



# **Development Services Advisory Committee Meeting**

**Wednesday, April 01, 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, April 01, 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: 02.04.2026 (Page: 04)
  - b. DSAC: 03.04.2026 (Page: 10)
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 – [**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 – [**Matt McLean or designee**]
- k. Transportation Management Services  
Transportation Engineering Division – [**Jay Ahmad or designee**]

6. New Business

- a. PL20260002471 Temporary Events – LDCA (03-19-2026)

7. Old Business

8. Committee Member Comments

9. Adjourn

**FUTURE MEETING DATES:**

May 06, 2026 – 3:00 PM

June 03, 2026 – 3:00 PM

July 01, 2026 – 3:00 PM (TBD)

MINUTES OF THE COLLIER COUNTY  
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida  
February 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- Excused
	Norm Gentry- Excused
	Nicholas Kouloheras- Excused
	Mark McLean
	Chris Mitchell
	Robert Mulhere
	AHAC (Non-voting)- Vacant
	Jeremy Stark- Excused
	Mario Valle

**ALSO PRESENT:**

James French, Department Head, GMCD  
Mike Bosi, Director – Zoning, GMCD  
Jaime Cook, Director – Development Review, GMCD  
Evelyn Trimino, Director – Operations & Regulatory Management, GMCD  
Robert Moore, Manager – Designee for Building Review & Permitting Division, GMCD  
Captain Bryan Horbal – North Collier Fire Review  
Thomas Iandimarino, Director – Code Enforcement, GMCD  
Claudia Carmenate, Project Manager I – Public Utilities Engineering & Project Management, PUD  
Matt Thomas, P.E., Manager – Transportation Services, 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, February 4, 2026, was called to order at 3:00 PM.

**2. APPROVAL OF AGENDA**

Motion to approve- Mark McLean

Motion Seconded- Robert Mulhere

*Motion passed unanimously*

**3. APPROVAL OF MINUTES**

**a. DSAC: 12.03.2025**

Motion to approve- Robert Mulhere

Motion Seconded- Blair Foley

*Motion passed unanimously*

**b. DSAC-LDR: 12.16.2025**

*Pushed to next meeting*

**c. DSAC: 01.07.2026**

Motion to approve- James Boughton

Motion seconded- Blair Foley

**Motion passed unanimously**

**4. PUBLIC SPEAKERS**

**None**

**5. STAFF ANNOUNCEMENTS**

**a. Zoning Division – [Mike Bosi, Director]**

- 3 months out- 12 petitions over the course of 6 meetings
- Planning commission- Through April 6 petitions going forward
- Hex- 19 over the next 3 months.

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

- Conducted a CAV with State Flood plain management office and FEMA
- Evaluates administration and enforcement of flood plain regulations
- Performed each year with Elevation Certificates- over 1,000 submitted annually.

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

- Ms. Roberts- AHAC member can no longer attend DSAC meetings.
- At the last meeting AHAC committee appointed Gary Haines to attend going forward. Pending BOCC approval at their next meeting.

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

- No Changes in Development review.

**e. Operations Support & Regulatory Management Division – [Evelyn Trimino, Director]**

- Vendor procured for Pay Study. PO was issued and it has been moved forward to the vendor. They have 90 days to provide their report.
- 172 permits in routing. Up to February 3<sup>rd</sup>.
- 379 Intake. Up to February 2<sup>nd</sup>.
- January 2026- 883 walk ins main building. Immokalee-72, Everglades City-62, Heritage Bay- 37.
- Cityview updated to automatically deny permit applications without payment after 14 days.
- Cityview updated 120 impact fee calculations after recent increases.
- Current vacancies- 20 total.

**William Varian-** Is there a possibility of getting updates on how many permits are in the review queue.

**Evelyn Trevino-** Rob will be providing this information today.

**Mario Valle-** Can we get the median or average number of days that a residential/commercial permit is taking to go through the system.

**Evelyn Trevino-** I can work with Rob and get this for you going forward.

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

- Residential- 256 though 2/17/26. 2 1/2 weeks through review.
- Structural- 345 through 2/12/26
- Plumbing- 81 through 2/17/26
- Electrical- 10 total. 2 days review
- Mechanical- 29 total
- Residential- 2-3 weeks for review. Corrections need to be addressed within 5 days.

**Mario Valle-** How can we shrink that time

**Robert Moore-** Staffing. 14 Positions are open, 5 in plan review structural, 4 inspectors

**Mark McLean-** Is there a way that if a specific reviewer requests a correction that it can be submitted directly back to the plan reviewer who asked for it, instead of it going all the way back through the process again.

**Robert Moore-** Cityview doesn't allow anything to be uploaded or changed while it is under review.

**Mark McLean-** Who do we talk to that can change this.

**Robert Moore-** Jason Badge

**William Varian-** What is the timeline for final typing. Does it fall under the State Guidelines for 30 days or is it additional.

**Robert Moore-** I can get that information.

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

- Excused- No updates

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

- January 2026-1470 New construction inspections. 4 day turn around
- 472 Permits came in
- 3 day turn around for 53 planning permits.
- Looking for 2 more inspectors. Hoping for internal candidates.

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

- Increase in Code complaints with Animal Control regarding AG use Zones.

**William Varian-** FPL Lights on poles. Does Code Enforcement have any control over the brightness and where it shines.

**Thomas Iandimarino-** Only if the light is working. Location and direction could be more Building Department/Zoning.

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

- No updates

**Mario Valle-** Can you provide at our next meeting where you are with the Septic conversions to wastewater in Golden Gate City.

**Claudia Carmenate –** Yes, I can bring an update.

**k. Transportation Management Services – [Matt Thomas P.E., Manager]**

- Everglades Blvd Shoulder widening- Contract awarded to General Asphalt will take 1 year to complete, starting next month.
- Vanderbilt Beach Extension- Phase 1 88% completed. Completion early Summer 2026
- Citygate Intersection improvements- Phase 1 of Collier Blvd Widening. Completion early January 2027
- Eden Park Sidewalks- 79% completed. Completion anticipated for May 2026.

**6. NEW BUSINESS**

**a. PL20250014625- Comparable Use Industrial- LDCA**

Eric Johnson, Planning Manager

- Board Directed Land Development Code Amendment.
- Modifies LDC Section 02.03.04 Industrial Zoning District.
- Adds Comparable use provision in the Industrial Zone similar to the commercial district.

- LDR Subcommittee recommended approval, but they want to extend it into the Rural Agricultural zoning district.

**Robert Mulhere-** I don't think we can do that now. We suggested if DSAC agreed we could look at it under the Rural AG district as well. We agree with this amendment and suggest that staff look it in the Rural zones as well.

Motion to Approve- Robert Mulhere

Motion Seconded- Blair Foley

***Motion passed unanimously***

**Robert Mulhere-** Motion to ask staff in our capacity as DSAC to look at whether or not it's appropriate for the Rural AG.

