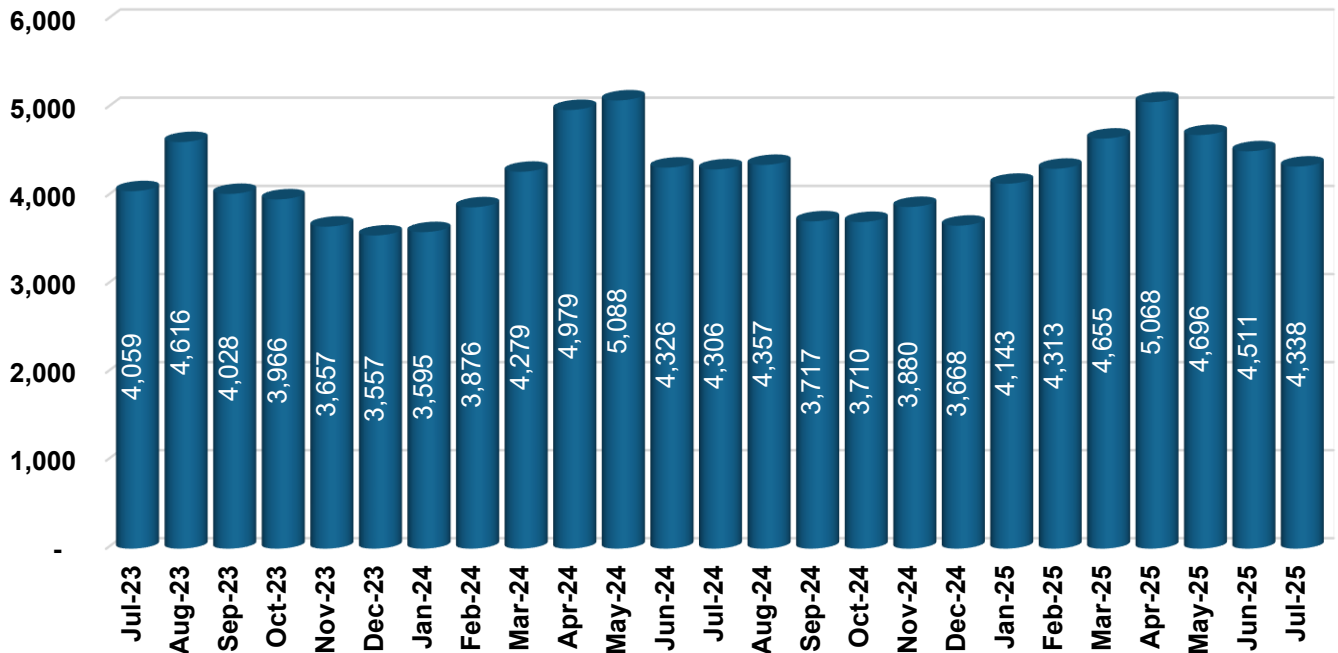
Collier County

July 2025
Monthly Statistics

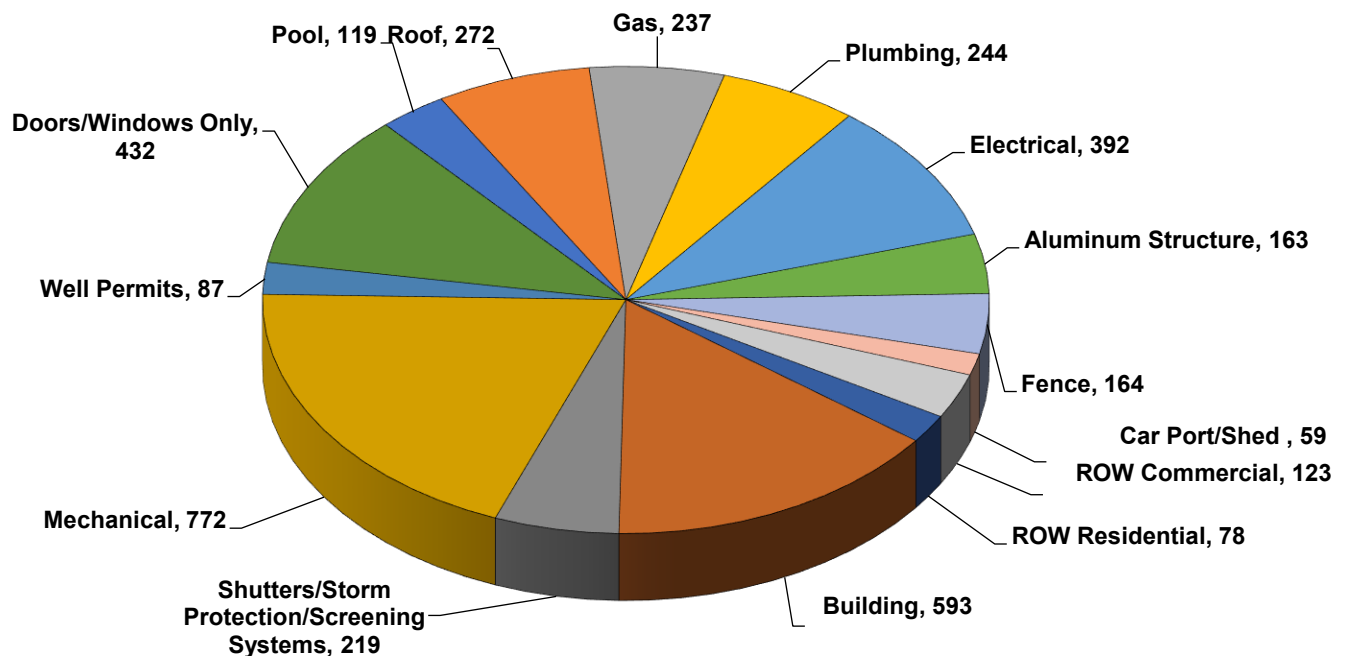


Building Plan Review Statistics

All Permits Applied by Month

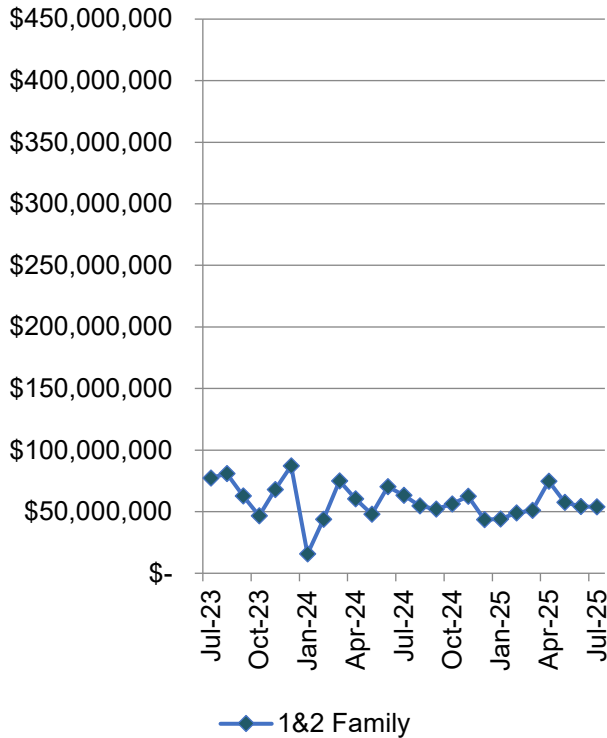


Top 15 of 35 Building Permit Types Applied

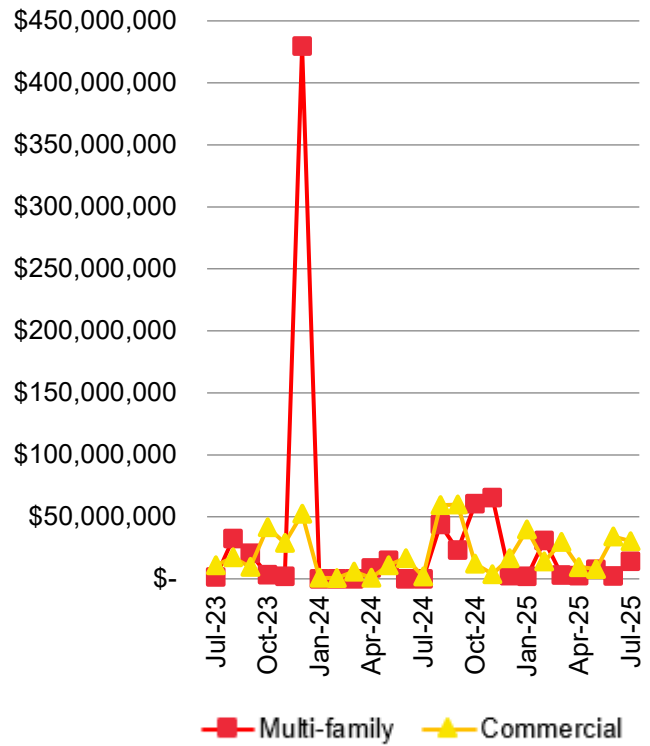


Building Plan Review Statistics

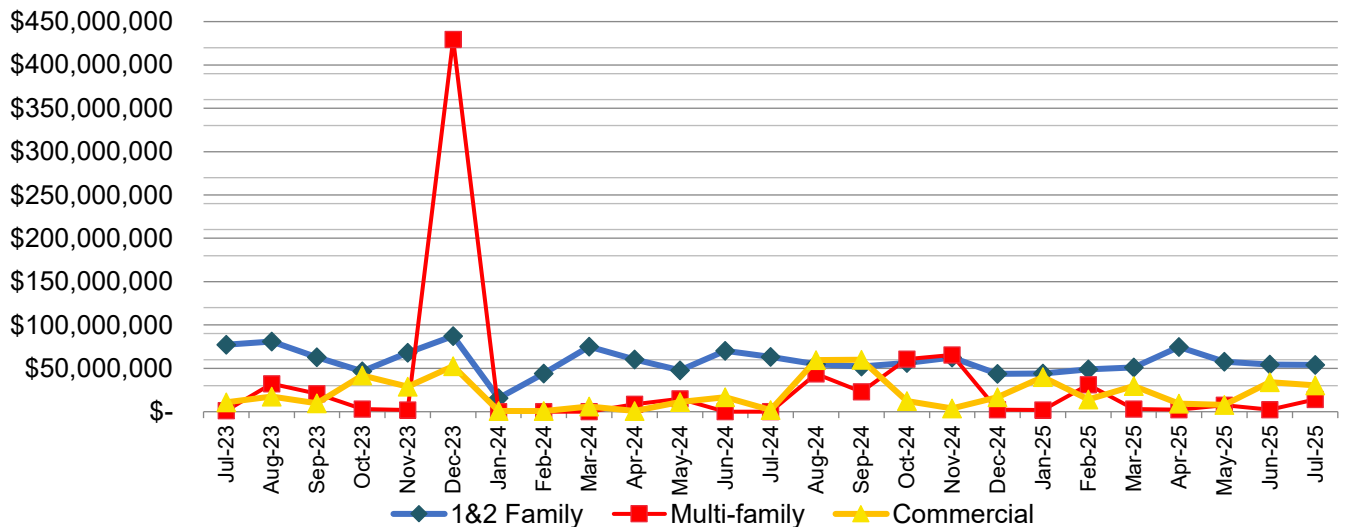
Monthly 1 & 2 Family Total
Construction Value by Applied Date



