MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
August 5th, 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
	Jeffery Curl
	Laura Spurgeon DeJohn
	John English
	Marco Espinar
	Norm Gentry
	Nicholas Kouloheras
	Mark McLean
	Chris Mitchell- EXCUSED
	Robert Mulhere
	Gary Hains – AHAC (Non-voting)
	Jeremy Sterk
	Mario Valle- EXCUSED

ALSO PRESENT:
James French, Department Head, GMCD
Mike Bosi, Director – Planning & Zoning, GMCD
Christopher Mason – Community Planning & Resiliency, GMCD
Jaime Cook, Director, Development Review, GMCD
Bert Miller, Assistant Director, Operations & Regulatory Management, GMCD
Robert Moore, Manager, Building Review & Permitting Division, GMCD
Captain Michael Cruz, Collier County Fire Review – EXCUSED
Bryan Horbel, North Collier Fire Review
Thomas Iandimarino, Director, Code Enforcement, GMCD
Claudia Carmenante, Project Manager I, Public Utilities Engineering & Project Management, PUD
Matthew Thomas, P.E., Manager, Transportation Planning, Transportation Engineering Division

Mike Raabe, P.E., Chief Engineer – Engineering, PUD
Drew Cody, Supervisor – Project Management, PUD
Stephen Sarabia, P.E., Project Manager II, PUD
Claudia Carmenate, Project Manager I, PUD
Angela Galiano, Project Manager II, Project Management, PUD
Eric Johnson, Manager, Planning, GMCD
Irma Elizondo, Planner II, Planning, GMCD
Marlene Messam, P.E., Manager, Transportation Planning, Transportation Engineering Division

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, August 5th, 2026, was called to order at 3:00 PM.

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

3. **APPROVAL OF MINUTES**
   a. DSAC: 6.03.2026
   Motion to approve- Blair Foley
   Motion Seconded- Jeffery Curl
   Motion passed unanimously

4. **PUBLIC SPEAKERS**
   None

5. **STAFF ANNOUNCEMENTS**

   a. **Zoning Division – [Mike Bosi, Director]**
      - 10 Petitions for land use are going to the planning commission in the board of County Commissioners

      Jeffery Curl- The petition with the golf screens, what is happing with that?
      Mike Bosi- We went to the planning commission at Quail West. They have agree to reduce the height from 70 ft to 35 ft that would trigger the conditional use.

   b. **Community Planning & Resiliency Division – [Christopher Mason, Director]**
      - As hurricane season is ramping up,currently working with Parks Department and Emergency Management to come up with a contingency plan going forward.
      - Community county rating is still maintain at class 5.
      - Going to get new mats for the interior of the county , looking at 2027 for a tentative release date.

      Clay Brooker- Is the flood map just for interior Collier County?
      Christopher Mason- Correct; in 2024 we issued about 130 new maps for our coastal portion.

   c. **Housing Policy & Economic Development Division – [Cormac Giblin, Director]**
      Did not attend - Excused

d. **Development Review Division – [Jaime Cook, Director, Development Review]**
   - The Greater Naples plan review staff has been moved under Development.
   - Tom Mastroberto has retired.
   - Greater Naples Fire has tabled everything until December, until after the property tax bill is voted on.

   Mark McLean- Who is the point of contact instead of Tom?
   Jaime Cook- Scott.

e. **Operations & Regulatory Mgmt. Division – [Bert Miller, Assistant Director, Operations & Regulatory Management]**
   - From the business center, 25 permits are in routing, working on August 5th. Intake is sitting on 350 permits and working on the uploads from August 4th.
   - From the building permit information standpoint, 4,689 new building permits with electronic documents. 2,857 were residential, 1,812 were commercial and multi-family permits, and 103 were over-the-counter permits. 710 customers were checked in by the information desk
   - From the satellite offices, 31 walk-ins at Immokalee, 52 at Heritage Bay, and 54 at Everglade City.
   - From a city view technology perspective, the planning fee study is ongoing along with the private provider fees. Private providers have been implemented per the ordinance that was adopted by the commission; the building fee proposal is being worked on.
   - Issues with data mining on the portal have been alleviated, working with cybersecurity and the vendor for different methods for how to mitigate them.

f. **Building Review & Permitting Division – [Robert Moore, Manager, Building Review & Permitting]**
   - Residential- 235, Structural-386.
   - Plumbing-84, Mechanical-37, Electrical is next day, inspections are next day.
   - A new structural plan review has started, a new mechanical inspector has begun working this week.

