



# **Development Services Advisory Committee Meeting**

**Wednesday, January 07, 2026  
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, January 07, 2026

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: 12.03.2025

(Page: 4)

b. DSAC-LDR: 11.19.2025

(Page: X)

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 – [**Building Division**]
- 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:**

February 04, 2026 – 3:00 PM

March 04, 2026 – 3:00 PM

February 04, 2026 – 3:00 PM

MINUTES OF THE COLLIER COUNTY  
DEVELOPMENT SERVICES ADVISORY COMMITTEE  
*LAND DEVELOPMENT REVIEW SUBCOMMITTEE MEETING*  
Naples, Florida  
November 19, 2025

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 - EXCUSED  
Jeff Curl  
Mark McLean - EXCUSED  
Robert Mulhere

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

Michael Bosi, Director, Planning and Zoning, GMCD  
Jaime Cook, Director, Development Review, GMCD  
Michele Mosca, Planner III, GMCD  
Eric Johnson, LDC Planning Manager, 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, November 19, 2025

**2. APPROVAL OF AGENDA**

Motion to approve- Jeff Curl

Motion seconded- Robert Mulhere

*Motion passed unanimously*

**3. OLD BUSINESS**

a. PL20240006969 – Rural Fringe Mixed Use District (RFMUD) Overlay – LDCA

**Eric Johnson, LDC Planning Manager**

Three changes are being proposed for. LDC 02.03.07 Overlay, LDC 02.03.08 Rural Fringe Zoning, LDC 02.06.01 Generally.

Summary of changes

- Increase number of based TDR credits generated per Acre
- Changing the calculation of TDR bonus credits
- Addition of Conservation TDR credits
- Addition of Belle Meade hydrologic enhancement overlay provisions
- Changes to environmental restoration and maintenance TDR bonus credit generation
- Introduction of business and industrial uses in the receiving lands with specific uses, development standards and locational criteria to be identified within the LDC
- Revising the table of allowable uses for RFMUD receiving lands outside rural villages
- Changes to rural village design standards and density bonus for low-income residential housing units
- Addition of clustering provisions for RFMUD sending lands
- Introduction of neighborhood commercial uses with affordable housing projects with specific uses, design and development standards and locational criteria to be identified within the LDC
- Reduction of open space requirements for housing that is affordable projects
- Allowance of active recreation in the sending lands as conditional uses
- Additional development standards and locational criteria for housing that are affordable within the receiving lands

**Jeff Curl-** On the density/open space for affordability. Has anyone ever thought about the parking lots and 10 contiguous spaces in the code to allow more parking and less landscape islands? If you increase density, you need more parking, we need to look at densifying the parking lots as well.

**Eric Johnson-** With the increase in the number of units you will have an increase in parking spaces, so in case of that offer a less demanding landscape requirement associated with the number of parking spaces.

**Robert Mulhere-** One way to achieve that is to specify that you could increase the number of spaces in a row without providing the landscape island, provided the same amount of landscape area is provided elsewhere within the site.

**Jeff Curl-** Page 36- Ground cover. I don't understand why we need this.

**Jaime Cook-** In Type D buffer along the roadway. Almost everyone plants sod, this requires you to plant something.

**Robert Mulhere-** On page 36, the last sentence in item C states, shall be a minimum width of 3 feet and a maximum width of 5 ft and achieve 100% opacity, that can't achieve opacity, so that last sentence wouldn't apply to ground cover. Ground cover and opacity can't be related.

**Jaime Cook-** I have no issue with the removal of it.

**Clay Brooker-** On page 4- Section 2I, a, this applies to legal non-conforming lots or parcels of less than 5 acres, this section applies to conforming lots?

**Robert Mulhere-** Yes, this is the TDR bonus credits and how you get them.

**Clay Brooker-** On Page 5 it states, In the case of legal non-conforming lots or parcels less than 5 acres, now all the standards apply. On page 4a apply only to conforming to any size? I don't know why we are drawing a distinction.