Monthly Multi-family & Commercial Total
Construction Value by Applied Date

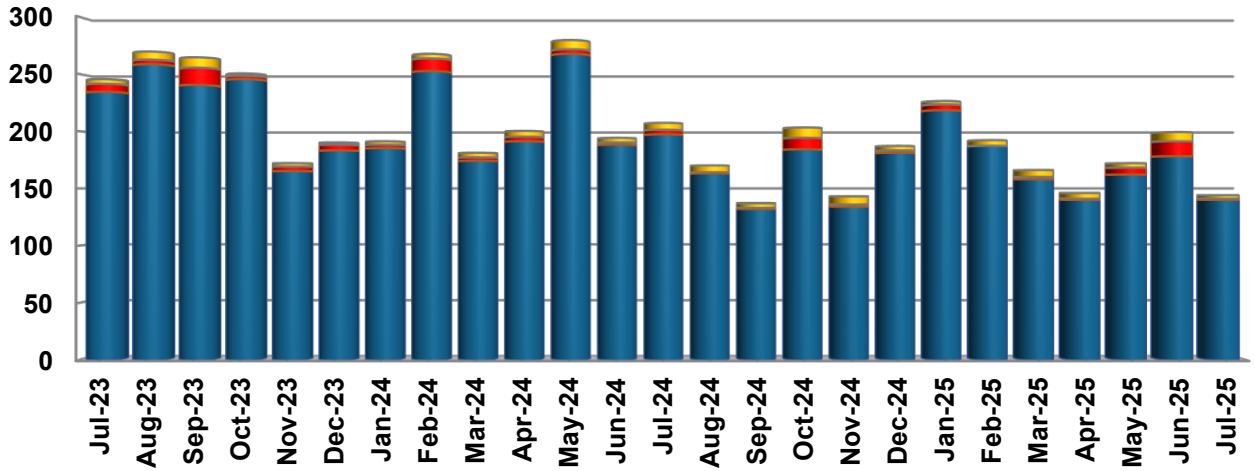


Monthly Total Construction Value by Applied Date



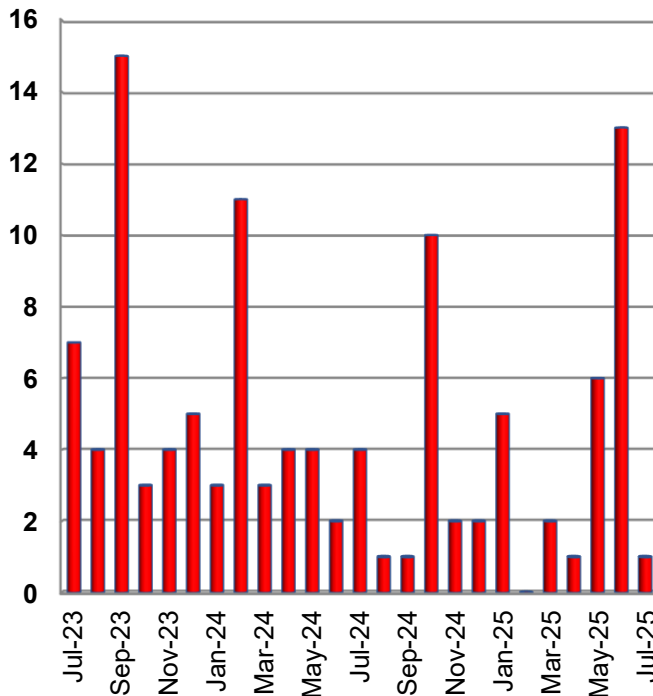
Building Plan Review Statistics

New Construction Building Permits Issued by Month

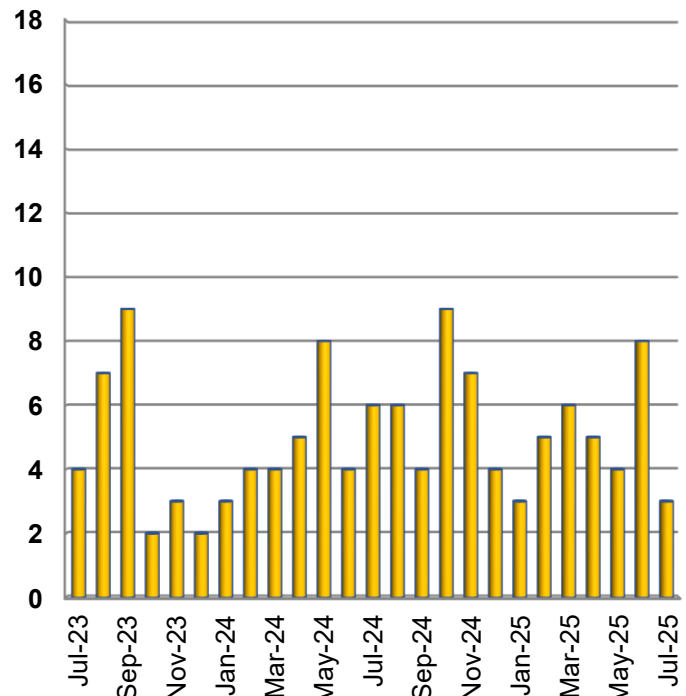


	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Commercial	4	7	9	2	3	2	3	4	4	5	8	4	6	6	4	9	7	4	3	5	6	5	4	8	3
Multi-family	7	4	15	3	4	5	3	11	3	4	4	2	4	1	1	10	2	2	5	0	2	1	6	13	1
1&2 Family	234	258	240	245	165	183	185	252	174	191	267	188	197	163	132	184	134	181	218	187	158	140	162	178	140