Motion Seconded- Blair Foley

***Motion passed unanimously***

**7. OLD BUSINESS**

None

**8. COMMITTEE MEMBER COMMENTS**

None

**9. ADJOURN**

Future Meeting dates

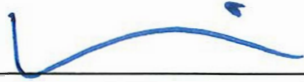
March 4<sup>th</sup>,2026 3:00PM

April 1<sup>st</sup>,2026 3:00PM

May 6<sup>th</sup>,2026 3:00 PM

**There being no further business for the good of the County, the meeting was adjourned at 3:45PM.**

**COLLIER COUNTY  
DEVELOPMENT SERVICES ADVISORY COMMITTEE**



\_\_\_\_\_  
**William Varian, Chairman**

These minutes were approved by the Committee/Chairman on 4/1/26,  
(check one) as submitted  or as amended \_\_\_\_\_.

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 1<sup>st</sup>,2026 3:00PM

May 6<sup>th</sup>,2026 3:00 PM

June 3<sup>rd</sup>,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 .



# Collier County

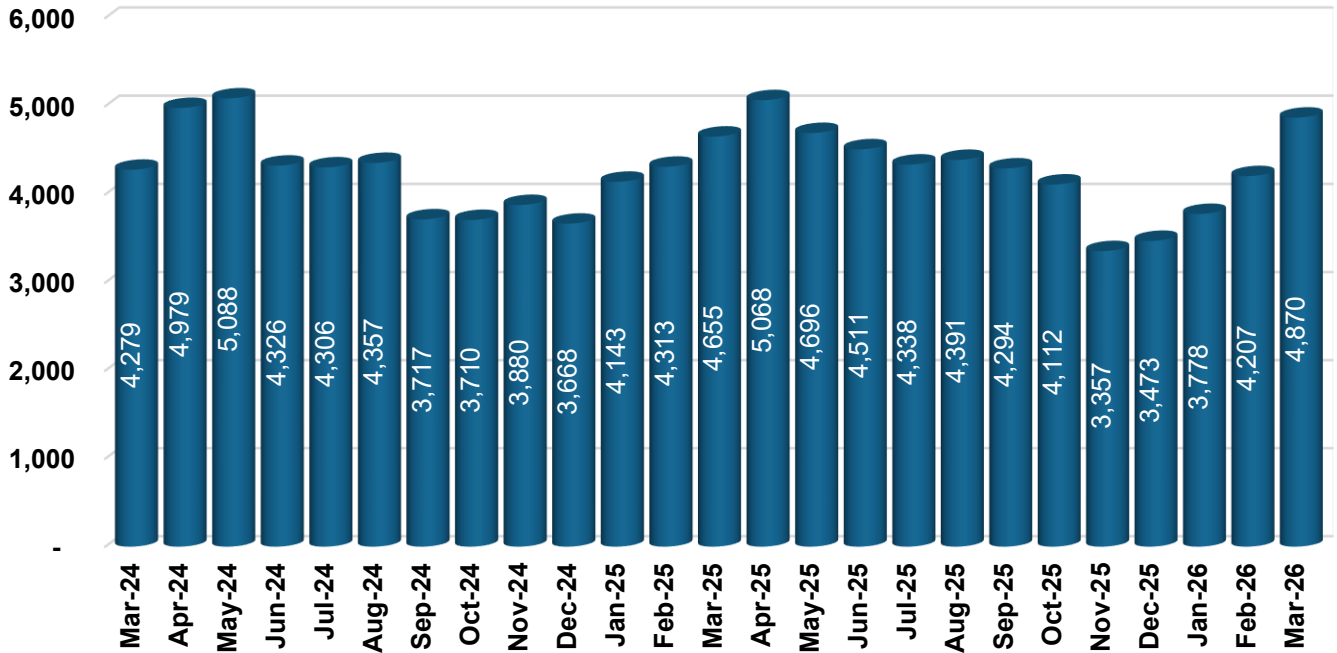
*March 2026*

*Monthly Statistics*

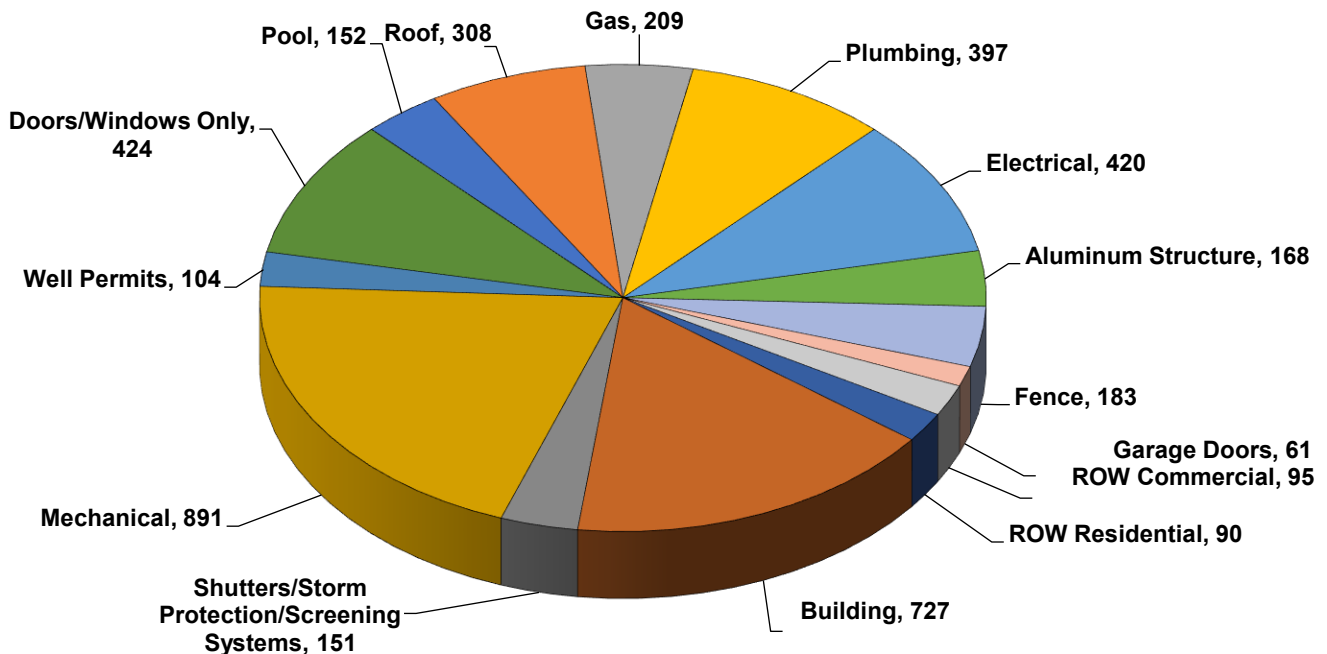


# Building Plan Review Statistics

## All Permits Applied by Month

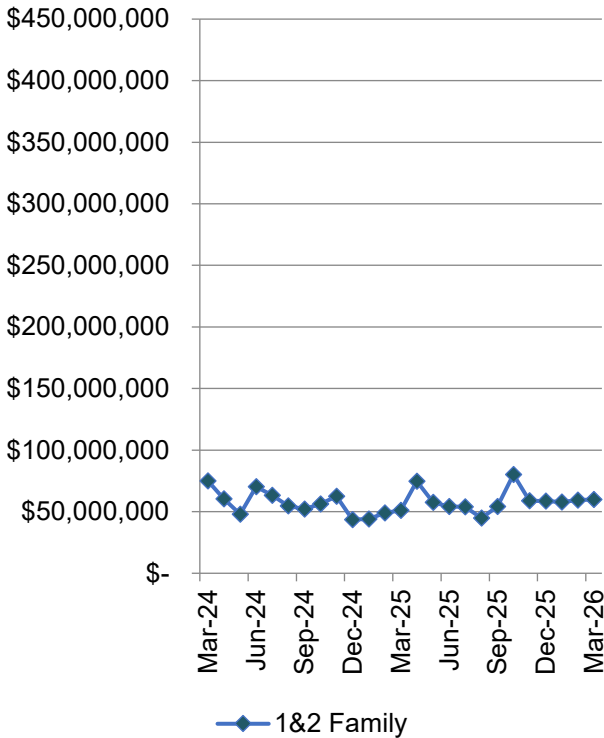


## Top 15 of 35 Building Permit Types Applied

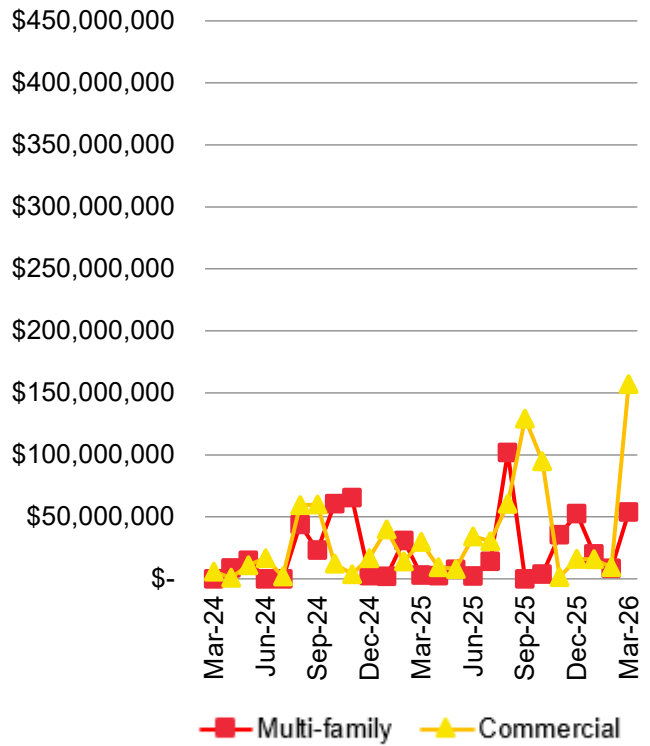


# Building Plan Review Statistics

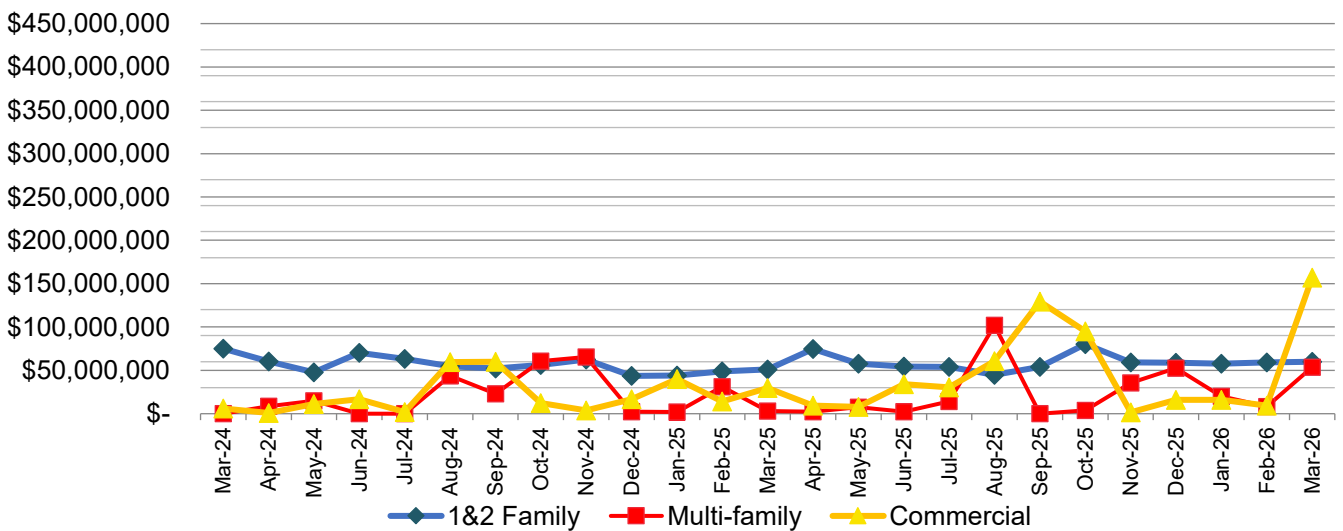
**Monthly 1 & 2 Family Total**  
Construction Value by Applied Date



