Collier County

Growth Management Community Development

Development Services Advisory Committee

Land Development Review Subcommittee

Tuesday, October 20, 2026
3:00 pm

2800 N. Horseshoe Dr.
Naples, FL 34104
Growth Management Community Development Department
Conference Room 609/610

Please contact Eric Johnson at (239) 252-2931 or Eric.Johnson@collier.gov if you have any questions or wish to meet with staff.

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

DSAC – Land Development Review Subcommittee
2026 Land Development Code Amendments

Agenda
Tuesday, October 20, 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. Old Business

4. New Business
    a. PL20250014053 - Santa Barbara Commercial Overlay – LDCA
    b. PL20260011779 - Removal of Prohibited Exotic Vegetation – LDCA

5. Public Speakers

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

For more information, please contact Eric Johnson at (239) 252-2931
or at Eric.Johnson@collier.gov

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250014053

ORIGIN
Board of County Commissioners (Board)

SUMMARY OF AMENDMENT
This amendment shall update the Santa Barbara Commercial Overlay (SBCO) district within the Land Development Code (LDC) to remove an existing moratorium on residential uses, allow additional commercial uses, and update design standards for development within the SBCO district. The overlay district will be renamed to the Santa Barbara Residential Mixed-Use Overlay to align with the character and intent of the corridor. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	10/20/2026

LDC SECTION TO BE AMENDED

2.03.07	Overlay Zoning Districts
4.02.15	Design Standards for Development in the SBCO District

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND
On August 26, 2025, the Board of County Commissioners (BCC) directed staff to review the Santa Barbara Commercial Overlay (SBCO) district to analyze possible changes that could help redevelopment along the corridor. The proposed changes update and reorganize LDC section 2.03.07.H and section 4.02.15 to better reflect current development patterns within the corridor and reinforce compatibility with adjacent neighborhoods.

The amendment refines the purpose, applicability, and development standards governing properties abutting the east side of Santa Barbara Boulevard and the west side of 55th Terrace S.W. Provisions originating from the 2005 adoption of the Santa Barbara Commercial Subdistrict have been updated, including removing outdated residential phase-out language and allowing additional permitted commercial uses. A proposed reduction to the minimum project area for residential development will allow all properties within the overlay to be redeveloped as residential properties without the need for lot combinations. Reduced setbacks to the Tropical Way alley have been proposed along with parking reduction options to encourage development in the existing properties along Santa Barbara.

The amendment also incorporates new provisions for live-work units, establishing detailed criteria for unit size, occupancy, parking, and signage. This addition is intended to expand redevelopment options in the corridor while ensuring that new projects support walkability, neighborhood-serving uses, and compatible scale.

Overall, the LDC amendment fulfills BCC direction by modernizing the SBCO district, allowing residential properties to be developed, and improving development options.

FISCAL & OPERATIONAL IMPACTS	GMP CONSISTENCY
There are no anticipated fiscal or operational impacts anticipated with this amendment.	The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: None

Amend the LDC as follows:

2.03.07 – Overlay Zoning Districts

A. Corridor Management Overlay (CMO).

* * * * * * * * * * * * *

H. Santa Barbara ~~Commercial~~ Residential Mixed-use Overlay District (~~SBCO~~SBRMUO). Special conditions for properties abutting the east side of Santa Barbara Boulevard and the west side of 55th Terrace S.W., as referenced in the Santa Barbara ~~Commercial~~ Residential Mixed-use Subdistrict Map (Map 7) of the Golden Gate Area Master Plan. This is referenced as figure 2.03.07 H. below.

1. The purpose and intent of this district is to provide Golden Gate City with additional opportunities for small scale commercial development to serve the surrounding neighborhoods and those traveling nearby. This district is intended to: contain low intensity uses which generate/attract relatively low traffic volumes; be appropriately landscaped and buffered to protect nearby residential areas; be architecturally designed so as to be compatible with nearby residential areas; and limit access to promote public safety and lessen interruptions to traffic flow on Santa Barbara Boulevard.

2. Aggregation of lots is strongly encouraged so as to allow greater flexibility in site design and ease in compliance with parking requirements and other development standards.