New Multi-family Building Permits Issued by Month

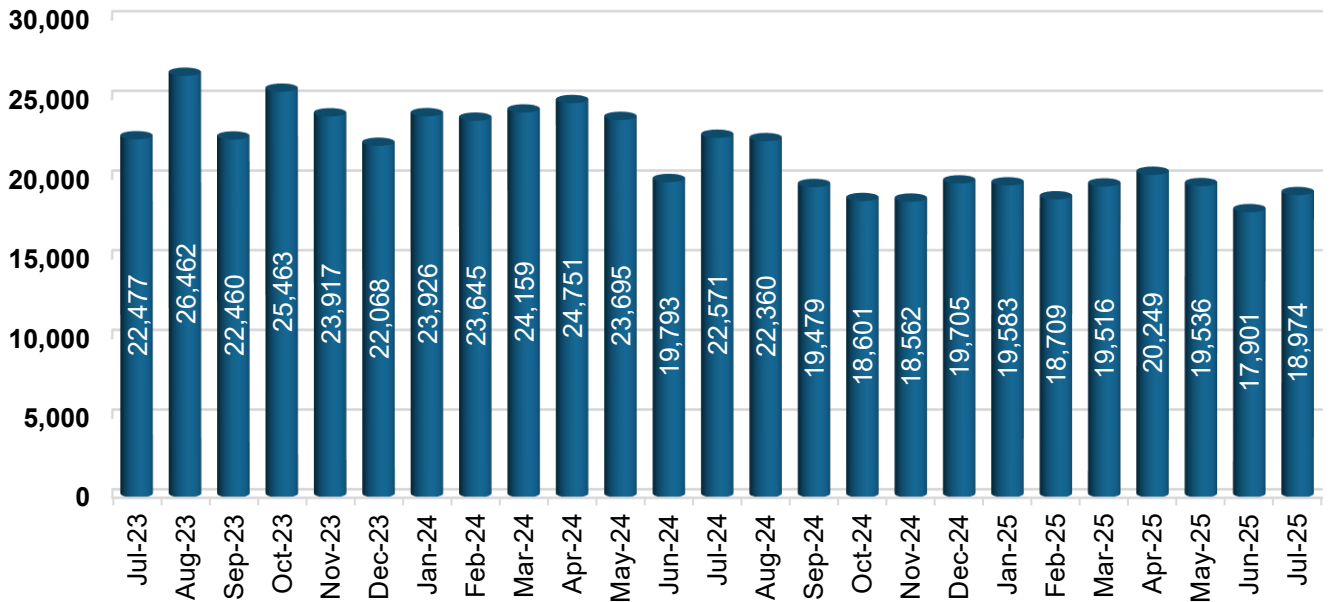


New Commercial Building Permits Issued by Month

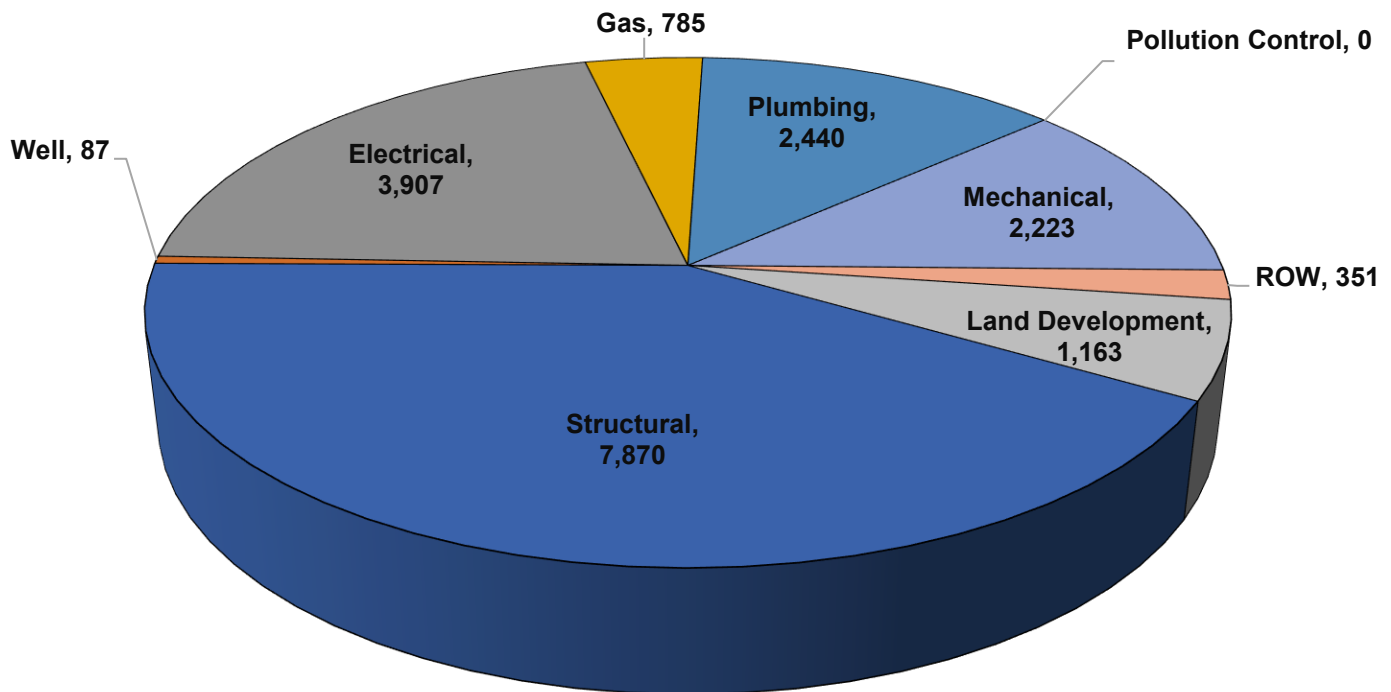


Building Inspections Statistics

Building Inspections

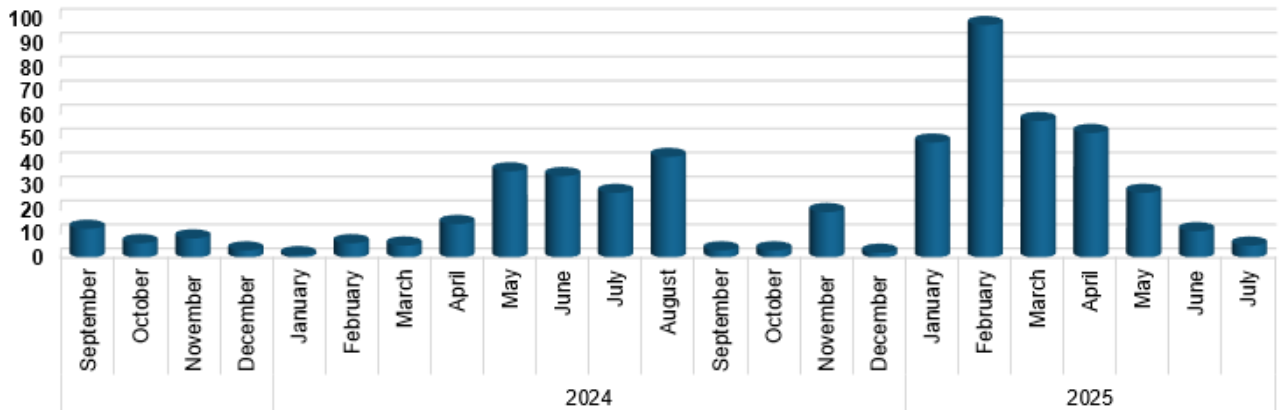


Types of Building Inspections

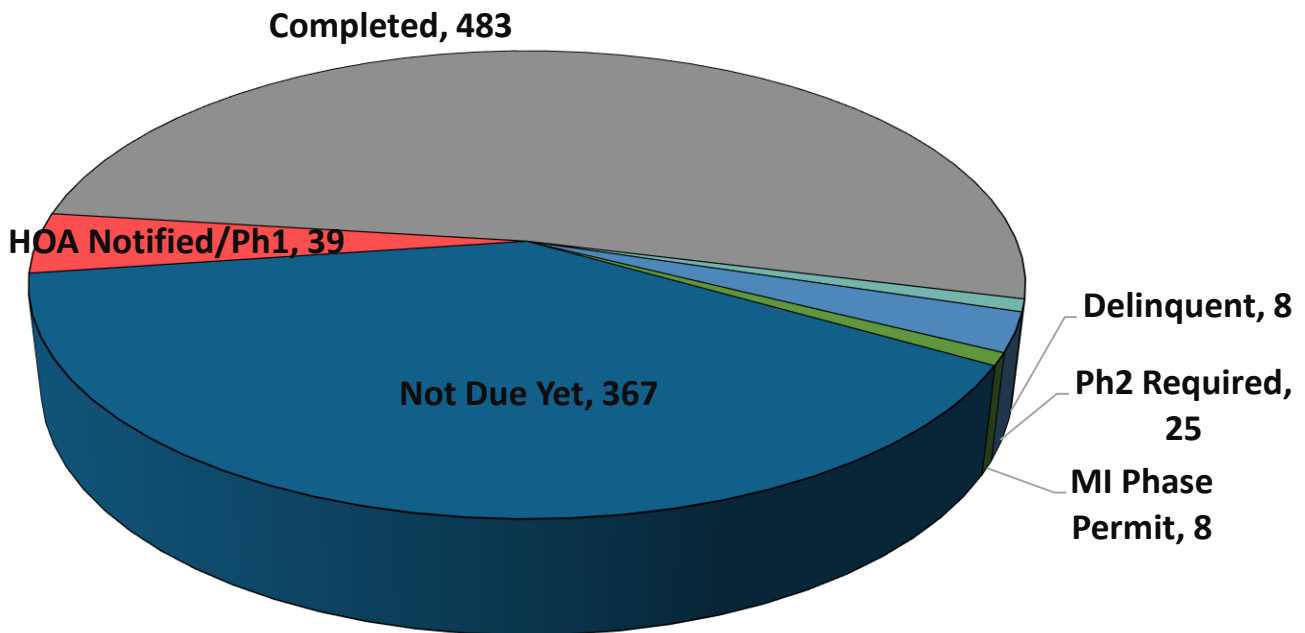


Building Inspections Statistics

Milestones Received by Month

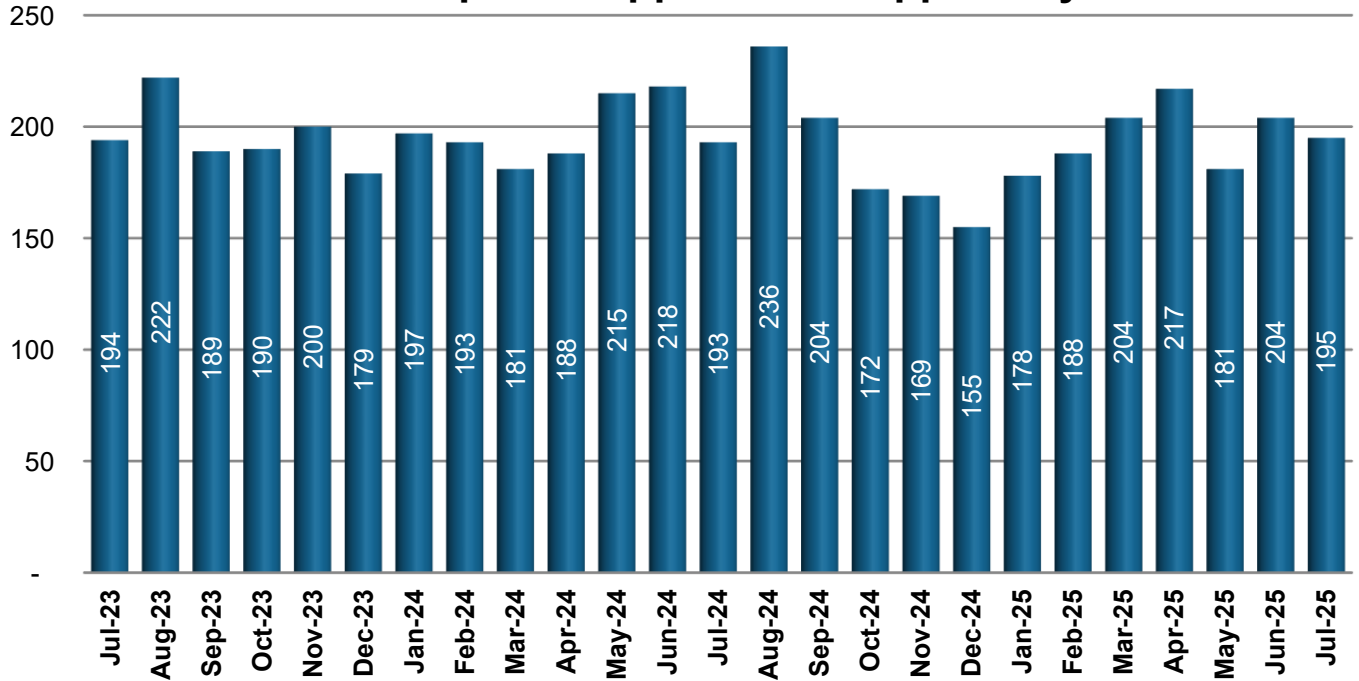


Milestone Inspection Status

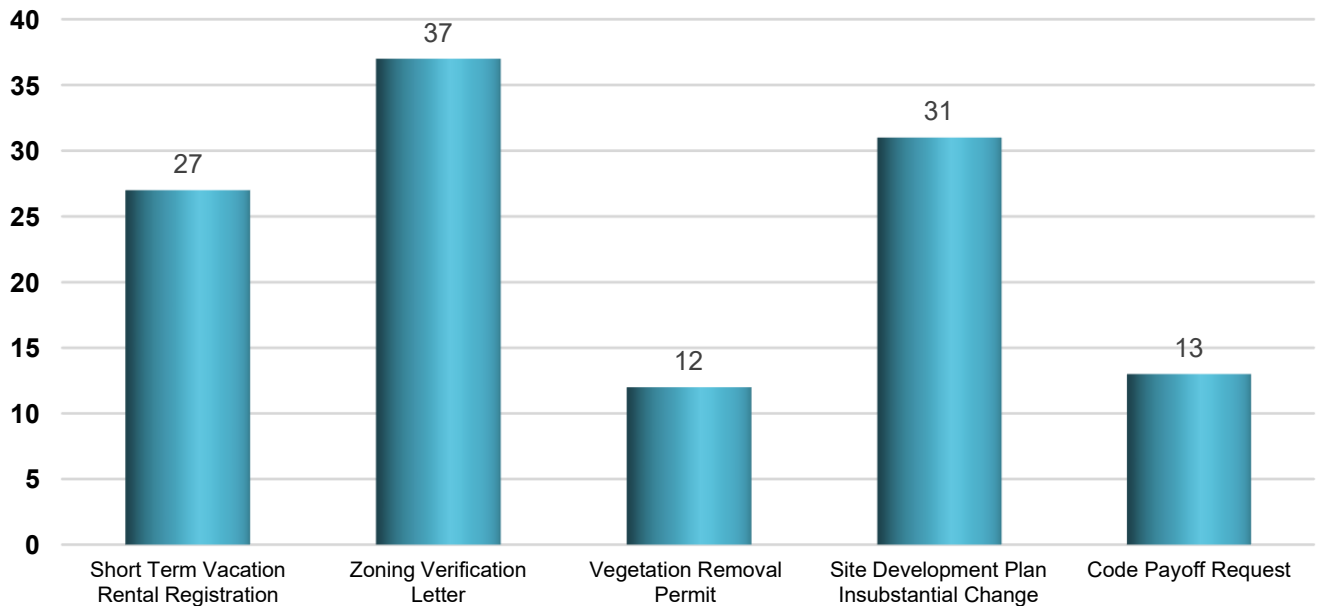


Land Development Services Statistics

All Land Development Applications Applied by Month

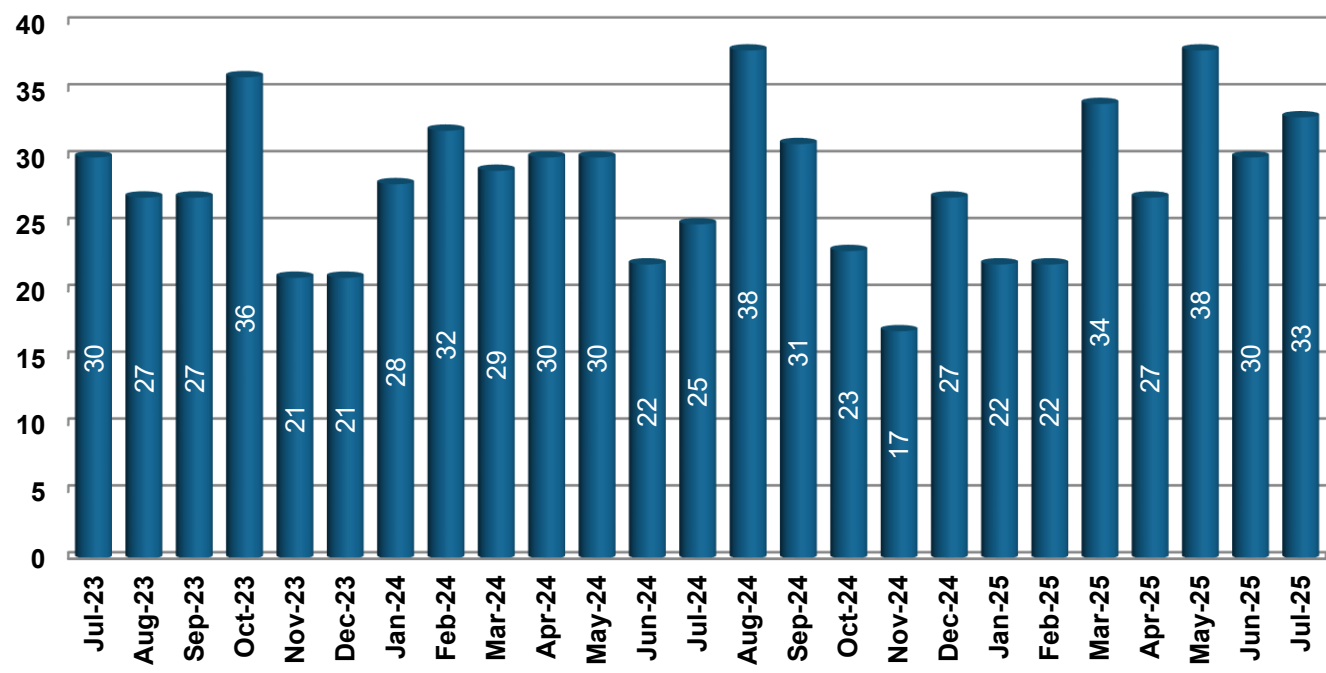


Top 5 Land Development Applications Applied within the Last 6 Months