**Monthly Multi-family & Commercial Total**  
Construction Value by Applied Date

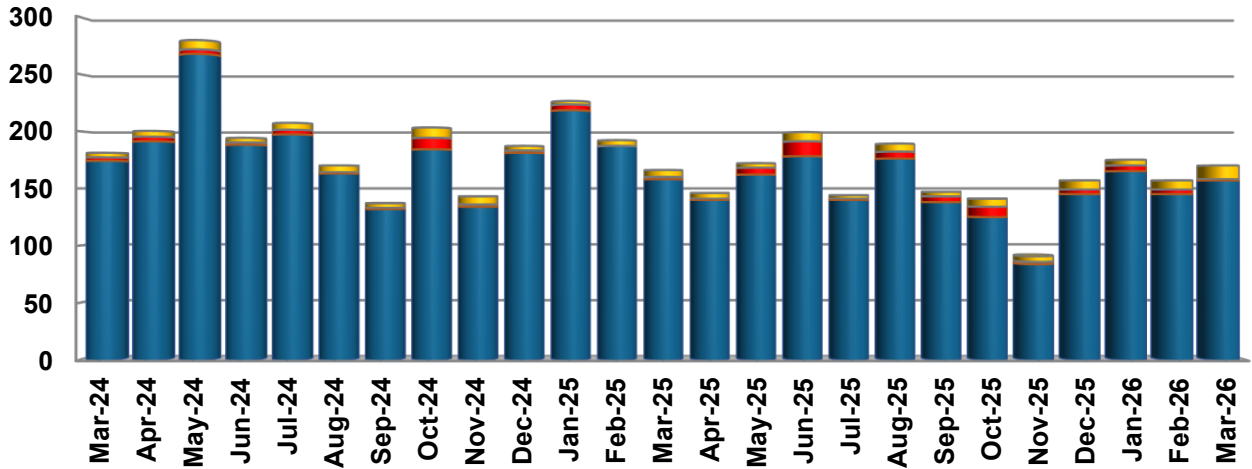


**Monthly Total Construction Value by Applied Date**



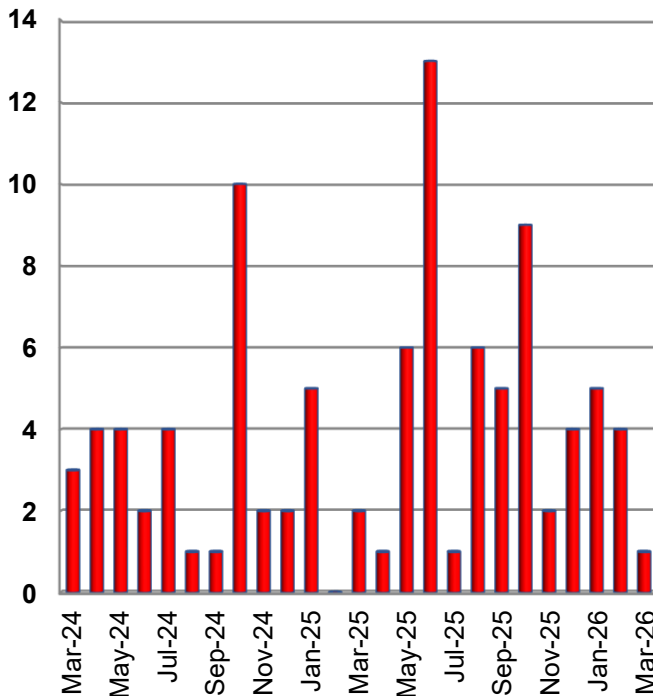
# Building Plan Review Statistics

## New Construction Building Permits Issued by Month

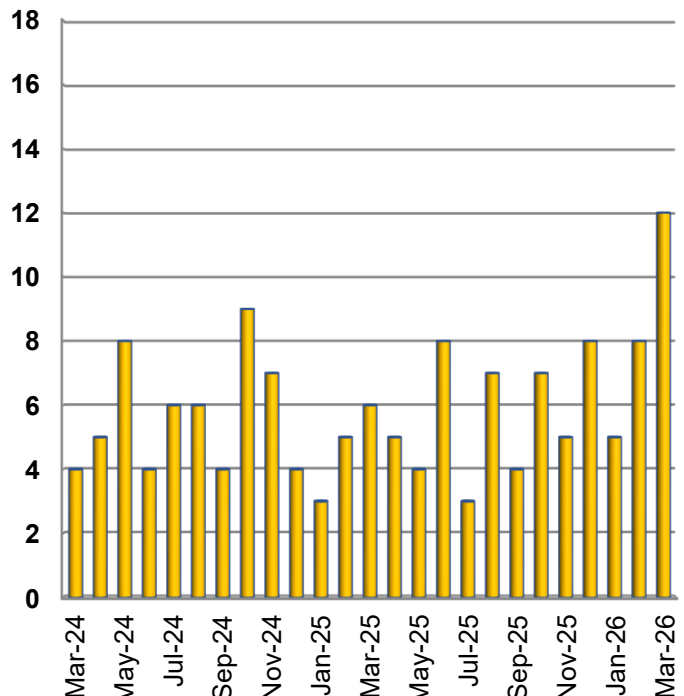


	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Commercial	4	5	8	4	6	6	4	9	7	4	3	5	6	5	4	8	3	7	4	7	5	8	5	8	12
Multi-family	3	4	4	2	4	1	1	10	2	2	5	0	2	1	6	13	1	6	5	9	2	4	5	4	1
1&2 Family	174	191	267	188	197	163	132	184	134	181	218	187	158	140	162	178	140	176	138	125	84	145	165	145	157