~~3. In order to reduce the potential conflicts that may result from residential and commercial uses being located in this district, existing residential uses, other than owner-occupied dwellings, are required to cease to exist within a specified time period. This does not require the removal of the residential structures if they can be, and are, converted to uses permitted in this district.~~

3~~4~~. These regulations apply to properties abutting the east side of Santa Barbara Boulevard and the west side of 55th Terrace S.W., lying north of 27th Court S.W. and south of 22nd Place S.W., all in Golden Gate City, and consisting of approximately twenty-two (22) acres. These properties are identified on Map 7 of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and development requirements shall be as required or allowed in the underlying zoning categories.

4~~5~~. Sidewalks. Mixed-use and commercial projects shall provide sidewalks so as to encourage pedestrian and bicycle traffic. Adjacent projects shall coordinate the location and intersection of sidewalks.

* * * * * * * * * * * * *

5~~6~~. Property owners within the SBRMUO may establish uses, densities, and intensities in accordance with the underlying zoning classification of the SBRMUO. The design standards of the SBRMUO pursuant to LDC section 4.02.15 shall apply.

6. The following uses, as identified within the latest edition of the Standard Industrial Classification Manual, or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted primary or secondary uses, or are conditional uses within the Santa Barbara ~~Commercial~~ Residential Mixed-use Overlay District.

a. Permitted uses.

1. Accounting (8721).

* * * * * * * * * * * * *

4. Amusement and recreation services (7999, bicycle and moped rental, martial arts, yoga and gymnastics instruction, gymnastic schools, and recreation involving physical fitness exercise only.)

* * * * * * * * * * * * *

23. Credit reporting services (7323).

~~24. Crematories (7261).~~

24~~25~~. Dance studios, schools and halls, (7911).

Renumber remainder of list

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34~~35~~. Funeral service and crematories (7261).

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47~~48~~. Legal services (8111).

48. Libraries (8231).

49. Live-work units, subject to Section 4.02.15 I.

50~~49~~. Loan brokers (6163).

Renumber remainder of list

* * * * * * * * * * * * *

4.02.15 – Design Standards for Development in the ~~SBCO~~ SBRMUO District

A. The standards described in this section shall apply to all uses in this overlay district.

1. Where specific development criteria and standards also exist in the Golden Gate Area Master Plan, or the Future Land Use Element of the GMP, they shall supersede any less stringent requirement or place additional requirements on development.

~~2. Existing residential uses must cease to exist no later than seven years after the effective date of the adoption of the amended Santa Barbara Commercial Subdistrict in the Golden Gate Area Master Plan (January 11, 2005). This does not require the removal of the residential structures if they can be, and are, converted to uses permitted in this district, within one additional year. This requirement to cease existing residential uses does not apply to owner-occupied dwelling units.~~

B. Architectural standards.

1. In support of the purpose and intent of the ~~SBCO~~ SBRMUO District, all structures ~~within the overlay district~~ shall be designed ~~so as~~ to be compatible with nearby residential areas and shall ~~have a common~~ employ a unified architectural style. To the extent ~~possible and~~ practicable, structures shall ~~be designed to have a residential appearance~~ incorporate architectural forms, materials, proportions, and detailing associated with residential development. Architectural drawings demonstrating compliance with this section shall be submitted during the site development plan review process. ~~During the site development plan review process, architectural drawings shall be submitted to demonstrate adherence to these requirements. All commercial buildings and projects shall be subject to the provisions of section 5.05.08 of the LDC, except where those requirements conflict with the goal of designing buildings to have a residential appearance.~~

2. All commercial buildings and projects shall comply with LDC section 5.05.08, except where a requirement conflicts with a more restrictive standard of this section.

3. Each non-residential principal building shall incorporate at least three of the following architectural characteristics. The characteristics shall be integral to the building's design, compatible with its architectural style, and shall not consist solely of applied graphics, materials, or paint. A characteristic may also be used to satisfy an applicable requirement of LDC section 5.05.08 when it meets the standards of that section.

   a. A covered, projected, or recessed public entrance that emphasizes the primary building entrance and provides protection from the weather.

   b. Awnings or canopies located above building entrances, windows, outdoor seating areas, or pedestrian walkways and integrated with the building's architecture.

   c. Porches, verandas, loggias, or balconies having a minimum clear depth of five feet.

d. Projected or recessed building planes having a minimum depth of two feet and extending across at least 20 percent of the applicable façade, or complying with the greater applicable requirement of LDC section 5.05.08.

e. Decorative window or door trim having a minimum width of four inches.

f. Brick, stone, cast stone, or decorative masonry incorporated as a building material or architectural accent on at least 20 percent of a street-facing façade, excluding windows and doors.

g. Pedestrian-scaled lighting fixtures located along building entrances, pedestrian walkways, porches, or outdoor gathering areas. Lighting fixtures shall not exceed 15 feet in height and shall complement the architectural style, materials, and colors of the building.