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

h. **North Collier Fire Review – [Bryan Horbel]**
   - 854 permits intake, 69 planning permits. In July, 663 permits intake, 46 planning permits intake.
   - For June, inspections were 1,260, and for July, inspections were 1,390.
   - New Plan reviewer hire is doing great and has hit there 90-day mark.

i. **Code Enforcement Division – [Thomas Iandimarino, Director]**
   - It's that time of the year again to renew licenses for state-certified contractors and local-licensed contractors. We are at 25% of people who were licensed before and have applied for new ones this year.

   Clay Brooker- The chart shows by category of cases by far, what's going on with animal control?

Thomas Landimarino-We get a lot of animal control cases. We try to prioritize dogs running down the street, more often the ones that we are looking for are dogs that are tethered, not being kept.

j. Public Utilities Department – [Claudia Carmenante, Project Manager I, Public Utilities Engineering & Project Management, PUD]

- Under new business, bringing forth the revisions to the utility standard manual.

k. Transportation Engineering Division – [Matthew Thomas, P.E., Manager]

- Vanderbilt Beach road extension phase two is completed, design anticipated to gout mid October. Construction is anticipated by the end of this year, with an 18-month construction duration. The project includes stormwater ponds, drainage improvements, one bridge, a multi-use path, and the signalized intersection at Everglades Boulevard.
- Currently under construction is Vanderbilt Beach Road U.S 41 to Airport Road widening. The contractors currently working on clearing; project anticipated to be finally completed in July of 2028.
- Vanderbilt Beach Road and Logan Boulevard Intersection, 45% is completed. Currently installing sidewalks, structural asphalt, and pavement. Project anticipated to be completed in Febuary 2027.
- Stan Gober Bridge Rehab, 28% completed. Bridge deck has been completed, embedding stone is currently being installed. Project anticipated to be completed by April 2027

Traffic Light

Jeffery Curl- On Golden Gate Boulevard and Wilson to take a left turn the traffic stacks; has anybody at the county looked at lighting timing?
Matthew Thomas- With school starting here next week, it is definitely something that I can address and talk to traffic ops about.

6. NEW BUSINESS

a. Revision of the Collier County Utilities Standards and Procedures Manual

Mike Raabe- We have been working with the subcommittee and Blair on the new revisions for the utility manual, and we would like to ask for approval to take it to the BCC.

Blair Foley- To sumarize, we had five bullet points that we talked about: pipe separation, Back Taps, Pump replacements in the county pump stations, deviation forms, and typos on the utility division details.

Motion to approve- Robert Mulhere
Motion Seconded- Chairman William J. Varian
Motion passed unanimously

b. PL20260007857 – Comparable Use in Rural Ag – LDCA

Eric Johnson, Manager, Planning, GMCD

I have a Land Development code Amendment that proposes to change, LDC section 02.03.01, the agricultural districts as well as 10.02.06 requirement permits. Earlier this year, the Board of County Commissioners adopted the LDC amendment to add the CUD provision for the Industrial Zone District. The subcommittee had recommended to also consider the A Zoning District to add the CUD.

Motion to approve- Clay Booker
Motion Seconded- Jeffery Curl
Motion passed unanimously

c. PL20260008757 – Scrivener's Errors 2026 – LDCA

Irma Elizondo, Planner II, Planning, GMCD

Prior to the meeting, you received an updated packet; there were a few minor changes. Staff is requesting a recommendation for approval.

Motion to approve- Robert Mulhere
Motion Seconded- Chairman William J. Varian
Motion passed unanimously

7. **OLD BUSINESS**
   None

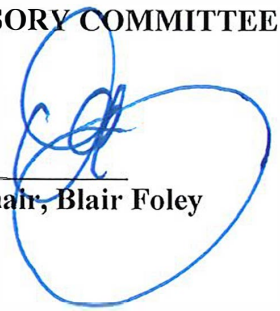
8. **COMMITTEE MEMBER COMMENTS**
   None

9. **ADJOURN**

FUTURE MEETING DATES:
September 02, 2026 – 3:00 PM
October 07, 2026 – 3:00 PM
November 04, 2026 – 3:00 PM

There being no further business for the good of the County, the meeting was adjourned at 3:32 PM.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE



William Varian, Chairman or Vice Chair, Blair Foley

These minutes were approved by the Committee/Chairman on 09/02/2026,
(check one) as submitted _____ or as amended ✓.