Collier County

Growth Management Community Development Department

Development Services Advisory Committee Meeting

Wednesday, December 02, 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.

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Development Services Advisory Committee

Agenda

Wednesday, December 02, 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-LDR: 10.20.2026 (Page: 04)
    b. DSAC: 11.04.2026 (Page: 08)
4. Public Speakers

For more information, please contact Heather Cartwright-Yilmaz at (239) 252-8389
or at Heather.Yilmaz@collier.gov

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

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 – [**Evelyn Trimino**]
    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 Iandimarino**]
    j. Public Utilities Department – [**Anthony Stolts 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:

January 06, 2027 – 3:00 p.m. (TBD)
February 03, 2027 – 3:00 p.m.
March 03, 2027 – 3:00 p.m.

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

Naples, Florida
October 20, 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
Vice Chair:	Blair Foley
	Mark McLean
	Jeffery Curl
	Robert Mulhere

The following County Staff were in attendance:
Jaime Cook, Director, Development Review, GMCD
Mike Bosi, Director, Planning and Zoning
Eric Johnson, LDC Planning Manager, GMCD
Richard Henderlong, Planner III, GMCD
Alexander Showalter, Planner III, 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, Tuesday, October 20, 2026 at 3:00 p.m.

2. **APPROVAL OF AGENDA**
   Motion to approve- Blair Foley
   Motion seconded- Mark McLean
   Motion passed unanimously

3. **OLD BUSINESS**
   None

4. **NEW BUSINESS**

   a. PL20250014053 - Santa Barbara Commercial Overlay – LDCA

   Alexander Showalter, Planner III
   The applicant presented the amendment and is seeking approval. Discussion included underlying zoning permits versus what the amendment includes, parking reduction provisions, unified architectural style, interconnection, and signage.

   Motion to approve to be presented with the changes discussed- Jeffery Curl
   Motion seconded- Robert Mulhere
   Motion passed unanimously

   b. PL20260011779 - Removal of Prohibited Exotic Vegetation – LDCA

   Eric Johnson, LDC Planning Manager
   The applicant presented the amendment and is seeking approval. Discussion included exotic vegetation and pools.

   Motion to approve- Blair Foley
   Motion seconded- Robert Mulhere
   Motion passed unanimously

5. **PUBLIC SPEAKERS**
   None

6. **Discussion of Potential Meeting Dates for DSAC-LDR Subcommittee in 2027:**

   a. Tuesday, January 19, 2027
   b. Tuesday, April 20, 2027
   c. Tuesday, July 20, 2027

7. ADJOURN

There being no further business for the good of the county, the meeting was adjourned by the order of the chairman at 3:40 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE

_____
Clay Brooker, Chairman

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

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
November 4, 2026

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
	James Boughton
	Clay Brooker – EXCUSED
	Jeffrey Curl – EXCUSED
	Laura Spurgeon DeJohn
	John English
	Marco Espinar
	Norm Gentry
	Nicholas Kouloheras
	Mark McLean
	Chris Mitchell
	Robert Mulhere – EXCUSED
	Gary Hains – AHAC (Non-voting)
	Jeremy Sterk – EXCUSED
	Mario Valle

ALSO PRESENT:
James French, Department Head, GMCD
Mike Bosi, Director, Planning & Zoning, GMCD
Christopher Mason, Director, Community Planning & Resiliency, GMCD
Cormac Giblin, Director, Housing Policy & Economic Development Division, GMCD
Jaime Cook, Senior Director, Development Review, GMCD
Evelyn Trimino, Director, Operations & Regulatory Management, GMCD
Robert Moore, Manager, Building Review & Permitting Division, GMCD
Thomas Iandimarino, Director, Code Enforcement, GMCD
Claudia Carmenate, Planner I, Public Utilities Engineering & Project Management
Lorraine Lantz, Transportation Planning Manager, Transportation Engineering Division
Eric Johnson, Manager, Planning & Zoning, GMCD
Alex Showalter, Planner III, Zoning, GMCD
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 this Record.

1. **CALL TO ORDER – Chairman William Varian**
   Development Services Advisory Committee, Wednesday, November 4th, 2026, was called to order at 3:00 PM.

2. **APPROVAL OF AGENDA**
   Motion to approve- Mark McLean
   Motion seconded- John English
   Motion approved unanimously

3. **APPROVAL OF MINUTES**
   a. DSAC-LDR: 09.29.2026
      Motion to approve- Mark McLean
      Motion seconded- Blair Foley
      Motion approved unanimously

   b. DSAC: 10.07.2026
      Motion to approve- Blair Foley
      Motion seconded- John English
      Motion approved unanimously

4. **PUBLIC SPEAKERS**
   None

5. **STAFF ANNOUNCEMENTS/UPDATES**

   a. Zoning Division – [Mike Bosi, Director]
   - Mike Bosi reported on staffing and petition activity within the Planning & Zoning Division.
   - The Division was recruiting for a principal planner position, with interviews scheduled.
   - Petition activity remained uneven, with periods of limited activity followed by heavier Planning Commission and Board of County Commissioners' agendas.
   - Pre-application meeting activity remained steady.

   b. Community Planning & Resiliency Division – [Christopher Mason, Director]
   - Christopher Mason reported that FEMA had not scheduled interior Collier County map revisions. Revisions about 6 months out.
   - Staff continued assisting applicants and property owners with current and preliminary flood-map information and determinations.
   - Mr. Mason also reported no significant flooding impacts in Collier County from recent heavy rainfall affecting other areas of Florida.

   c. Housing Policy & Economic Development Division – [Cormac Giblin, Director]
   - Cormac Giblin provided updates on affordable and workforce housing initiatives.
   - The Board of County Commissioners approved the Naples Workforce Housing PUD on East Tamiami Trail, which includes 30 rental units, 22 of which will be affordable.