## New Multi-family Building Permits Issued by Month

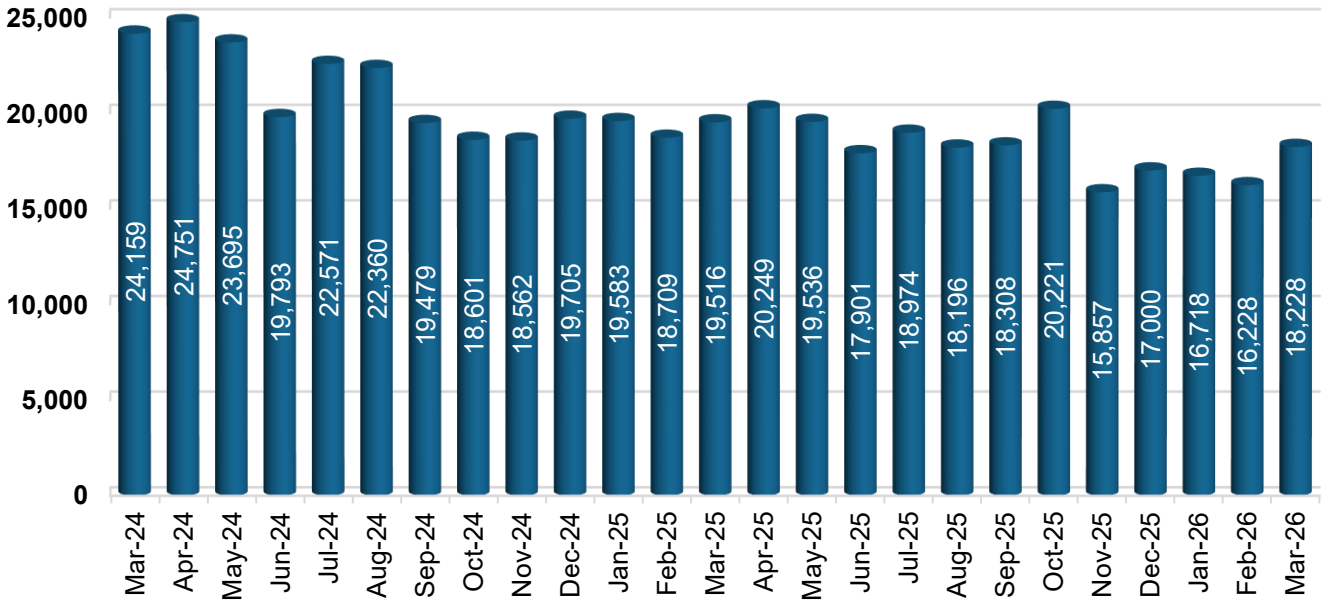


## New Commercial Building Permits Issued by Month

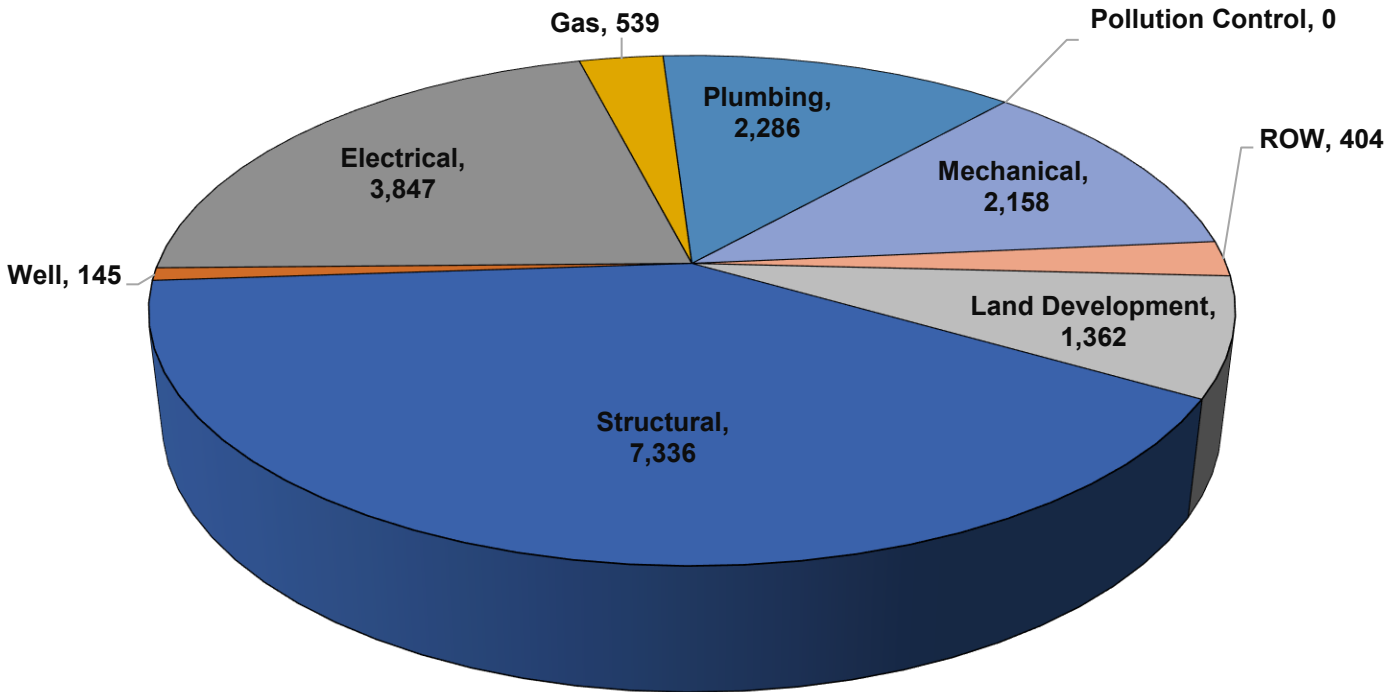


# Building Inspections Statistics

## Building Inspections

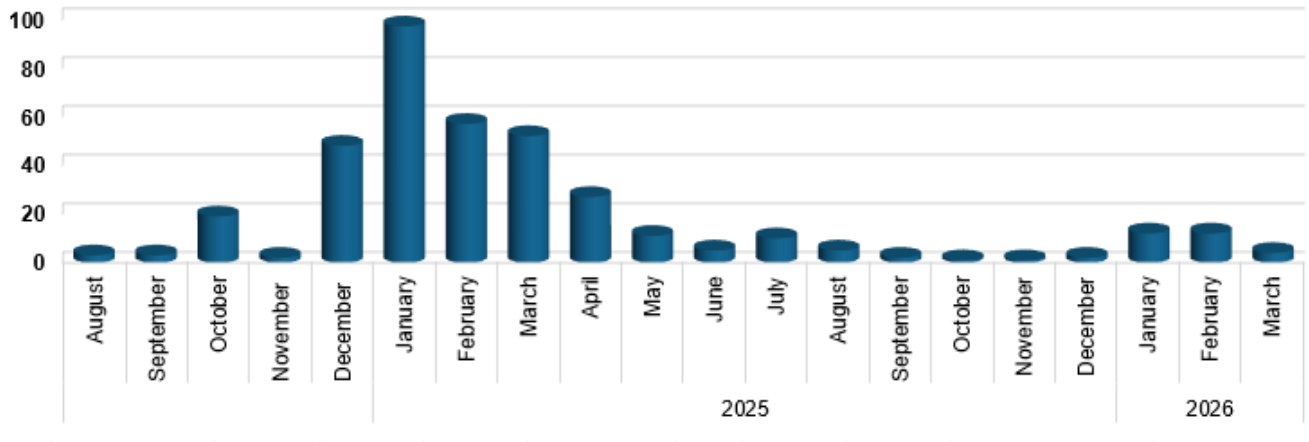


## Types of Building Inspections

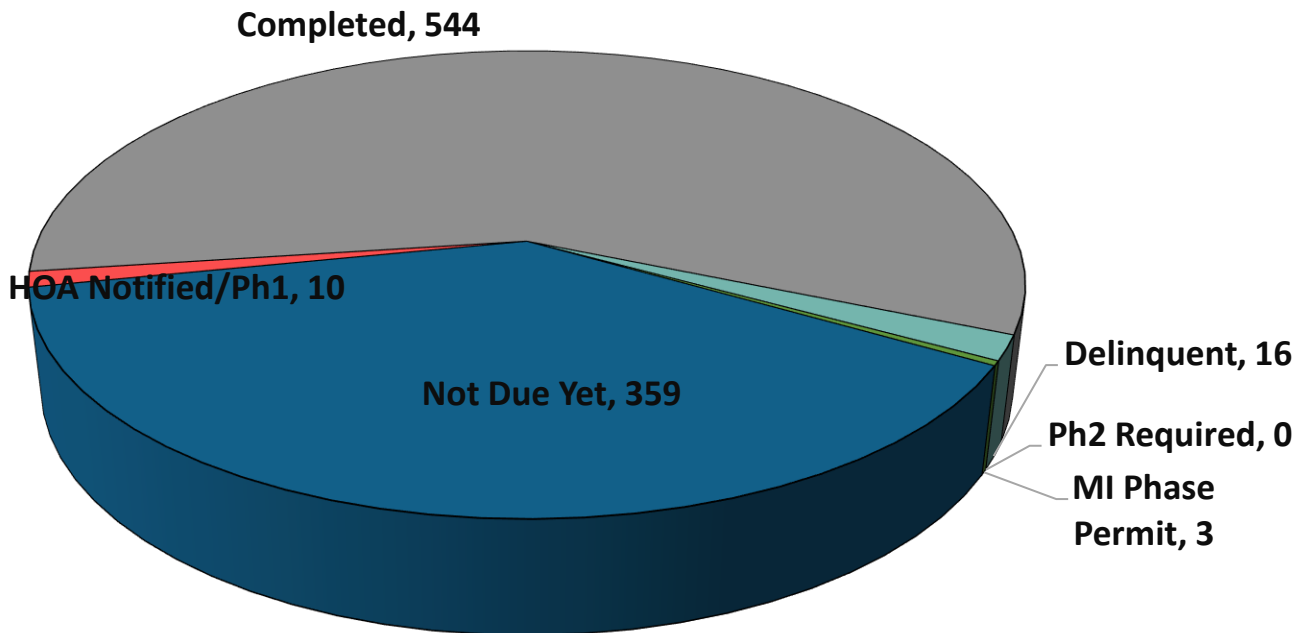