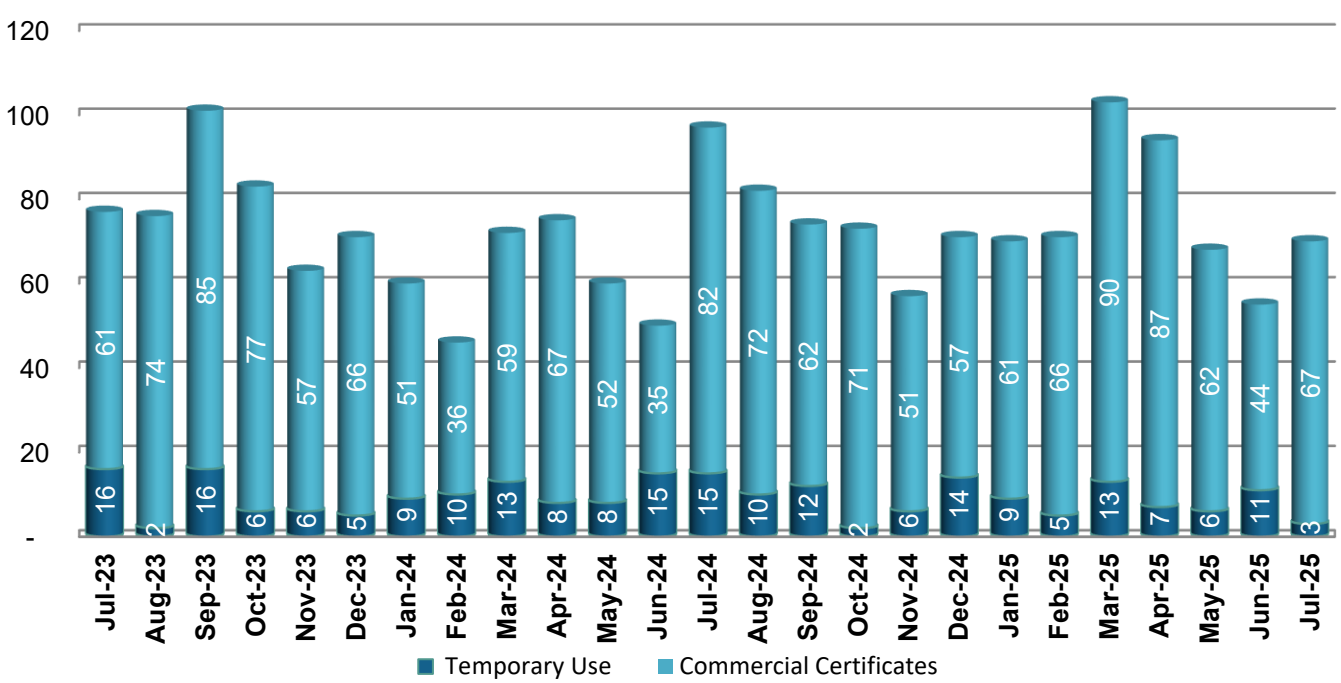


Land Development Services Statistics

Pre-application Meetings by Month

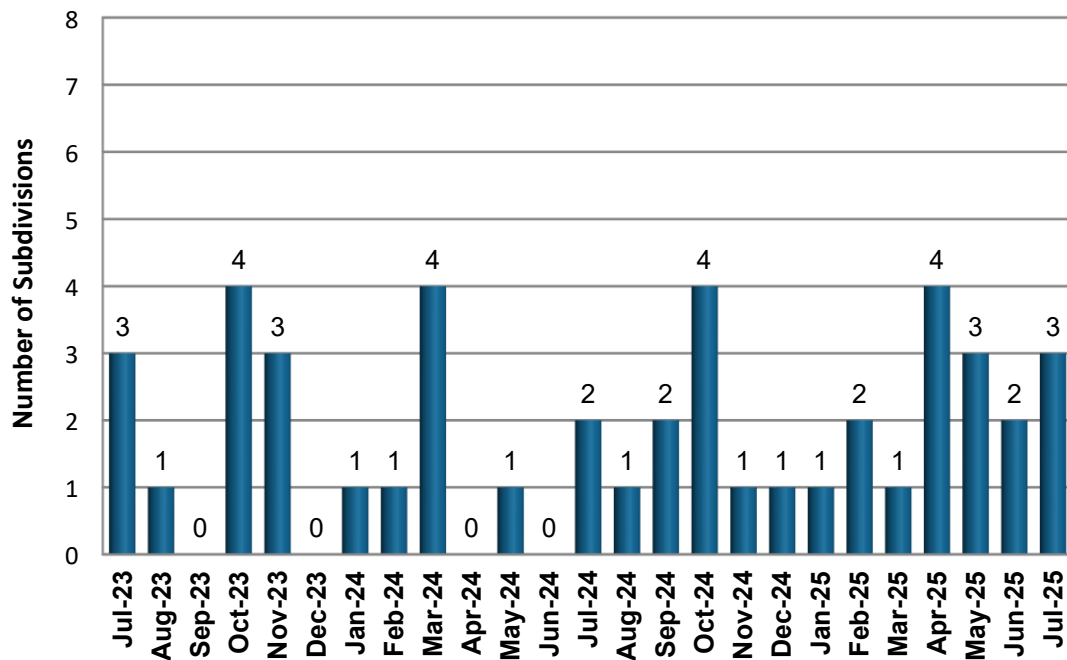


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

Number of New Subdivisions Recorded per Month



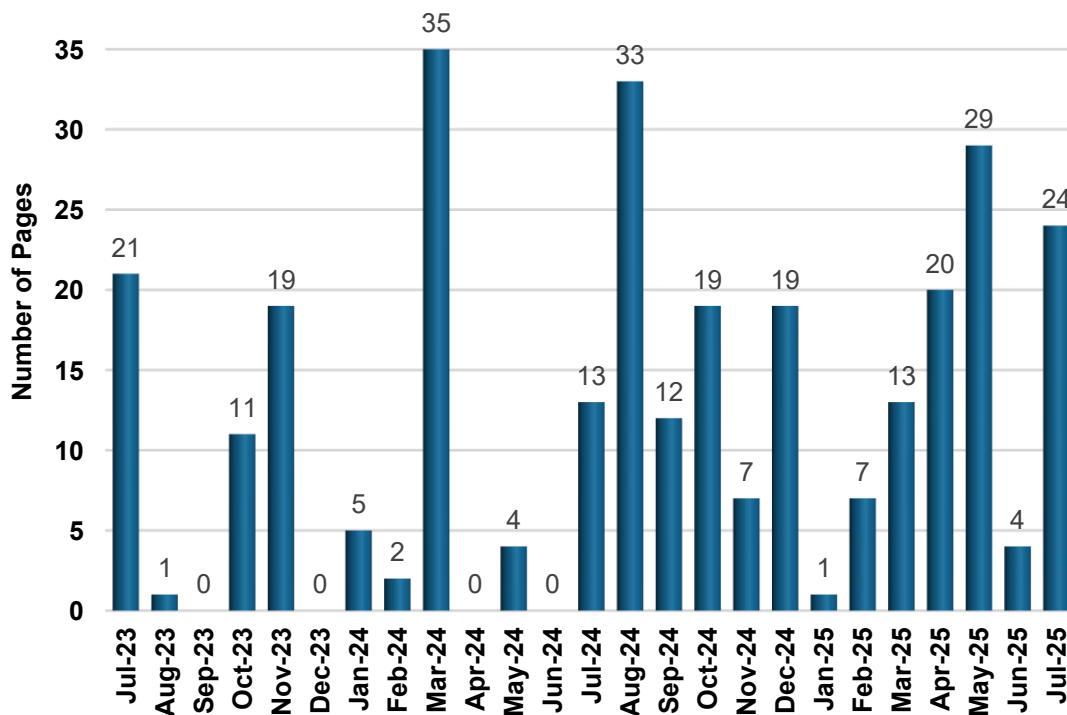
Yearly Totals Subdivisions

2020 – 25
2021 – 33
2022 – 29
2023 – 21
2024 – 18
2025 – 17

Yearly Totals Lots

2021 – 1353
2022 – 3100
2023 – 1212
2024 – 1559
2025 – 1424

Plat Pages Recorded per Month

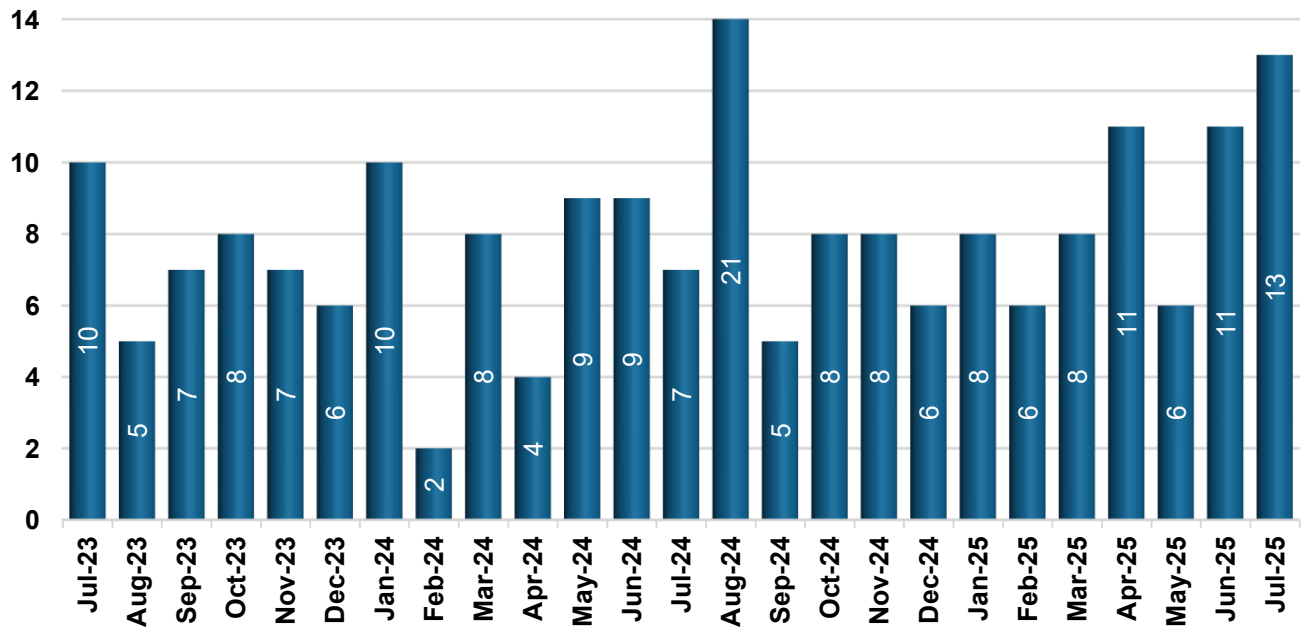


Yearly Totals Pages

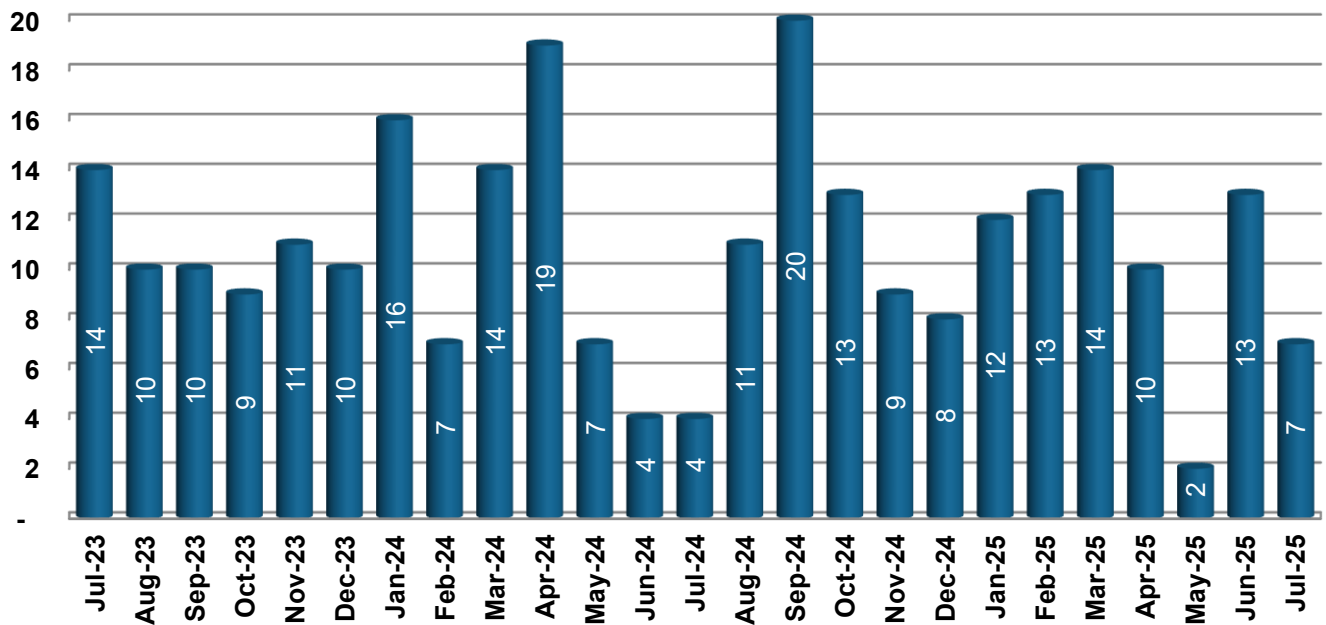
2020 – 152
2021 – 188
2022 – 175
2023 – 100
2024 – 154
2025 – 104