- The Board also gave tentative approval to convert an existing hotel structure on Bayshore Road into 32 affordable rental units (100%). An ordinance will return to the Board for final consideration.
- Mr. Giblin also reported that three workforce housing land-acquisition applications would be presented to the Board for consideration. Approximately $5.6 million remained available from the workforce housing land-acquisition Surtax allocation.

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

- Jaime Cook introduced Kimberly Vasquez as her new assistant in Development Review. Ms. Vasquez will assist with meeting requests and departmental coordination.
- No additional significant updates were reported.

e. Operations & Regulatory Mgmt. Division – [Evelyn Trimino, Director]

- Evelyn Trimino reported that permitting and intake operations were current and provided an update on activity at the County's satellite offices.
- Testing for a CityView software version upgrade is scheduled to begin in December, with implementation anticipated in early 2027.
- Ms. Trimino reported ongoing recruitment to fill vacancies across Operations and Building Review and discussed planned changes to pay rates and position classifications.
- The Committee discussed applications submitted near upcoming code-change deadlines. Staff clarified that an application is considered accepted under the applicable code when the County determines the application is complete and accepts it into the system. Applicants using private providers must also ensure that their applications are formally submitted to and accepted by the County.
- Staff also discussed intake training and quality-control procedures intended to improve consistency and reduce unnecessary application rejections.
- Operations staff reviewed financial oversight of permit and operating funds, including expenditure controls and allocation of personnel costs among appropriate cost centers.

f. Building Review & Permitting Division – [Robert Moore, Manager]

- Robert Moore provided an update on plan-review activity and inspection requirements.
- Mr. Moore reported that threshold inspections are no longer required for shutter installations. The associated preconstruction meeting requirement for those inspections has therefore also been eliminated.
- Committee members also raised questions regarding electrical requirements for kitchen islands under upcoming electrical-code provisions, including whether power or an installed receptacle is required and where receptacles may be located.
- Mr. Moore agreed to obtain clarification from the electrical staff to promote consistent inspection requirements.

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

Not Present

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

Not Present

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

- Thomas Iandimarino reported that Code Enforcement had hired a Management Analyst to assist with resolution of longstanding code-enforcement liens.
- The Division currently has approximately $75 million to $80 million in outstanding liens, some dating back approximately 20 years. Staff will begin pursuing appropriate foreclosure and settlement options for qualifying properties.

- Mr. Iandimarino noted that an existing Board-approved policy permits settlement of qualifying liens based upon a percentage of appraised property value.

j. Public Utilities Department – [Claudia Carmenate, Planner I, Public Utilities Engineering & Project Management, PUD]
- **No significant updates since the last meeting.**

k. Transportation Engineering Division – [Lorraine Lantz, Manager, Transportation Planning]
- Lorraine Lantz reported that a Vanderbilt Beach Road corridor congestion study had begun for the area between Airport-Pulling Road and Livingston Road.
- She also discussed coordination with the Florida Department of Transportation regarding it's I-75 study and a potential partial interchange at Vanderbilt Beach Road.
- The County will coordinate its corridor study with FDOT so that recommendations, traffic data and potential interchange concepts are appropriately aligned.

6. NEW BUSINESS

Alexander Showalter, Planner III, Zoning, GMCD

a. PL20250014053 – Santa Barbara Commercial Overlay – LDCA
- Alex Showalter presented proposed amendments to the Santa Barbara Commercial Overlay intended to encourage redevelopment along the corridor.
- The amendments include updates to residential and commercial uses, minimum lot and setback requirements, parking provisions, architectural standards and the deviations process. The proposal also incorporates revisions recommended by the DSAC-LDR Subcommittee, including mapping and clarification of parking, architectural and landscaping provisions.
- The Committee discussed the limited geographic area covered by the overlay and the potential for the amendments to encourage redevelopment of vacant and underutilized parcels.

Motion to approve- Blair Foley
Motion seconded- Mark McLean
Motion approved unanimously

Eric Johnson, Manager, Planning & Zoning, GMCD

b. PL20260011779 – Removal of Prohibited Exotic Vegetation – LDCA
- Eric Johnson presented the proposed amendment to Land Development Code Section 3.05.08 regarding removal of prohibited exotic vegetation.
- The amendment expands existing exemptions for limited property improvements by addressing non-habitable structures and certain screen enclosures, in addition to existing provisions concerning fences and utility storage sheds under 60 square feet.
- Discussion focused on the meaning of "non-habitable structure," the applicability of the 60-square-foot limitation to sheds and avoiding unintended exemptions for larger structures.

Motion to approve- Mark McLean
Motion seconded- Mario Valle
Motion passed, with Marco Espinar opposed

7. OLD BUSINESS
None

8. **COMMITTEE MEMBER COMMENTS**
   - The Committee confirmed that the first meeting of 2027 is scheduled for **January 6, 2027**.
   - Members were also advised of an Emerge Academy online code-conversion training program covering residential, commercial and related code topics.

9. **ADJOURN**
   Motion to adjourn- William J. Varian
   Motion seconded- Mark McLean
   Motion to adjourn passed unanimously

FUTURE MEETING DATES
December 2, 2026 – 3:00 p.m.
January 6, 2027 – 3:00 p.m.
February 3, 2027 – 3:00 p.m.

There being no further business for the good of the county, the meeting was adjourned at 3:49 PM.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE

_____
William Varian, Chairman or Vice Chairman

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