# Building Inspections Statistics

## Milestones Received by Month

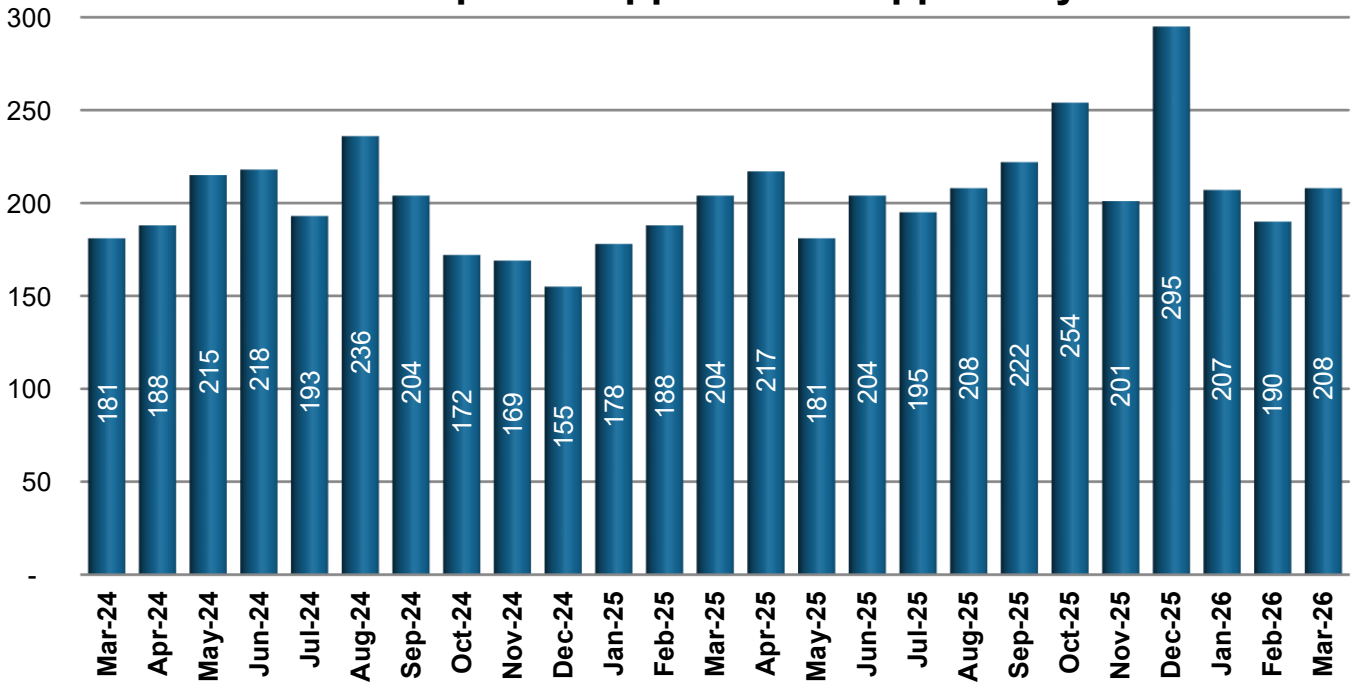


## Milestone Inspection Status

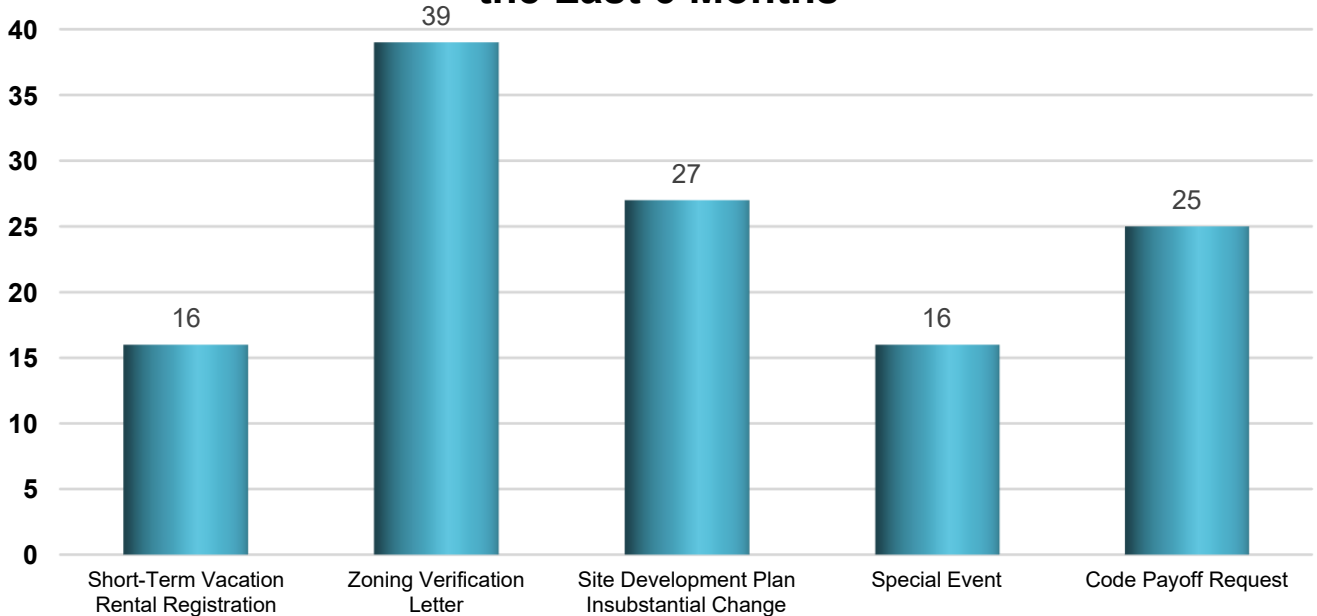


# Land Development Services Statistics

## All Land Development Applications Applied by Month

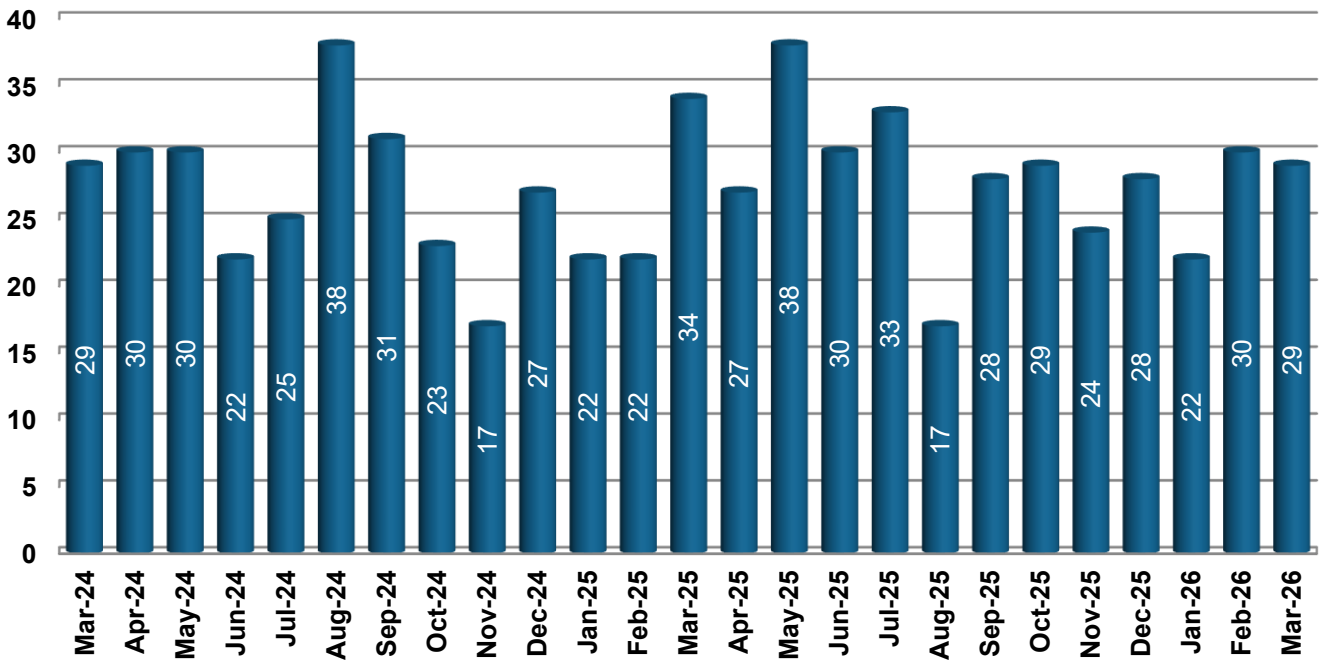