C. Projects shall be encouraged to be in the form of a PUD. There shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least 40,000 square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan.

D. Minimum project area. ~~One Acre.~~

Project Type	Minimum Lot Area (square feet)
Residential	9,500
Commercial/Live-Work	0.5 Acre

E. Maximum height. Buildings shall have a maximum height of 2 stories, excluding properties with frontage along Santa Barbara Boulevard. Maximum height shall be determined by the underlying zoning district pursuant to LDC section 4.02.01.

F. Principal structure setback requirements. The following minimum setbacks shall apply to principal structures within the SBRMUO District:

1. Tropical Way frontage. For properties zoned RMF-12; Five (5) feet, measured from the Tropical Way right-of-way line.

2. Side yards. Ten (10) feet on each side, except that single-family dwellings on properties zoned RMF-6 shall have a minimum setback of 7.5 feet on each side.

3. All other minimum yard requirements shall be as required by the underlying zoning district.

G.~~F~~ Transportation System Standards.

1. Access via a rear property right-of-way shall be required, if available, in lieu of direct access to Santa Barbara Boulevard. Abutting mixed-use or commercial projects shall be required to share access.

2. Projects shall be required to provide off-street parking and are encouraged to make provisions for shared parking arrangements with adjoining developments.

   a. Required parking may be reduced by up to 30 percent where an applicant demonstrates through a shared parking analysis that peak parking demand occurs at different times among uses located on the same site or on adjacent properties. Shared parking agreements shall be recorded in a form acceptable to the County Attorney.

   b. Up to 50 percent of required parking may be provided on a separate parcel located within 250 feet of the principal use, provided the applicant records a cross-access and parking agreement acceptable to the County Attorney. Off-site parking must be located within the SBRMUO and meet all applicable minimum standards and permitting requirements.

   c. Commercial, mixed-use, and live-work projects on sites less than one acre in size may reduce required parking by up to 30 percent.

   d. The total percentage of parking reduction shall only equal a maximum of 30 percent of the minimum required off-street parking spaces as required by LDC section 4.02.15.G.5.

3. Projects shall provide deceleration lanes as may be determined necessary by the County Manager or designee, based upon the requirements of the "work within the right-of-way ordinance" (Ordinance No. ~~93-64~~ 03-37, as may be amended) and sound engineering practices.

4. Mixed-use and commercial projects ~~Projects~~ shall provide sidewalks so as to encourage pedestrian and bicycle traffic. Adjacent projects shall coordinate the location and intersection of sidewalks.

5. All non-residential uses shall provide a minimum number of parking spaces equal to one space per 500 square feet.

H. LDC provisions of LDC section 5.03.02 H. shall not apply to properties in the SBRMUO.

I. Live-work units.

1. The non-residential use areas shall be oriented toward Santa Barbara Blvd.

2. The live-work unit shall have a minimum total size of 1,000 square feet. The non-residential use must occupy less than 75 percent of the total unit.

3. The same individual(s) must occupy the non-residential use area and dwelling unit.

4. Off-street parking: 1 parking space per 500 square feet of the non-residential portion of the live-work unit plus 2 spaces for the residential unit.

5. The live work unit may employ a maximum of 2 non-resident workers/employees on premise at any one time.

J. Deviation requests for projects in the SBRMUO.

1. Purpose and intent. Property owners in the SBRMUO may request deviations from certain standards, as established in LDC section 4.02.15, to allow for flexibility in building and site design, and to support and initiate incentives for new development on vacant property or redevelopment on existing sites.