Land Development Services Statistics

**Monthly Total of Subdivision Applications
(PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month**

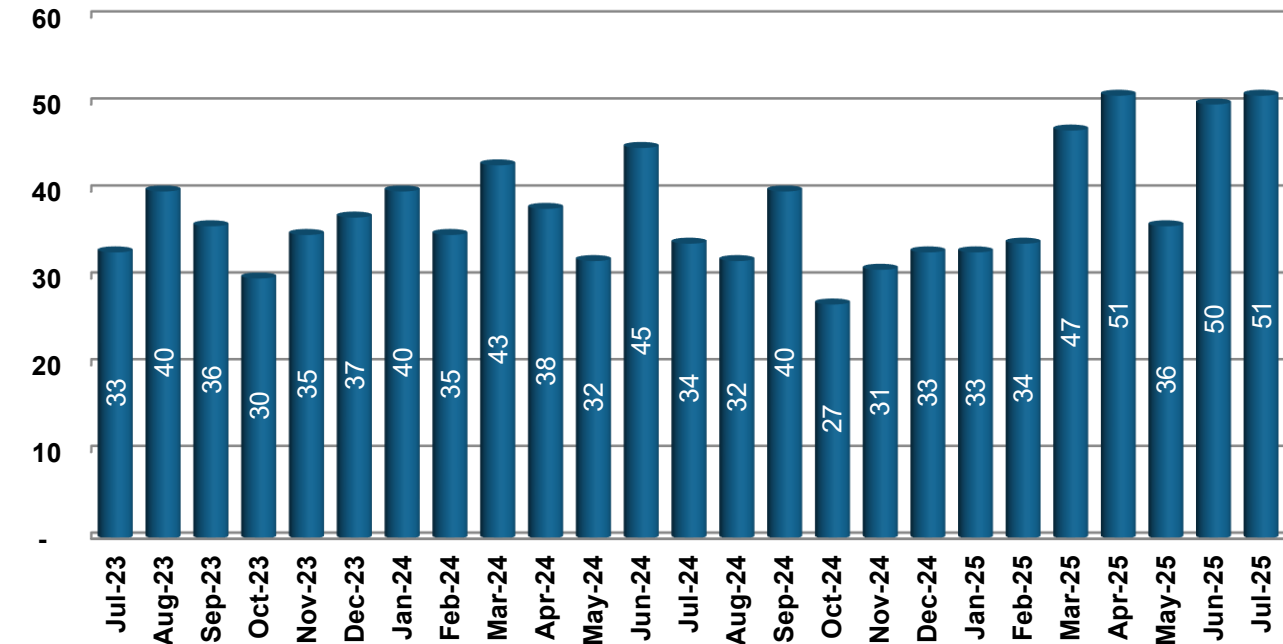


**Monthly Total of Subdivision Re-submittals/Corrections
(PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month**

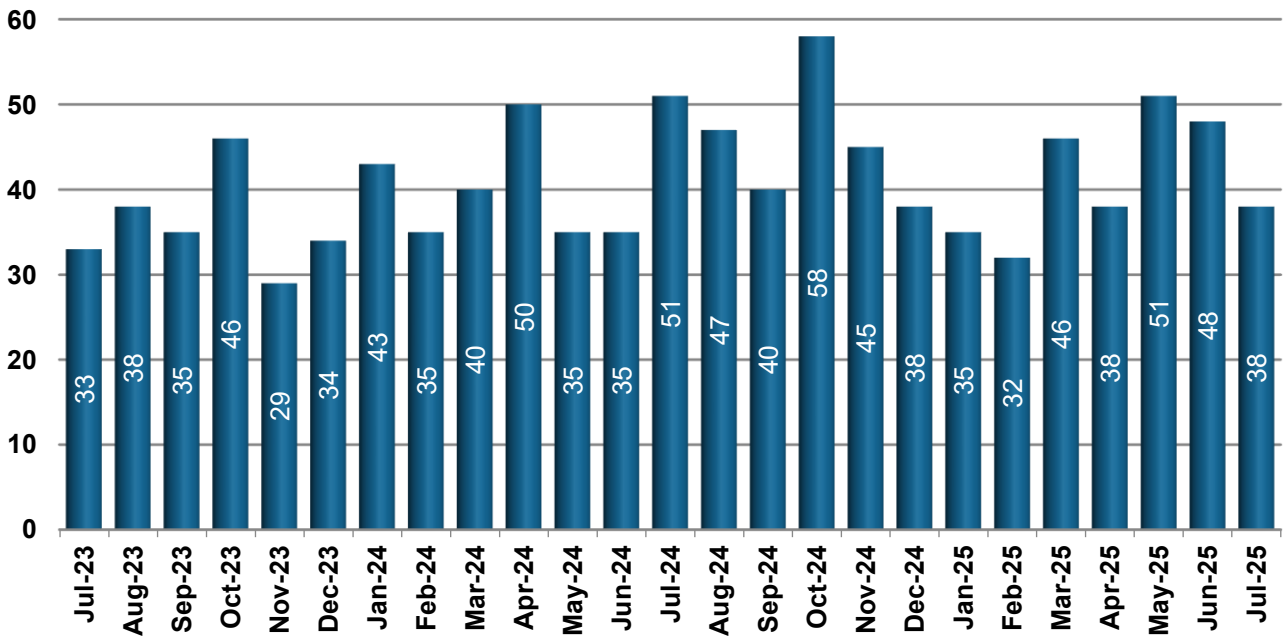


Land Development Services Statistics

Monthly Total of Site Plan Applications
(SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

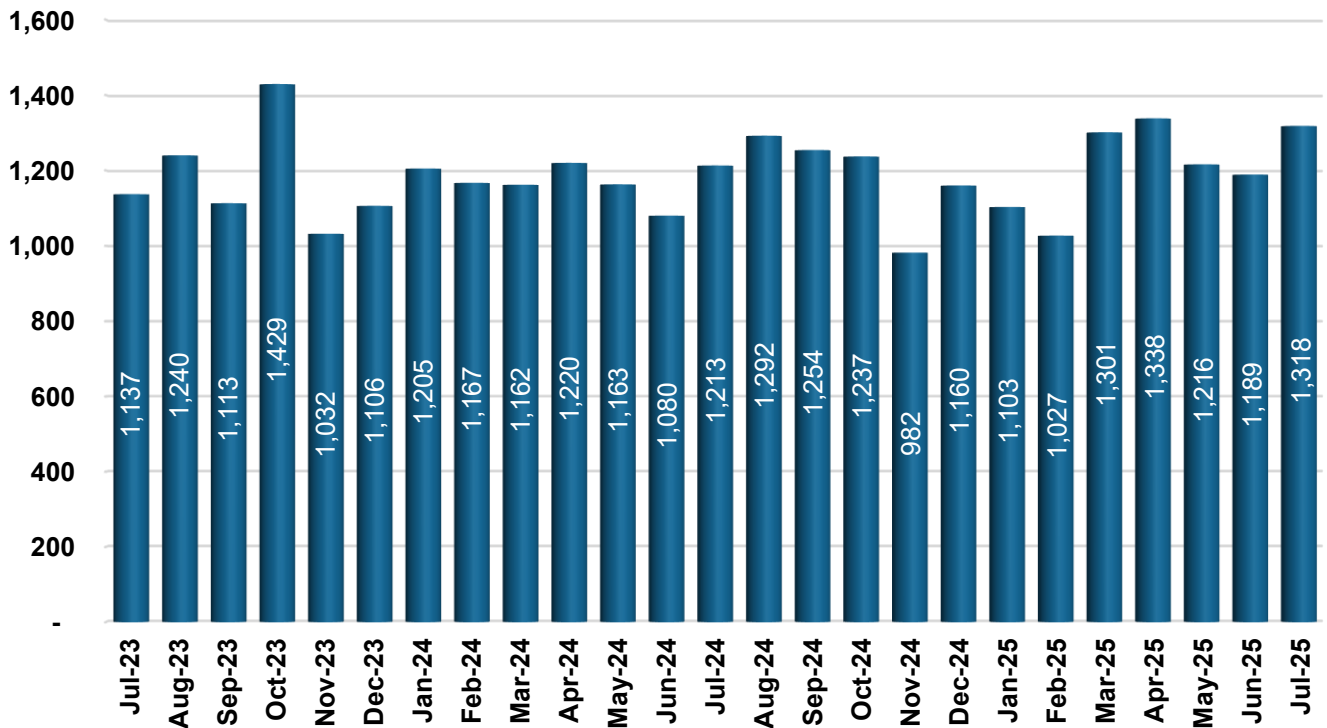


Monthly Total of Site Plan Re-submittals/Corrections
(SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