## Top 5 Land Development Applications Applied within the Last 6 Months

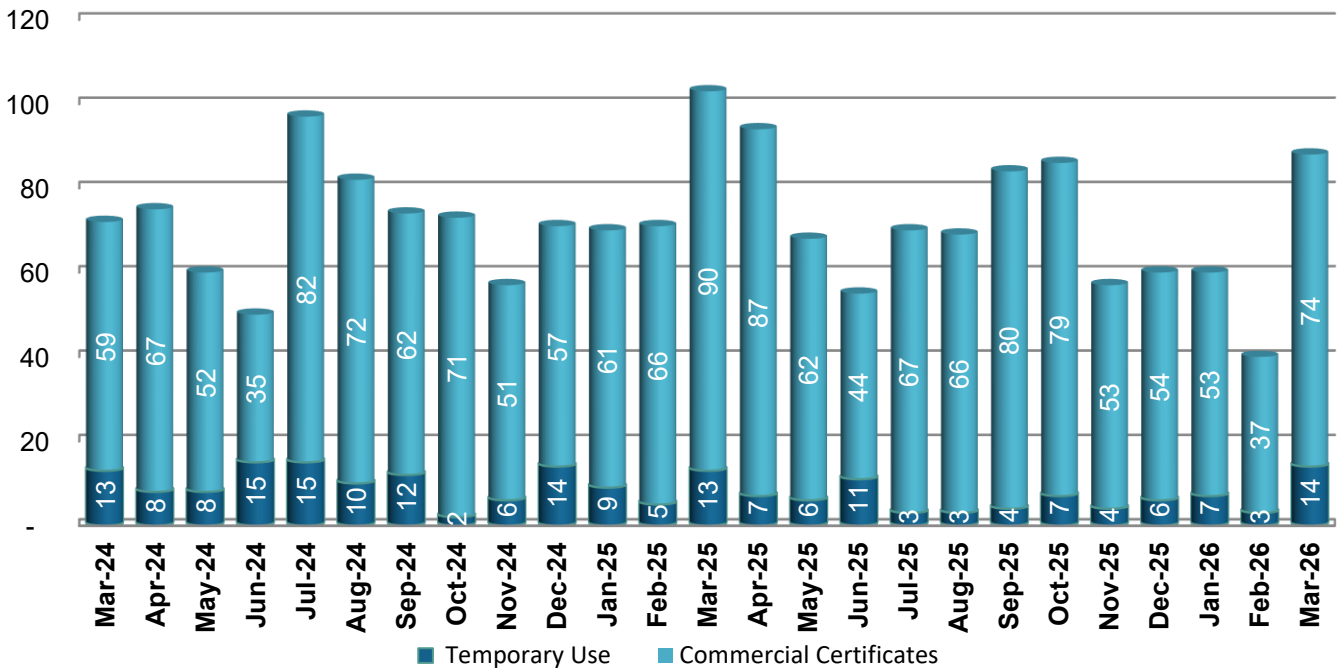


# Land Development Services Statistics

## Pre-application Meetings by Month

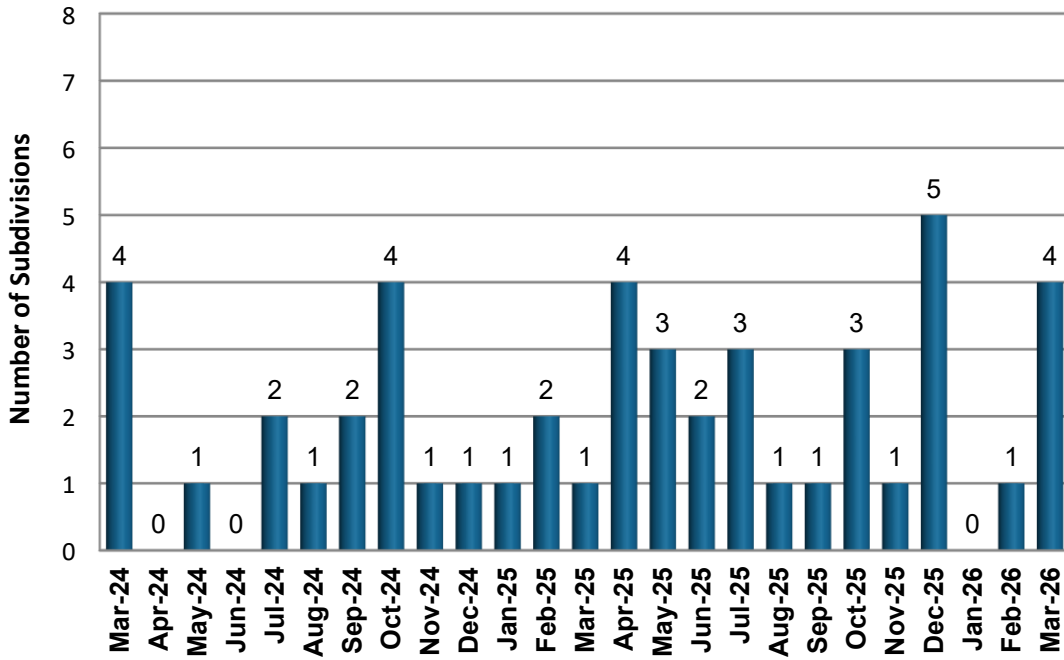


## Front Zoning Counter Permits Applied by Month



# Land Development Services Statistics

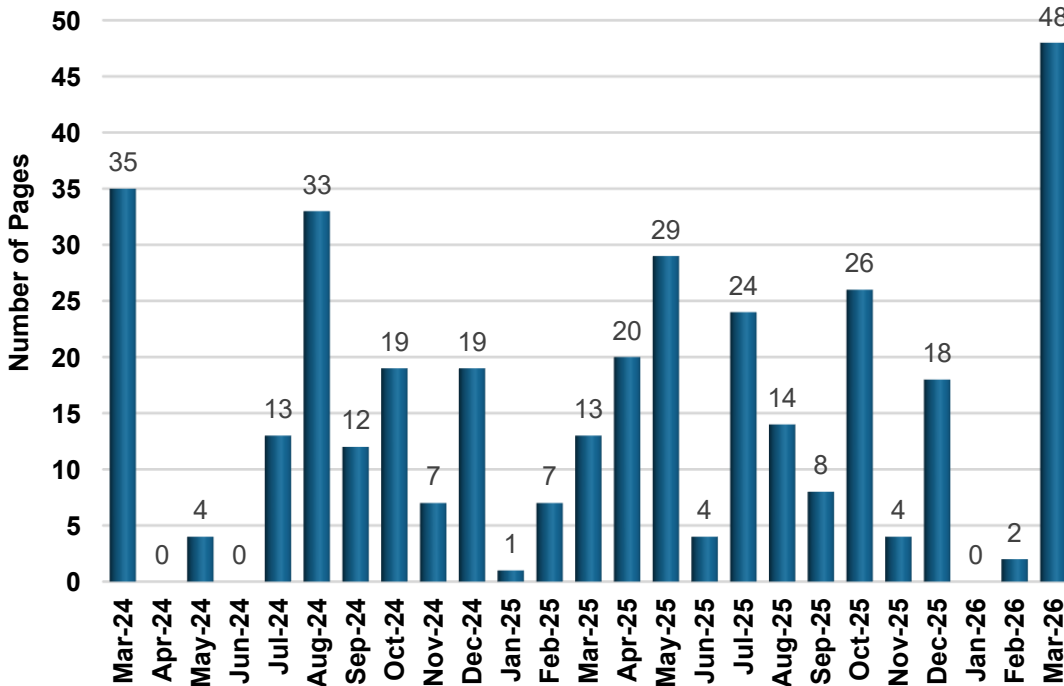