2. Applicability.

a. The Administrative Code, Chapter 6.O. shall establish the process and submittal requirements for deviation requests in the SBRMUO. Deviations in the SBRMUO may be requested for new development or redevelopment projects in connection with any of the following types of applications:

i. SDP, SDPA, or SIP as established in LDC section 10.02.03;

ii. Building permit for signs as established in LDC section 5.06.11; or

iii. PPL for townhouses developed on fee simple lots under individual ownership, as established in LDC section 10.02.04.

b. Unless otherwise specified, property owners shall be eligible to seek a deviation from the following code provisions;

i. Design standards for the SBRMUO: LDC section 4.02.15. All dimensional standards of this section, excluding building height, may be considered for a deviation request.

ii. Dimensional Standards for Principal Uses in Base Zoning Districts: LDC section 4.02.01, excluding building height.

iii. Loading space requirements: LDC section 4.05.06 B.

iv. Landscaping in vehicular use areas; LDC section 4.06.03 B.

v. Landscaping requirements for industrial and commercial development: LDC section 4.06.05 B.3.

vi. Building foundation plantings: LDC section 4.06.05 C, including Table inset.

vii. Development standards for signs in nonresidential districts: LDC section 5.06.04.

3. Conflict with other relief processes.

a. This section is not intended to replace the current established process of requesting deviations associated with the following:

i. Master plan elements of the respective PUD pursuant to LDC section 10.02.13. However, the deviation process of LDC section 4.02.15 J. is available to PUD-zoned lands within the SBRMUO provided that such request is based on a specific dimensional or design requirement described in LDC section 4.02.15 J.2., and provided the request further promotes compliance with the purpose and intent of the SBRMUO.

ii. Site plan with deviations for redevelopment projects pursuant to LDC section 10.02.03 F., unless such request is based on a dimension, site feature, or architectural standard listed under LDC 4.02.15 J.2.

iii. Deviations and alternate compliance pursuant to LDC section 5.05.08 G.

iv. Post take plan application pursuant to LDC section 9.03.07 A.

b. Deviation from the LDC which are not expressly provided for in this section shall be processed as variances in accordance with LDC section 9.04.00.

4. Evaluation criteria. When evaluating a deviation, the following criteria shall be considered:

a. Whether the proposed deviation is compatible with adjacent land uses and achieves the requirements and/or intent of the regulations as closely as is practicable;

b. Whether the proposed deviation is the minimum amount necessary to allow for reasonable use of the property and/or address the issue necessitating the deviation request; and

c. Whether the reduced or increased standard requested by the deviation is mitigated for, either on the subject site or by providing a public benefit on the subject site. Examples of such on-site mitigation include but are not limited to: increasing setbacks from the adjacent road right-of-way when proposing to deviate from sign size limitation; increasing plantings or planting sizes or installing a fence or wall where a reduced buffer width is proposed; providing public pedestrian and/or bicycle pathway easements or other similar mobility improvements including transit enhancements; providing public parking; providing beautification in the public realm, including street trees, street furniture, lighting and other similar public benefits.

5. Public notice. Public notice, including signage, notice to property owners, and an advertised public hearing, is required for deviation requests and shall be provided in accordance with the applicable provisions of LDC section 10.03.06 R.

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Collier County

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20260011779

ORIGIN
Growth Management Community Development Department (GMCDD)

SUMMARY OF AMENDMENT
This amendment updates the provisions related to the removal of prohibited exotic vegetation in the Land Development Code (LDC) by identifying an additional site improvement that may occur without initiating the removal requirements. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	10/20/2026

LDC SECTION TO BE AMENDED
03.05.08 Requirement for Removal of Prohibited Exotic Vegetation

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND The first tree protection ordinance was adopted by the County as Ord. No. 1973-23. It included provisions for a tree removal permit process, and it identified a short list of tree species that were exempted from protection. The ordinance was amended in 1974 and then repealed/replaced twice; once in 1975 and again in 1976, the latter of which represents the time when the County adopted comprehensive zoning regulations for the Coastal Area Planning District (i.e., Ord. No. 1976-30).

When Ord. No. 1979-73 was adopted, the County started requiring the removal of exotic plants on properties where improvements were proposed, except on land used for agricultural purposes or on properties zoned and platted for single-family residential homes. In January 1982, the County adopted a new zoning ordinance (Ord. No. 1982-2); however, this new ordinance inadvertently omitted the Exotic Vegetation Section and was corrected in May 1982 with the adoption of Ord. No. 1982-37, reinstituting the requirement that exotics be removed on all lands, except for single-family residential use or agriculturally zoned lands.

Additional changes to the code would be made over the years, notably with the adoption of Ord. No. 2004-08, which introduced the requirement for preserve management plans and the removal of exotic vegetation within the first 75 feet of the outer edge of every preserve; however, single family residences were specifically exempted. When the code was comprehensively updated again with the passage of Ord. No. 2004-41, the requirement for removing exotic vegetation prior to the issuance of a certificate of occupancy was extended to include new principal and accessory structures on single- and two-family lots. However, tents, awnings, cabanas, utility storage sheds, and screen enclosures were not exempted until the adoption of Ord. No. 2005-27.