**Eric Johnson-** There is an issue that was discovered that required us to address legal non-conforming lots of less than 5 acres. The first section on page 4 would apply to everything else.

**Clay Brooker-** Page 6, lines 8-11, This bonus TDR credit will only be applicable within 2 years of the effective date of adoption which is 5/23/2023, we are past that date.

**Robert Mulhere-** We put a date there because we wanted to incentivize people to move forward with providing the easement we wanted them to go forward in the 2-year period.

**Eric Johnson-** We can strike this line out and reinsert it once we decide to change the GMP, or we keep it in and ask Mike to move forward with a GMP amendment.

**Jaime Cook-** Line 30 has the same date.

**Clay Brooker-** If the GMP states this how do it, we can't state anything different. We can't do anything inconsistent with the GMP amendment.

**Mike Bosi-** In the staff report we will ask the Board of County Commissioners to direct staff to modify the GMP to provide further opportunity and recommend no end date to it.

**Clay Brooker-** Page 23, lines 36-39, states, any use not listed in table uses is prohibited unless the county manager/designee determines that it falls within the same class. What does that mean?

**Jeff Curl-** Wouldn't it be better to say as outlined in section 106011 to reference the comparable use determination?

**Robert Mulhere-** Should say, "Any use not listed in the Table of Uses is prohibited unless the County Manager designee determines that such use is comparable with other uses listed

in the table of uses, through the process as determined through the “Comparable Use Determination process.”

**Eric Johnson-** If we cite the Comparable Use Determination, that would require a Hex.

**Mike Bosi-** I am much more comfortable with the comparable use process. It used to be staff that could make the determination but not any longer. That would be the more appropriate way.

**Robert Mulhere-** I would rewrite this that any use that can be deemed comparable needs to go through the comparable use process.

**Eric Johnson-** We will proceed in that manner.

**Eric Johnson-** Page 37, This is where Bob asked for relief for landscape island parking.

**Robert Mulhere-** Only for affordable housing projects, Mixed use and Non-Mixed use, allow for up to 15 parking spaces instead of 10 before a landscape island.

**Eric Johnson-** The current requirement is 10 spaces; you want to increase it to 15, correct.

**Robert Mulhere-** Except, that they would provide that additional landscape area elsewhere in the project.

**Clay Brooker-** Page 34, Line 13, 100-foot-wide setback adjacent to a conservation area. In another area I saw 150 ft. Is that appropriate/inappropriate?

**Michelle Mosca-** I have a note that RLSA requires 300 ft?

**Robert Mulhere-** The problem is the term Conservation. It shouldn't apply to an internal preserve for which you may be placing a conservation easement over, but if your building is adjacent to the Picayune Strand then ok. I understand having an enhanced setback, but 100 ft is a lot, and this is affordable housing.

**Mike Bosi-** That is quite a demand on housing that is affordable, it drives up the price of land because you have to part with so much acreage.

**Robert Mulhere-** We need to say, “external boundaries.”

**Jaime Cook-** I would agree with that.

**Robert Mulhere-** It would need to say, “an external boundary adjacent to public conservation area.”

**Clay Brooker-** You know our thoughts on it, come up with a recommendation and bring it back to the next DSAC meeting. Page 39, Line 39, same concern. States 150 feet here.

**Clay Brooker-** Page 52, Lines 45-49, An additional density bonus of 1 unit for each 1 unit that is provided for low-income residents as identified in the affordable housing section. Is Low income defined, is it different than housing that is affordable.

**Michelle Mosca-** Is that in the table in 2.06.03, the category low income. That language is in the Future Land Use Element. It was a 1 for 1, it was to encourage additional housing.

**Clay Brooker-** I would ask staff to look at “low-income residents” to make sure it is a correct characterization in the affordable housing section of the code.

**Eric Johnson-** We have it defined in our definition section. With Robert leaving we are losing the quorum to vote on this. Can we vote to bring this back to the next meeting?