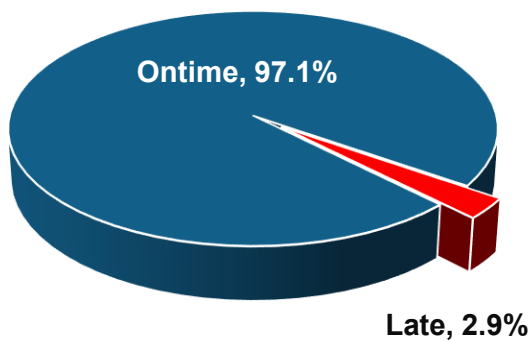


Reviews for Land Development Services

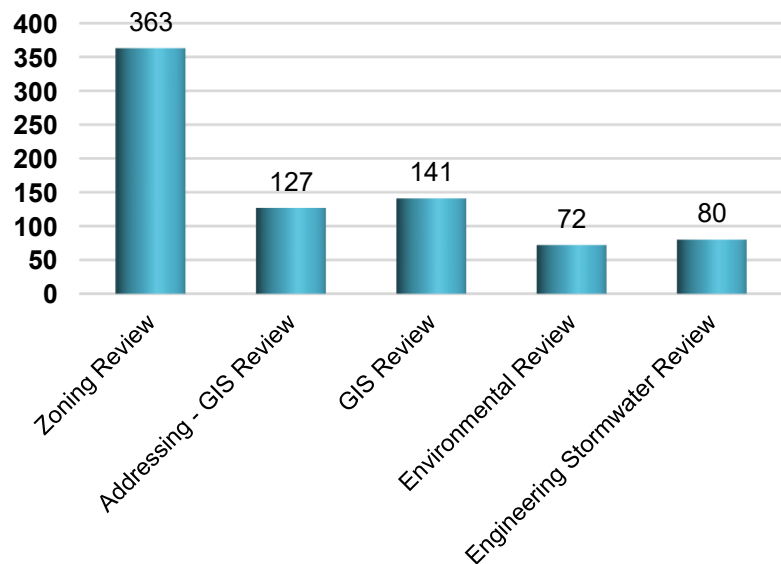
Number of Land Development Reviews



Percent Ontime for the Month

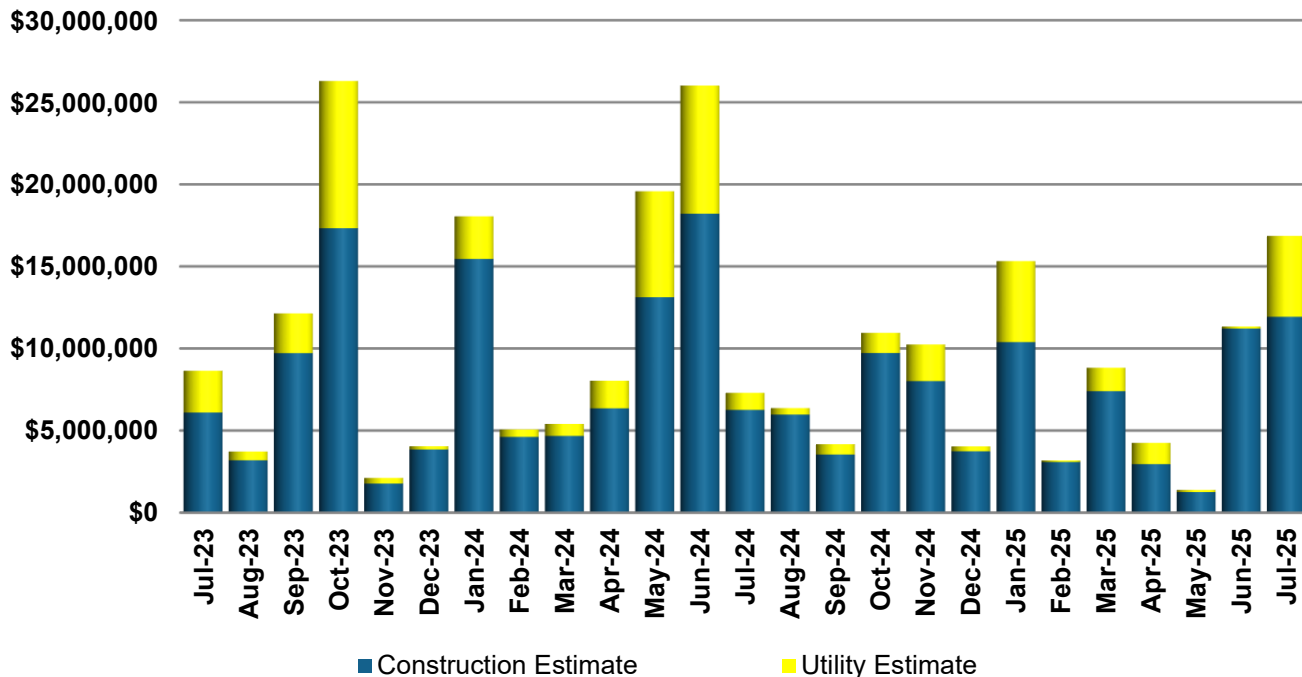


Top 5 Land Development Reviews

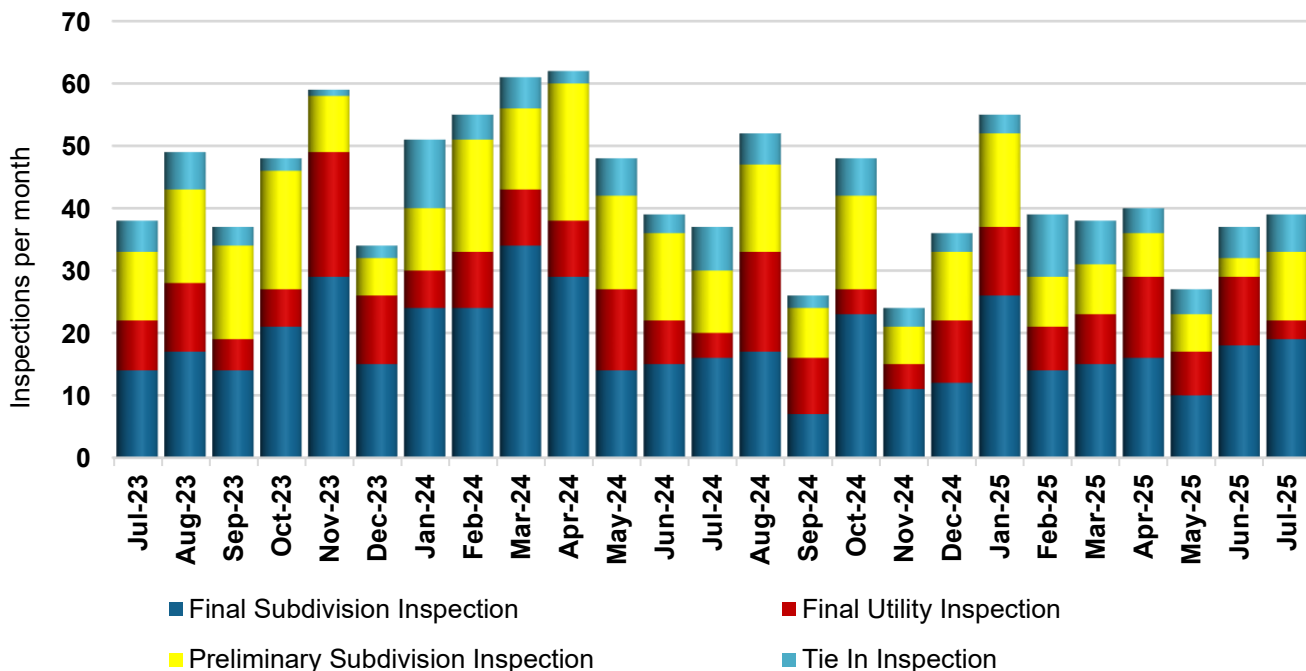


Land Development Services Statistics

Total Applied Construction Valuation Estimate

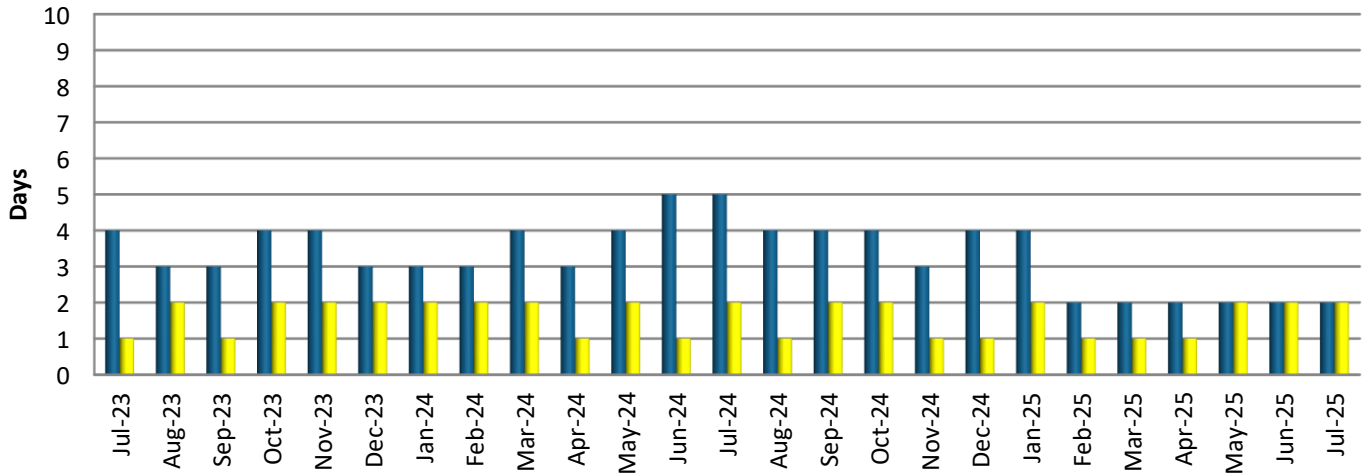


Site & Utility Inspections



Fire Review Statistics

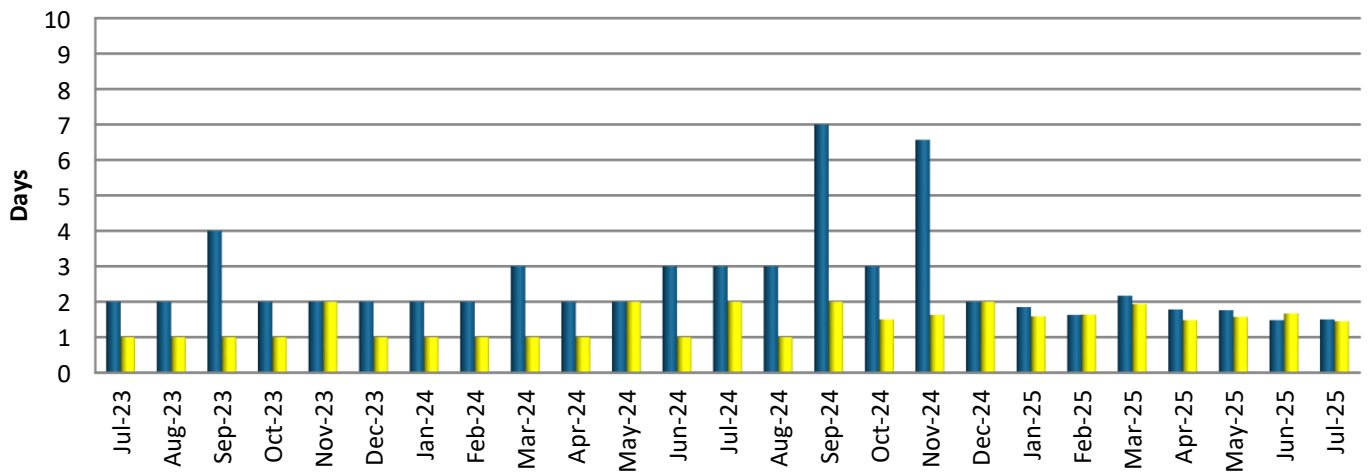
Building Fire Review Average Number of Days



Total Number of Building Fire Reviews by Month

Fire District	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
North Collier	627	636	525	616	543	411	459	406	508	581	684	634	647	646	733	655	459	481	588	491	621	818	820	771	431
Collier County (Greater Naples)	447	391	428	397	442	395	403	382	429	425	552	517	511	482	407	464	447	390	432	459	436	484	622	537	547

Planning Fire Review Average Number of Days



Total Number of Planning Fire Reviews by Month

Fire District	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
North Collier	54	50	37	52	48	57	60	57	37	44	40	43	51	51	62	63	47	46	55	65	47	49	79	48	60
Collier County(Greater Naples)	43	43	60	62	50	39	56	53	60	75	61	55	68	67	64	48	64	58	44	95	75	58	116	87	49