Subsequent amendments to LDC section 3.05.08 occurred in 2008 and 2015. At the Board hearing on December 12, 2023, under Staff and Commission General Communications, Commissioner Hall requested that staff update the LDC as it pertains to the removal of exotic vegetation. LDC amendments are reviewed by the Board, Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee). To address the Board's concern, an LDC amendment was drafted (i.e., PL20230018350), which proposed to exempt new structures and additions

on Estate (E)-zoned lots from being required to remove exotics within the cleared areas of the lot, plus 7.5 feet around the perimeter of the property. This amendment was presented to the DSAC-LDR Subcommittee, who recommended approval but with changes. On February 7, 2024, the DSAC reviewed PL20230018350 but recommended denial. On March 7, 2024, the CCPC also reviewed the earlier iteration of this amendment and unanimously voted to deny it. On March 12, 2024, staff requested direction from the Board to advertise the draft Ordinance; however, the Board voted to continue the item. This earlier iteration, including the relevant minutes from the Board hearing, is provided in Exhibit A.

After PL20230018350 was continued by the Board, staff prepared a revised version (PL20250006145) that exempts E-zoned lots from the requirement to remove prohibited exotic vegetation beyond 30 feet of a proposed addition or modification to a structure for any permit application submitted for principal or accessory structures on or after December 12, 2023. The version also exempted permit applications involving fences and small sheds (under 60 square feet) but made it necessary to remove exotics when constructing a cabana. The DSAC-LDR Subcommittee voted (3-2) to deny the amendment, citing concerns for the continued propagation of exotics as well as the role exotics play in acting as fuel for wildfires in the Estates area. The DSAC voted (11-1) to deny the amendment, citing similar reasons that were discussed at the DSAC-LDR Subcommittee meeting. The CCPC reviewed PL20250006145 and unanimously voted to deny the amendment. The Board reviewed the LDC amendment on January 13, 2026, and approved it, resulting in the adoption of Ord. 2026-02.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) Ord. 2026-02

Amend the LDC as follows:

3.05.08 – Requirements for Removal of Prohibited Exotic Vegetation

Prohibited exotic vegetation specifically includes the following:

Earleaf acacia (Acacia auriculiformis)

Australian pine (Casuarina spp.)

Melaleuca (Melaleuca spp.)

Catclaw mimose (Minosa pigra)

Downy rosemyrtle (Rhodomyrtus tomentosa)

Brazilian pepper (Schinus terebinthifolius)

Java plum (Syzygium cumini)

Women's tongue (Albizia lebbeck)

Climbing fern (Lygodium spp.)

Air potato (Dioscorea bulbifera)

Lather leaf (Colubrina asiatica)

Carrotwood (Cupaniopsis anacardioides)

A. General.

1. Prohibited exotic vegetation removal and methods of removal shall be conducted in accordance with the specific provisions of each local development order.

2. Native vegetation shall be protected during the process of removing prohibited exotic vegetation, in accord with the provisions of LDC section 3.05.04.

3. Prohibited exotic vegetation shall be removed from the following locations, and within the following timeframes:

   a. From all rights-of-way, common area tracts not proposed for development, and easements prior to preliminary acceptance of each phase of the required subdivision improvements.

   b. From each phase of a site development plan prior to the issuance of the certificate of occupancy for that phase.

c. From all golf course fairways, roughs, and adjacent open space/natural preserve areas prior to the issuance of a certificate of occupancy for the first permitted structure associated with the golf course facility.

d. From property proposing any enlargement of existing interior floor space, paved parking area, or substantial site improvement prior to the issuance of a certificate of occupancy.

4. In the case of the discontinuance of use or occupation of land or water or structure for a period of 90 consecutive days or more, property owners shall, prior to subsequent use of such land or water or structure, conform to the regulations specified by this section.