**Clay Brooker-** We don't need to bring it back; we can just continue it to the next meeting on December 16<sup>th</sup>.

#### **4. NEW BUSINESS**

None

#### **5. PUBLIC SPEAKERS**

No public speakers

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

- a. Tuesday, December 16, 2025

**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 4:10 p.m.**



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

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**Clay Brooker, Chairman**

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



# Collier County

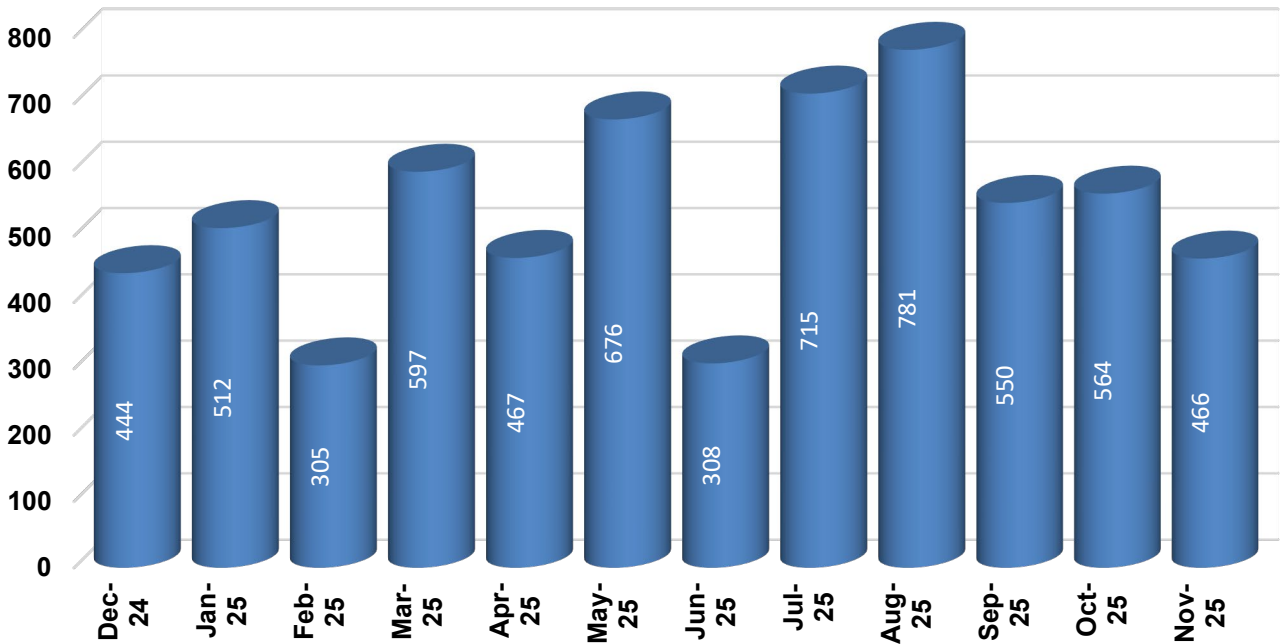
## *December 2025 Code Enforcement Monthly Statistics*