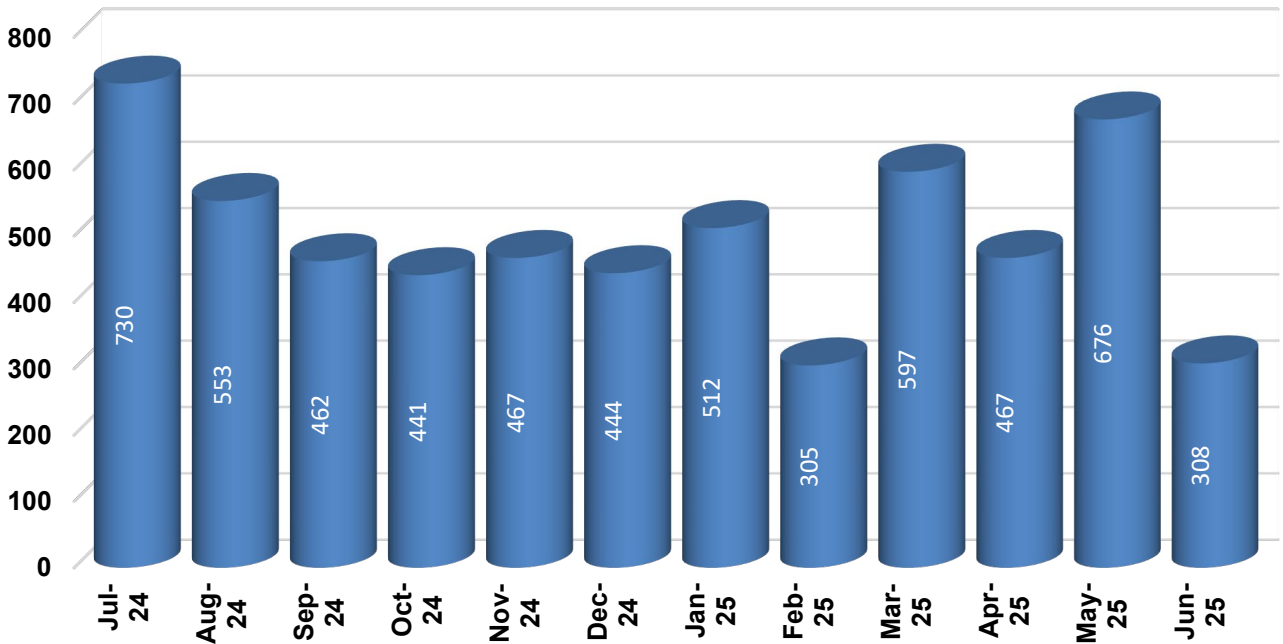
Collier County

July *2025 Code Enforcement* *Monthly Statistics*

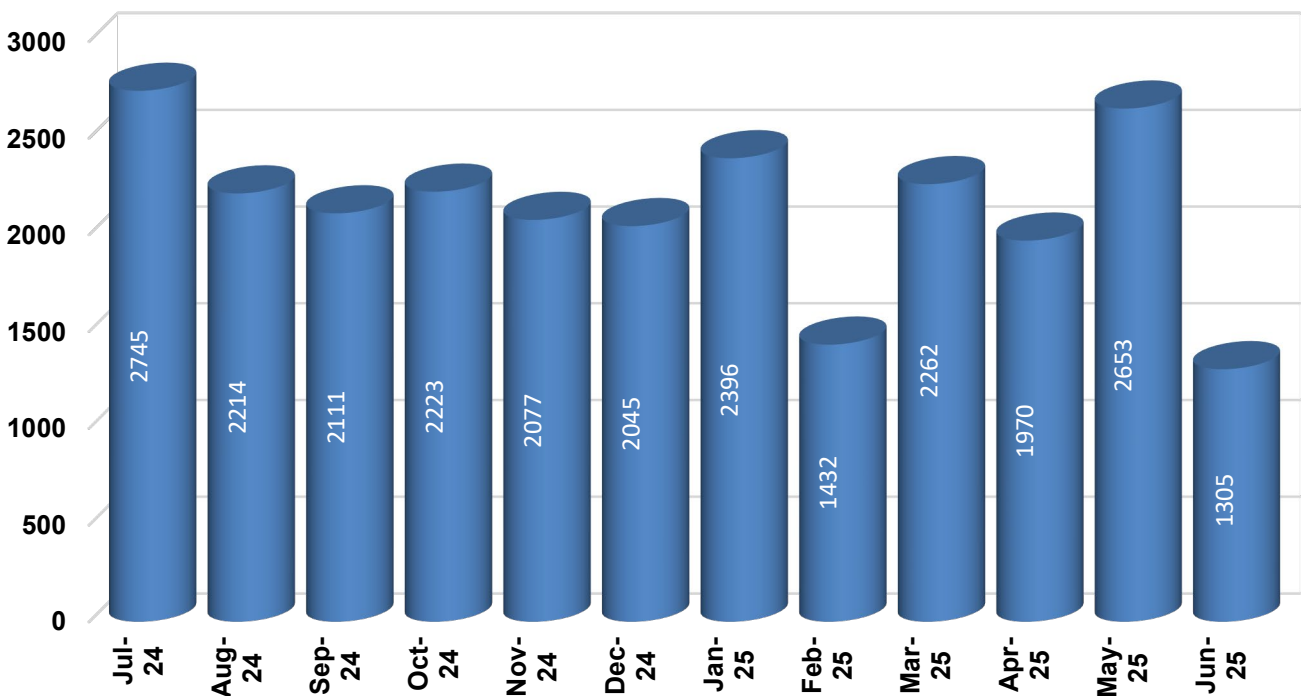


Code Enforcement Reports

Cases Opened Per Month

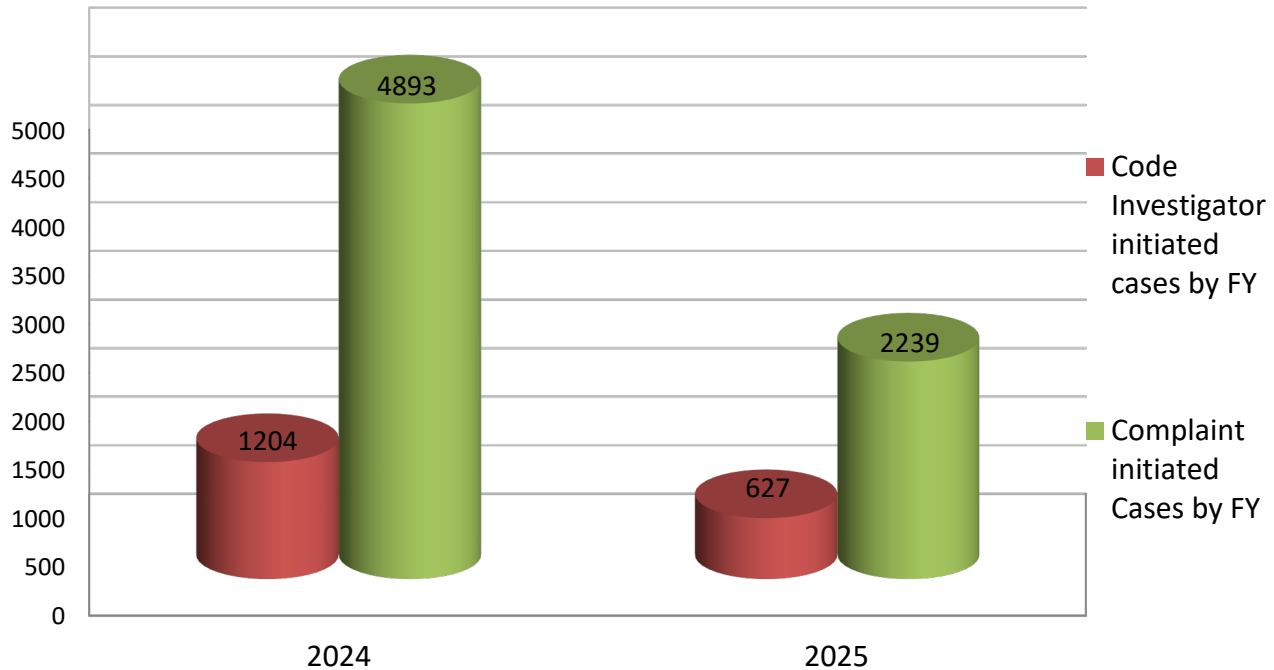


Code Inspections Per Month

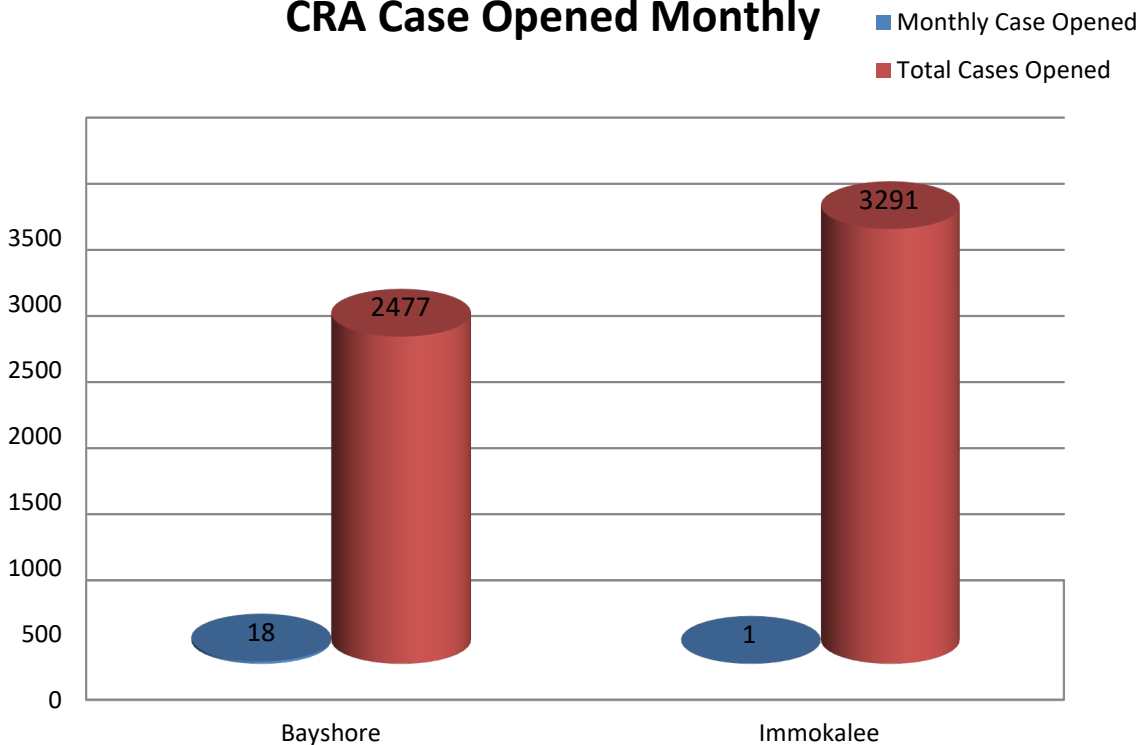


Code Enforcement Reports

Origin of Case



CRA Case Opened Monthly

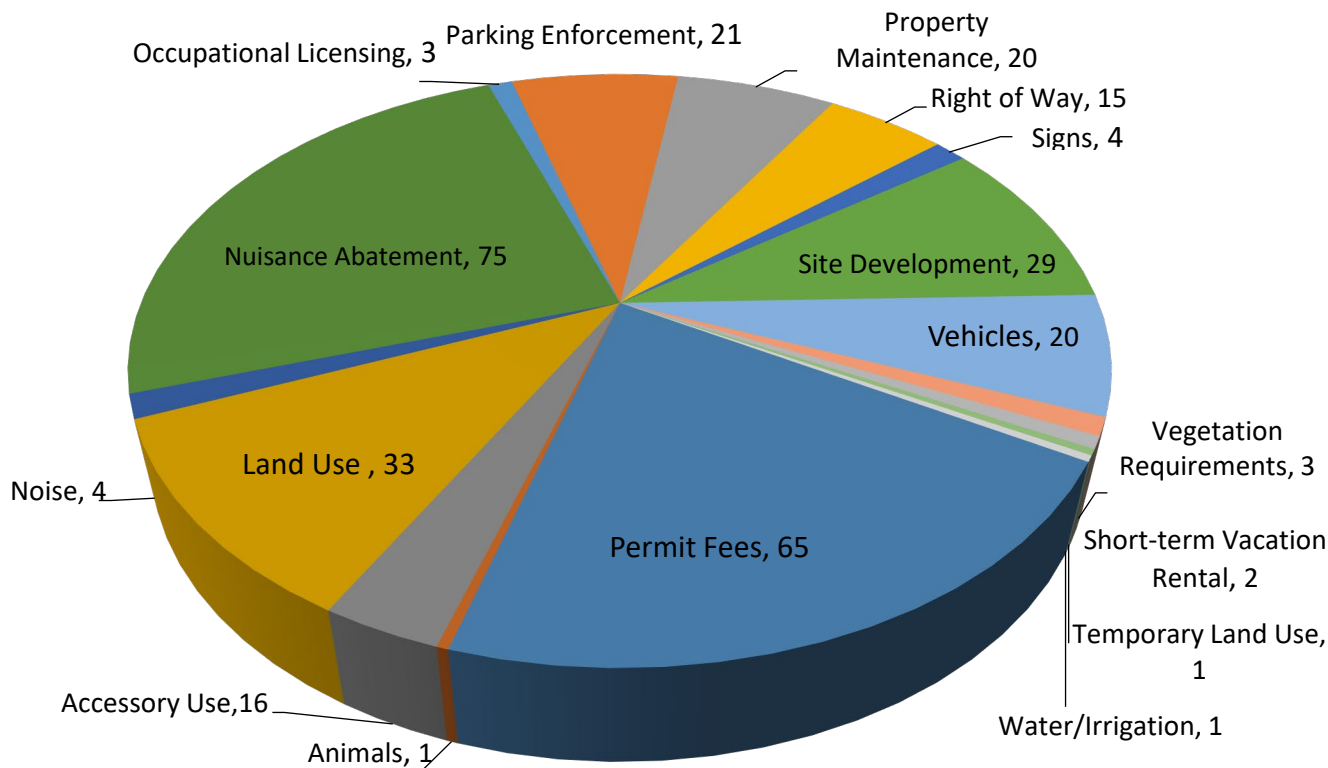


Code Enforcement Reports

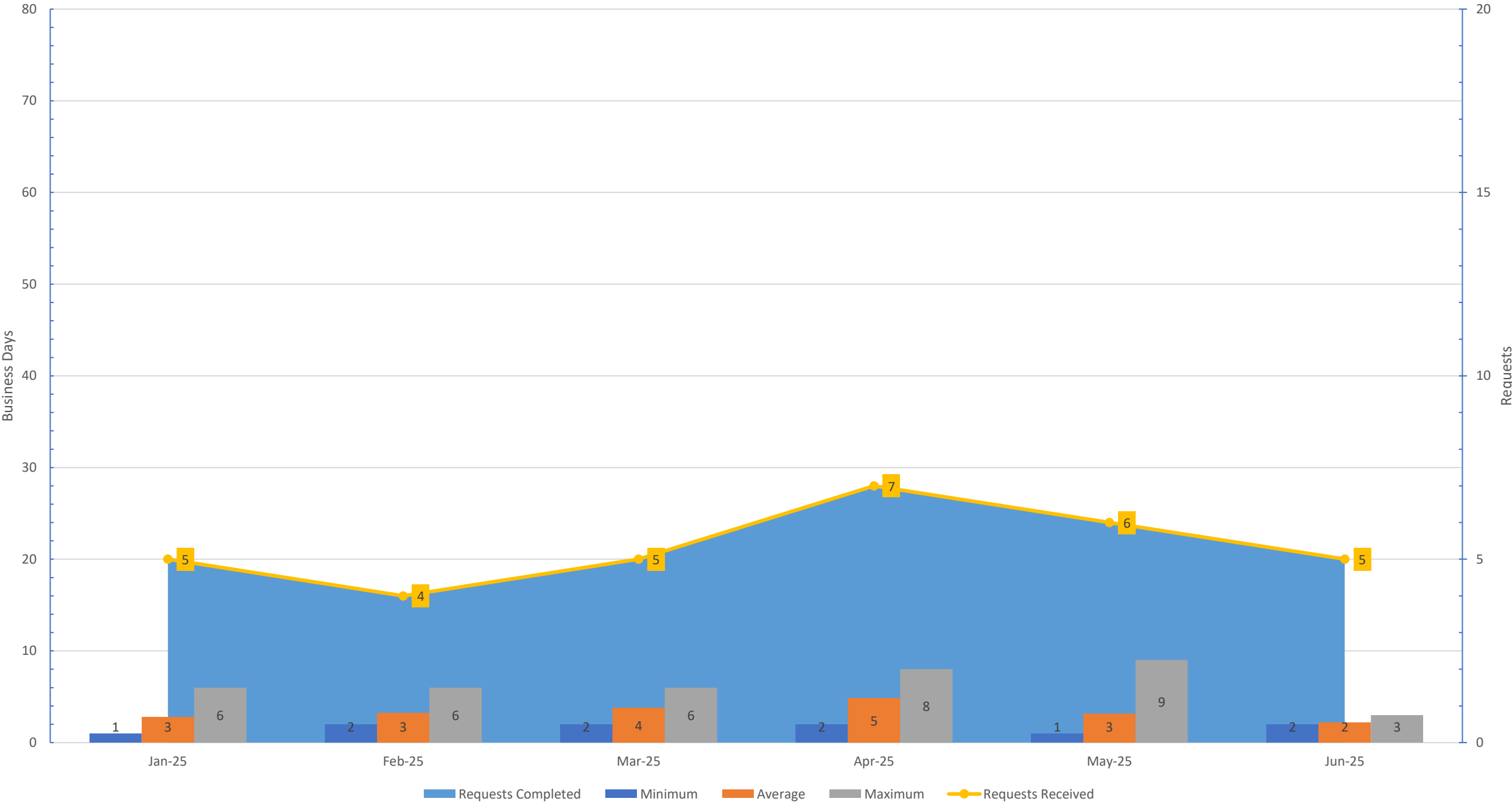
June 22, 2025 – July 8, 2025 Highlights

- Cases opened: 308
- Cases closed due to voluntary compliance: 154
- Property inspections: 1305
- Lien searches requested: 254

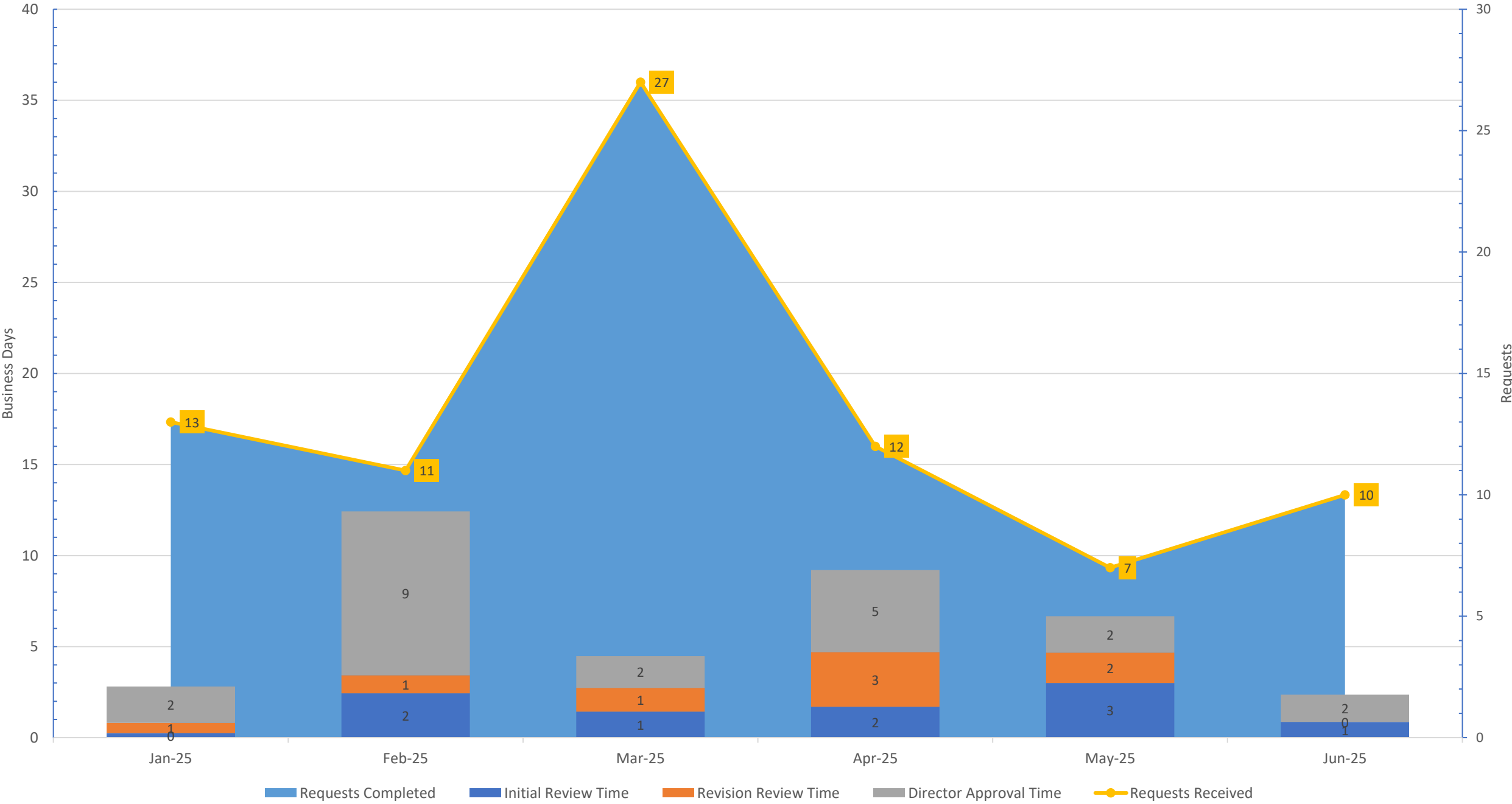
Top 15 Code Cases by Category



Response Time - Letters of Availability

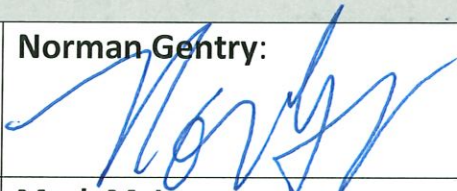
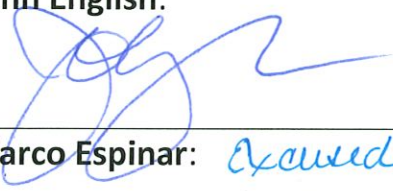
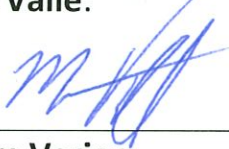
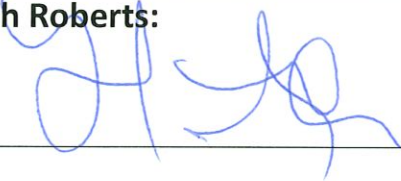


Response Time - FDEP Permits



Development Services Advisory Committee

****Must have (8) members for a quorum****

Committee Members	
James Boughton: 	Norman Gentry: 
Clay Brooker: 	Mark McLean: 
Jeffrey Curl: 	Chris Mitchell: 
Laura Spurgeon DeJohn: 	Robert Mulhere: 
Nicholas Kouloheras: 	Jeremy Sterk: 
John English: 	Mario Valle: 
Marco Espinar: <i>excused</i> 	William Varian: 
Blair Foley: 	Hannah Roberts: 

Development Services Advisory Committee

Staff Members

James French Department Head, GMCCD	Did not Attend
Michael Bosi Director, Planning & Zoning	Present
Christopher Mason Director, Community Planning & Resiliency	Did not Attend
Cormac Giblin Director, Housing Policy and Economic Development	Present
Jaime Cook Director, Development Review	Present
Michael Stark Director, Operation & Regulatory Support	Present
John McCormick Director, Building Review & Permitting	Present
Thomas landirmarino Director, Code Enforcement	Present
Matt McLean or designee Director, Public Utilities	<i>Handwritten Signature</i>
Jay Ahmad or designee Director, Transportation Engineering	<i>Handwritten Signature</i>
Diane Lynch, Management Analyst II Staff Liaison, Operations & Regulatory Management	Did not Attend
Heather Cartwright-Yilmaz, Management Analyst I Staff Liaison, Operations & Regulatory Management	Present

Other County Staff Presenting NOT listed above.

Name	Signature

Development Services Advisory Committee

Public Sign-in Sheet

Please Print

[illegible]