5. Verification of prohibited exotic vegetation removal shall be performed by the County Manager or designee.6.Herbicides utilized in the removal of prohibited exotic vegetation shall have been approved by the U.S. Environmental Protection Agency. Any person who supervises up to eight (8) people in the application of pesticides and herbicides in the chemical maintenance of exotic vegetation in preserves, required retained native vegetation areas, wetlands, or LSPA shall maintain the Florida Dept. of Agriculture and Consumer Services certifications for Natural Areas Pesticide Applicators or Aquatic Herbicide Applicators dependent upon the specific area to be treated. When prohibited exotic vegetation is removed, but the base of the vegetation remains, the base shall be treated with an U.S. Environmental Protection Agency approved herbicide and a visual tracer dye shall be applied.

B. Exotic vegetation maintenance plan. A maintenance plan shall be submitted to the County Manager or designee for review on sites which require prohibited exotic vegetation removal prior to the issuance of the local development order. This maintenance plan shall describe specific techniques to prevent reinvasion by prohibited exotic vegetation of the site in perpetuity. This maintenance plan shall be implemented on a yearly basis at a minimum. Issuance of the local development order shall be contingent upon approval of the maintenance plan. Noncompliance with this plan shall constitute violation of this section. The County Manager or designee shall inspect sites periodically after issuance of the certificate of occupancy, or other final acceptance, for compliance with this section.

C. Applicability to new structures and to additions on single-family and two-family lots.

1. In addition to the other requirements of this section, the applicant shall be required to remove all prohibited exotic vegetation before a certificate of occupancy is granted on any new principal or accessory structure on single-family or two-family lots. For an Estates-zoned lot with an existing single-family dwelling that has been issued a certificate of occupancy or for any lot in a residential zoning district with an existing single-family or two-family dwelling that has been issued a certificate of occupancy, the applicant shall only be responsible for removing prohibited exotic vegetation within 30 feet of the addition or modification of structure(s) described in any permit application submitted for principal or accessory structures on or after December 12, 2023.

2. The requirement to remove prohibited exotic vegetation shall not apply to tents, awnings, fences, utility storage sheds under 60 square feet, non-habitable structures, or screened enclosures not having a roof impervious to weather. This shall not apply to interior remodeling of any existing structure.

3. The removal of prohibited exotic vegetation shall be required in perpetuity. Upon issuance of a vegetation removal permit, subject to the provisions in LDC section 3.05.02 F. and G., prohibited exotic vegetation may be removed prior to issuance of a building permit.

D. Exceptions. Prohibited exotic vegetation may remain on property when the County Manager or designee receives a request from the property owner to retain the vegetation. The County Manager or designee shall approve such a request upon finding that at least one of the following criteria has been met.

1. The prohibited exotic vegetation has been previously approved through the County development review process and planted in accordance with the landscape requirements at the time of final local development order approval.

2. The subject lot is developed with, or proposed to be developed with, a single family dwelling unit, and:

   a. is not within the RFMU Sending Lands overlay district; and

   b. is not within a NRPA overlay district; and

   c. is not located on a undeveloped coastal barrier island; and

   d. the vegetation requested to be retained is an existing Java plum tree(s) that has attained a single-trunk diameter at breast height (DBH) of 18 inches or more.

3. The prohibited exotic vegetation contains a nest of a bald eagle. Where such vegetation occurs within a bald eagle nest protection zone, removal shall be in accordance with the FWC Bald Eagle Management Plan and FWC Bald Eagle Management Guidelines, or as otherwise permitted by the FWC and/or USFWS. Where a bald eagle nest is determined to be "lost" as defined by the FWC, such vegetation shall be removed as required by LDC section 3.05.08.

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ORDINANCE NO. 26 – 02

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO UPDATE THE REGULATIONS PERTAINING TO THE REMOVAL OF PROHIBITED EXOTIC VEGETATION, BY PROVIDING FOR SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTIONS OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER THREE – RESOURCE PROTECTION, INCLUDING SECTION 3.05.08 REQUIREMENT FOR REMOVAL OF PROHIBITED EXOTIC VEGETATION; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE. (PL20250006145)

Recitals

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Collier County Planning Commission, sitting as the land planning agency, did hold an advertised public hearing on October 16, 2025, and reviewed the proposed amendments for consistency with the Comprehensive Plan and did not recommend approval; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearing on January 13, 2025, and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this ordinance is adopted in compliance with and pursuant to the Community Planning Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS, this ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

WHEREAS, all applicable substantive and procedural requirements of the law have otherwise been met.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida, that:

SECTION ONE: RECITALS

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

SECTION TWO: FINDINGS OF FACT

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to § 163.3161, *et seq.,* F.S., the Florida Community Planning Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.