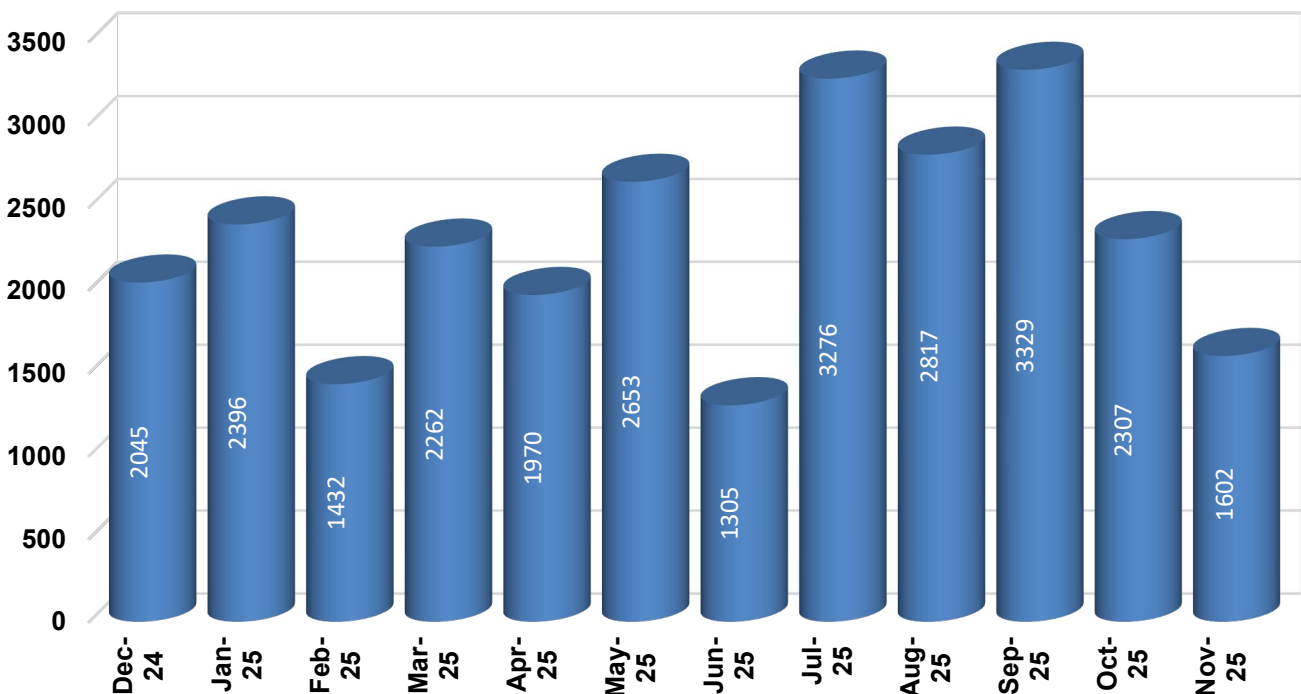
# Code Enforcement Reports



## Cases Opened Per Month



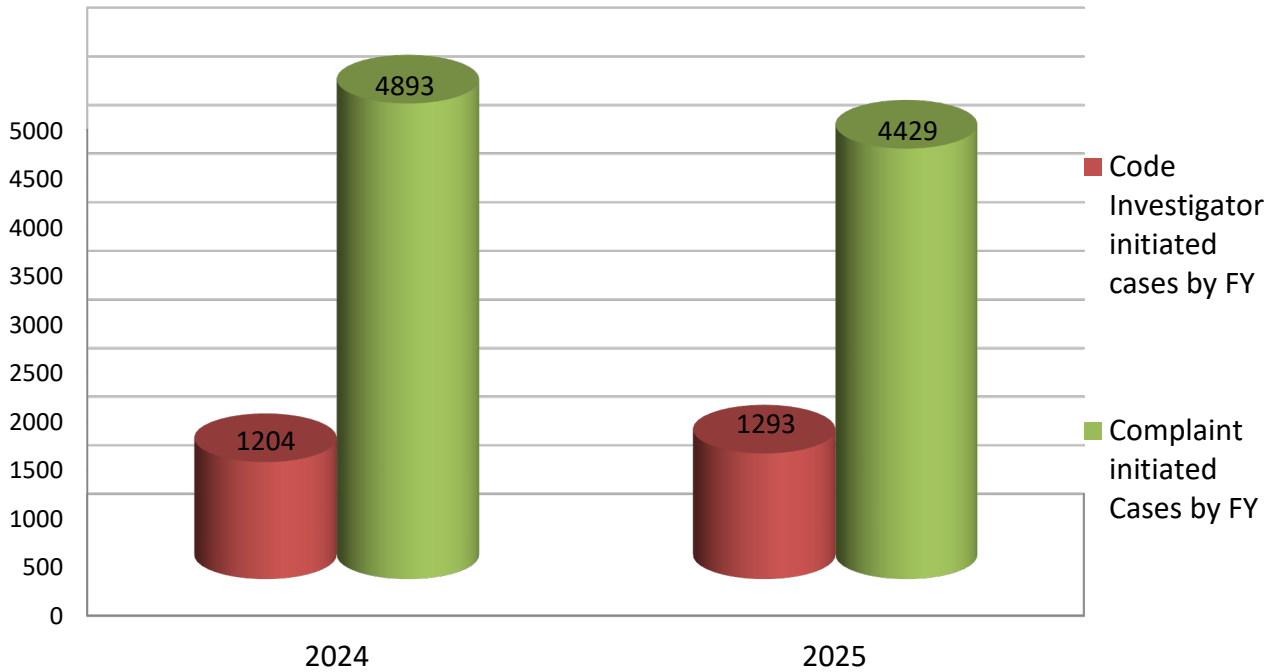
## Code Inspections Per Month



