

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

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

ALSO PRESENT:

Mike Bosi, Director – Zoning, GMCD
Cormac Giblin, Director – Housing Policy & Economic Development
Jaime Cook, Director – Development Review, GMCD
Bert Miller, Assistant Director – Operations & Regulatory Management, GMCD
Robert Moore, Manager – Designee for Building Review & Permitting Division, GMCD
Captain Michael Cruz – Collier County Fire Review – EXCUSED
Maggie Acevedo, Senior Fire Plan Examiner – North Collier Fire Review
Thomas Iandimarino, Director – Code Enforcement, GMCD
Claudia Vargas, Project Manager I – Public Utilities Engineering & Project Management, PUD
Lorriane Lantz, Manager – Transportation Planning, Transportation Engineering Division
Eric Johnson, Manager – Planning, 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 Service Advisory Committee, Wednesday, March 4, 2026, was called to order at 3:00 PM.

2. APPROVAL OF AGENDA

Motion to approve- Jeff Curl
Motion Seconded- Robert Mulhere
Motion passed unanimously

3. APPROVAL OF MINUTES

a. DSAC- LDR 12.16.25

Jeff Curl- Page 2- 10-15 feet, should be 10-15 spaces. Not a width increase.
Motion to approve- Robert Mulhere
Motion Seconded- Jeff Curl
Motion passed unanimously

b. DSAC-LDR 1.20.26

Motion to approve- Jeff Curl
Motion seconded- Robert Mulhere
Motion passed unanimously

**4. PUBLIC SPEAKERS
None**

5. STAFF ANNOUNCEMENTS

a. Zoning Division – [Mike Bosi, Director]

- April/May- 6 Land use petitions up for review

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

- No updates- Excused

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

- Groundbreaking ceremony held for Ekos Creekside. 160 affordable apartments being built off 951 South. 60% of units targeted to 50% AMI. Land purchased through surtax funds. Developer McDowell Housing. Live Local. Product delivery date is 12-18 months.

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

- Introduced Jason Tomasetti- Engineer II

e. Operations Support & Regulatory Management Division – [Bert Miller, Assistant Director]

- 87 permits in routing up to 3/2
- Intake 282 permits up to 3/2
- Total permits processed- 4,214. 1-2SF 2,542 Commercial- 1,644. Over the counter 169
- Hurricane Ian- 43 Milton-16
- Visitor count for February- 863 Customers. Satellite- 56 Immokalee, 48 Heritage Bay, 21 Everglades City
- City View- Right of Way bond change 4/1/26
- Impact fee change 5/1/26

Nicholas Kouloheras- Would like a report on the increase in fees and the overall impact brought back to the board at the 6-month mark to see how they are working.

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

- Residential- 628 permits. 3 weeks on review
- Structural- 557 permits. 3 weeks on review
- Final typing- 1 day turn around
- Plumbing- 146 2 ½ Weeks; Mechanical- 23; Electrical- 4; Next day
- New formal interpretation; Resident masonry reinforcement requirement for wind zone B&C.

Norm Gentry- Name change of entity prompted a change of use request.

Robert Moore- Will get information and bring it back to the board.

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

- Excused- No updates

h. North Collier Fire Review – [Maggie Acevedo, Senior Fire Plan Examiner]

- 506 reviews with a 3 day turn around
- 53 planning permits; 2 day turn around
- 1,055 Fire inspections in February

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

- No updates- Document provided in agenda packet

j. Public Utilities Department – [Claudia Carmenate, Project Manager I]

- Update septic to sewer conversion in Golden Gate City
- 2017-present Collier County has extended services to 209 homes
- Currently, working on expanding the existing Golden Gate wastewater treatment plant; Anticipate award of contract to go before the board on 3/10/26.

k. Transportation Management Services – [Lorriane Lantz, Manager]

- Golden Gate City Master plan is going before the BOCC on 4/14/2026; Covers utilities, sidewalks, roads and storm water. Recommendation is to let it move forward and look for funding. Currently no funding is available for this project.
- Golden Gate Parkway Corridor plan, Golden Gate Parkway-Livingston to East of 75. Recommendations are an overpass at Livingston. Modified Green T towards I75. Target date to bring to the BOCC is 5/12/26.
- New Study- RK&K, Corridor Study beyond Vanderbilt beach road from Airport to Livingston. Anticipate 1 ½ years to complete.

James Boughton- For the Golden Gate Parkway plan, is there any consideration to adding a fire main.