2. After adoption of the Comprehensive Plan, the Act and in particular § 163.3202(1). F.S., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.

3. Section 163.3201, F.S., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), F.S., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), F.S., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of § 163.3161 *et seq.,* F.S.

7. Section 163.3194(1)(a), F.S., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan or element shall be consistent with such comprehensive plan or element as adopted.

8. Pursuant to § 163.3194(3)(a), F.S., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), F.S., states that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social

Words ~~struck through~~ are deleted, words underlined are added

and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

SECTION THREE: AMENDMENTS TO SECTION 3.05.08 REQUIREMENT FOR REMOVAL OF PROHIBITED EXOTIC VEGETATION

Section 3.05.08 Requirement for Removal of Prohibited Exotic Vegetation, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

Section 3.05.08 Requirement for Removal of Prohibited Exotic Vegetation

* * * * * * * * * * * *

C. Applicability to new structures and to additions on single-family and two-family lots.

1. In addition to the other requirements of this section, the applicant shall be required to remove all prohibited exotic vegetation before a certificate of occupancy is granted on any new principal or accessory structure ~~and any additions to the square footage of the principal or accessory structures~~ on single-family or two-family lots. For an Estates-zoned lot with an existing single-family dwelling that has been issued a certificate of occupancy or for any lot in a residential zoning district with an existing single-family or two-family dwelling that has been issued a certificate of occupancy, the applicant shall only be responsible for removing prohibited exotic vegetation within 30 feet of the addition or modification of structure(s) described in any permit application submitted for principal or accessory structures on or after December 12, 2023.

2. The requirement to remove prohibited exotic vegetation ~~This~~ shall not apply to tents, awnings, fences, ~~cabanas,~~ utility storage sheds under 60 square feet, or screened enclosures not having a roof impervious to weather. This shall not apply to interior remodeling of any existing structure.

3. The removal of prohibited exotic vegetation shall be required in perpetuity. Upon issuance of a vegetation removal permit, subject to the provisions in LDC section 3.05.02 F. and G., prohibited exotic vegetation may be removed prior to issuance of a building permit.

* * * * * * * * * * * * *

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event that any provisions of this ordinance should result in an unresolved conflict with the provisions of the Land Development Code (LDC) or Growth Management Plan (GMP), the applicable provisions of the LDC or GMP shall prevail. In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION SIX: EFFECTIVE DATE

This Ordinance shall become effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 13th day of January, 2026.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____, Deputy Clerk
Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

By: _____
Dan Kowal, Chairman

Approved as to form and legality:

_____
Heidi F. Ashton-Cicko
Managing Assistant County Attorney

This ordinance filed with the Secretary of State's Office the 16th day of January, 2026 and acknowledgement of that filing received this 26th day of January, 2026.
By _____ Deputy Clerk

[25-LDS-00369/1989636/1]50
12/10/25

Words ~~struck through~~ are deleted, words underlined are added

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 16, 2026

Crystal K. Kinzel
Clerk of Court
Collier County
3329 Tamiami Trail E, Suite #401
Naples, FL 34112

Dear Crystal Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 26-02, which was filed in this office on January 16, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Attendance Roster – Date: October 20, 2026

DSAC – Land Development Review Subcommittee

Must have (3) members for a quorum

Committee Members	
Name	**Signature**
Clay Brooker:	
Blair Foley:	
Robert Mulhere:	Present
Mark McLean:	
Jeffrey Curl:	

Staff Members	
Mike Bosi, Planning and Zoning Division Director, GMCD	Present
Eric Johnson, LDC Planning Manager, GMCD	
Richard Henderlong, Planner III, GMCD	
Alexander Showalter, Planner III, GMCD	
Irma Elizondo, Planner II, GMCD	
Heather Cartwright-Yilmaz, Management Analyst/Liaison, GMCD	Present
Jaime Cook, Development Review Senior Director, GMCD	Present

Attendance Roster – Date: October 20, 2026

DSAC – Land Development Review Subcommittee

Public Sign-in Sheet

Please Print

NAME	REPRESENTING	PHONE NO.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

October 13, 2026

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Land Development Review Subcommittee
Collier County, Florida

October 20, 2026
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee - Land Development Review Subcommittee (DSAC-LDR)** will meet on **Tuesday, October 20, 2026,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate in the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Eric Johnson at (239) 252-2931.

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