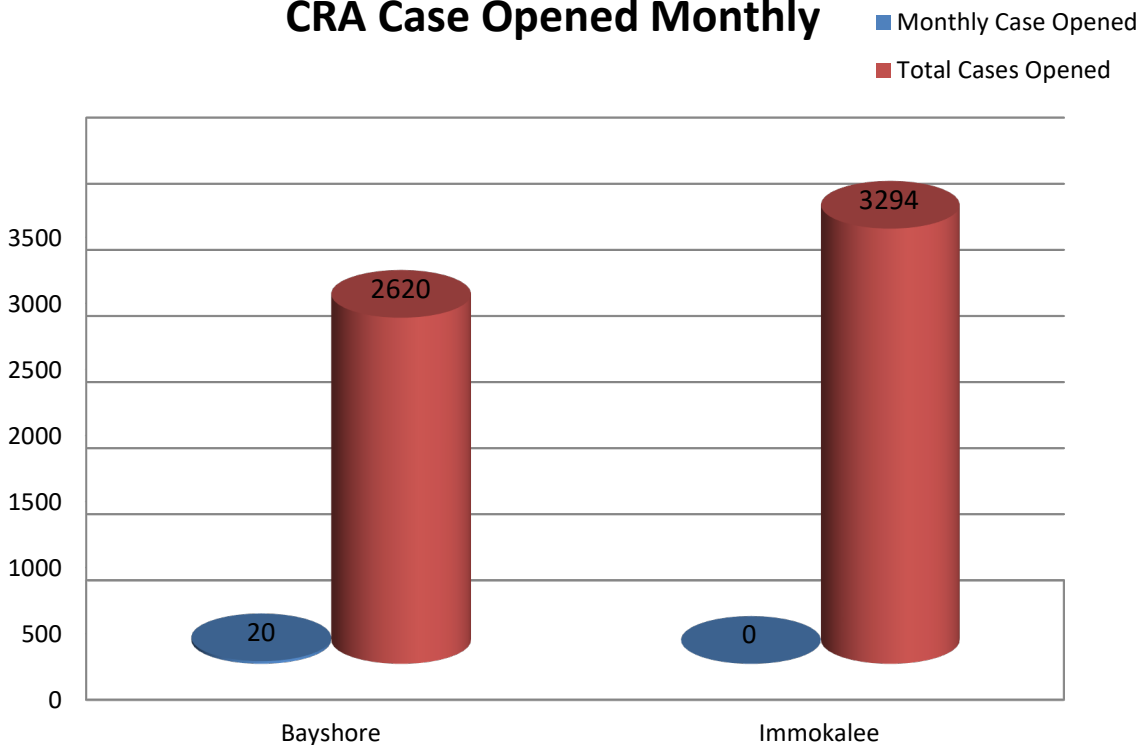
# Code Enforcement Reports



## Origin of Case



## CRA Case Opened Monthly

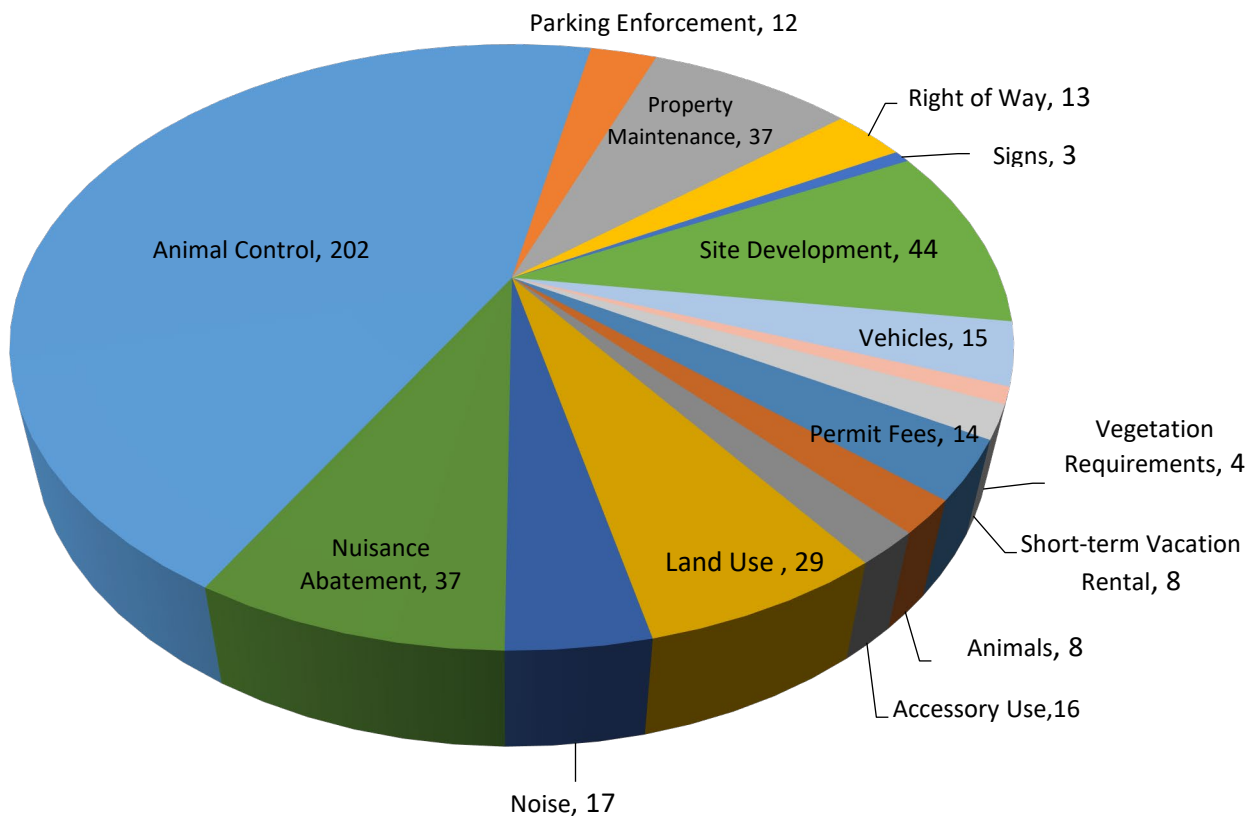