Lorriane Lantz- Not that I am aware.

6. NEW BUSINESS

a. PL20250004659 Home Based Businesses- LDCA

Eric Johnson- LDC Planning Manager

- LDC Amendment to LDC Section 502.00
- FL Statutes were changed in 2021; Language added preempts local jurisdictions from having stronger restrictions than the FL Statute
- To bring our development code in line with the State Statute
- DSAC-LDR suggested approval with clarification on hours of operation; County Attorney office stated any limitation on hours of operation would not be allowed.

Public Speaker- Amelia Vazquez

CBIA- Requests two protections in the proposed LDC Amendment

- Heavy equipment regulations that apply only to those that are visible from the street or neighboring property. Those stored in a garage or out of sight are already protected by the state law. Asking LDC amendment to state that clearly. Collier County LDC already contains written standards defining vehicles that are acceptable in residential zones that are over 1 Ton capacity. The standard was removed from this LDC amendment without being replaced.
- Operating hours- Statute is very clear that home-based businesses cannot be prohibited, restricted, regulated or licensed in a manner that is different from other businesses.

Chris Mitchell- Do we have it explicitly stated that vehicles stored in garages or not visible from the road are protected.

Eric Johnson- Proposed LDC Amendment Section E states, “No heavy equipment defined herein as commercial, industrial or agricultural vehicles, equipment or machinery, may be parked or stored such that such equipment is visible from the street or neighboring property.” That is the protection added. We can’t propose language that is more restrictive than the state statute.

Robert Mulhere- Statute says, “Local government may regulate use of vehicles or trailers operated or parked at any business or any street right of way, provided that such regulations are not more stringent than those for a residence where no business is conducted.” We may

have to put in additional language to address heavy commercial equipment. Language in statute only defines regulating equipment or machinery that is visible from the street.

Chris Mitchell- Old code defined heavy machinery as 1 Ton, 7 ½ feet high, 7 feet wide, 25ft long. If that goes away, does Florida Statute supersede it, which is 26,001 lbs.

Mike Bosi- We are not proposing to eliminate the definition of commercial vehicles. We are proposing to incorporate the Florida Statute for home-based businesses into our Home Occupational section of the LDC.

Laura Spurgeon DeJohn- For hours of operation/noise, in my residential home, can I have my lawn mowed at 3:00am.

Mike Bosi- Construction activities cannot start before 7:00am.

Laura Spurgeon DeJohn- If that applies already to residential properties, the statute says you can regulate in accordance with what the expectations are on residential property. So, you can regulate it from an hours of operation and noise standpoint.

Mike Bosi- Code enforcement/Code regulates sound levels between the hours of 10:00pm-7:00am.

Laura Spurgeon DeJohn- Recommends and added statement, Home based business shall be subject to, cross reference the noise ordinance, cross reference the construction hours, section of the code.

Robert Mulhere- In paragraph D, we should add the statement “Shall not be considered heavy equipment” We can also make a motion to include a restriction on hours of operation for home business with equipment and customers coming to the location, to the same hours of operation similar to construction activities.

Laura Spurgeon DeJohn- It needs to go on page 4 Subsection C, Equipment or processes that create noise, vibration, heat, odor, fumes, dust, glare or smoke shall be subject to the noise ordinance, cross reference the construction hours section of the code.

Laura Spurgeon DeJohn makes the motion- Add verbiage to Page 4, Subsection C, Equipment or processes that create noise, vibrations, heat, noxious odors, fumes, dust, and glare of smoke shall be subject to the noise ordinance (add), and the construction hour limitations of section (add).

Robert Mulhere adds to the motion- Page 4 Section D “Automobiles, passenger type vans and pickup trucks having a rated load capacity of 1 ton or less all of which do not exceed 7.5ft in height or 7 feet in width nor 25 feet in length shall not be considered heavy equipment.”

Motion Seconded- Robert Mulhere

Motion passed unanimously

7. OLD BUSINESS

None

8. COMMITTEE MEMBER COMMENTS

None

9. ADJOURN

FUTURE MEETING DATES:

April 1st,2026 3:00PM

May 6th,2026 3:00 PM

June 3rd,2026 3:00 PM

There being no further business for the good of the County, the meeting was adjourned at 4:20PM.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE**



William Varian, Chairman

These minutes were approved by the Committee/Chairman on 4/1/20,
(check one) as submitted or as amended .