# Code Enforcement Reports

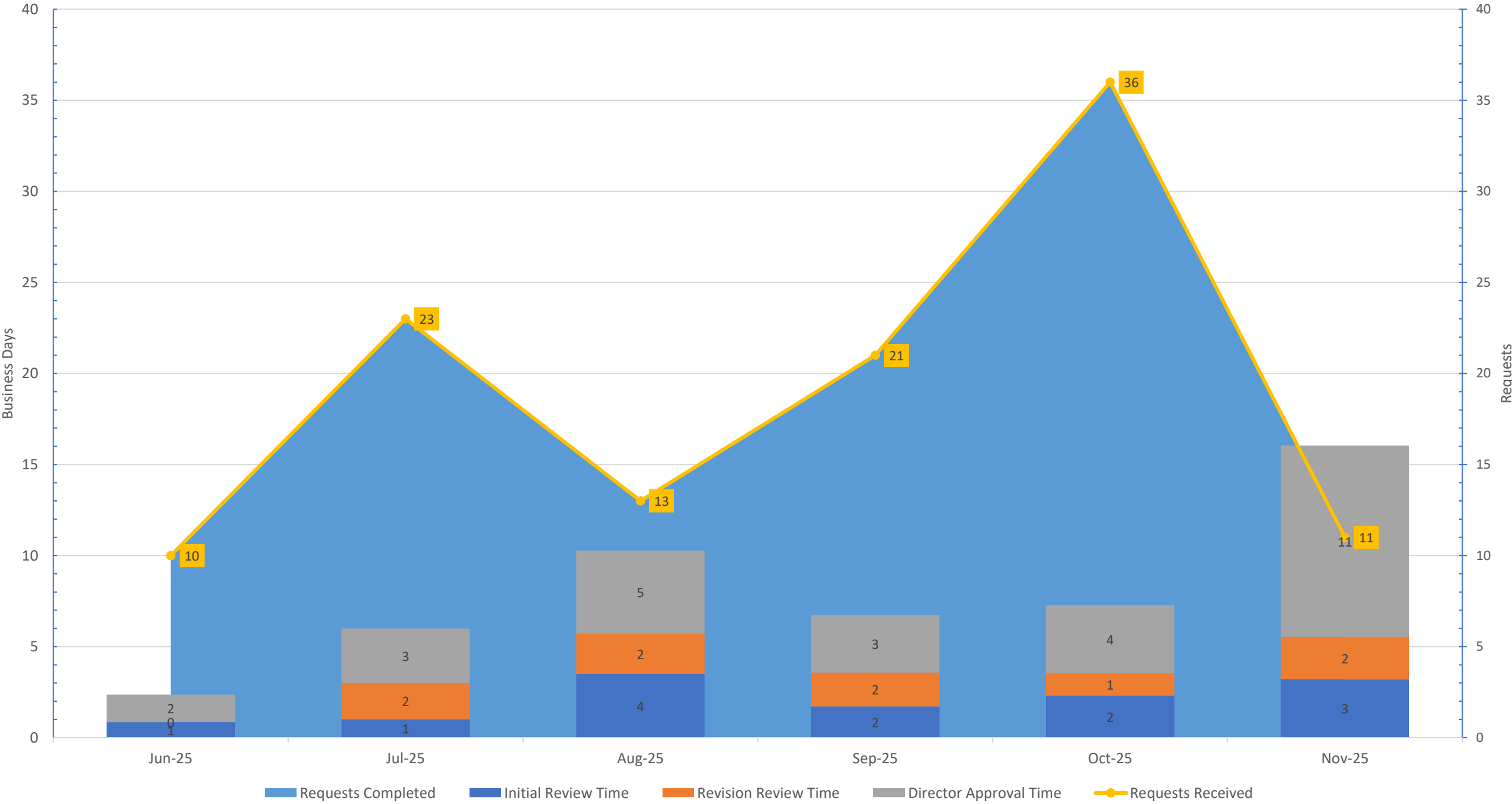
## November 22, 2025 – December 12, 2025 Highlights

- Cases opened: 466
- Cases closed due to voluntary compliance: 125
- Property inspections: 1602
- Lien searches requested: 428

### Top 15 Code Cases by Category



# Response Time - FDEP Permits



# Response Time - Letters of Availability