## Number of New Subdivisions Recorded per Month



Yearly Totals Subdivisions	
2020	– 25
2021	– 33
2022	– 29
2023	– 21
2024	– 18
2025	– 27
2026	– 5

Yearly Totals Lots	
2021	– 1353
2022	– 3100
2023	– 1212
2024	– 1559
2025	– 2324
2026	– 345

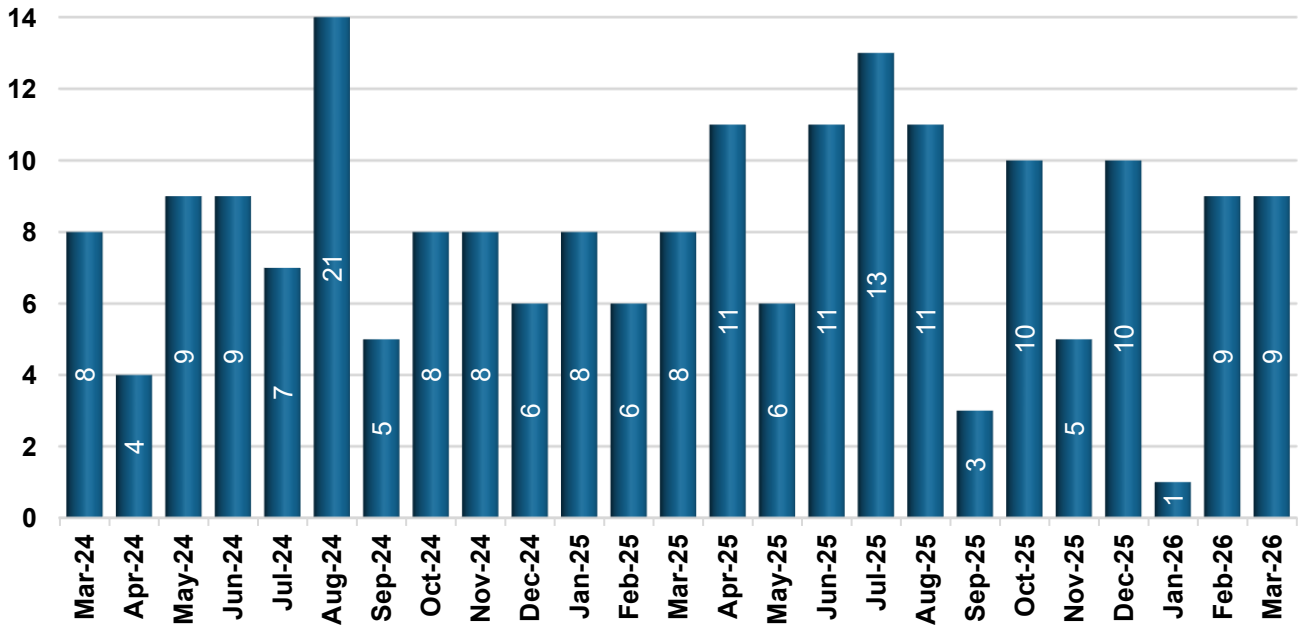
## Plat Pages Recorded per Month



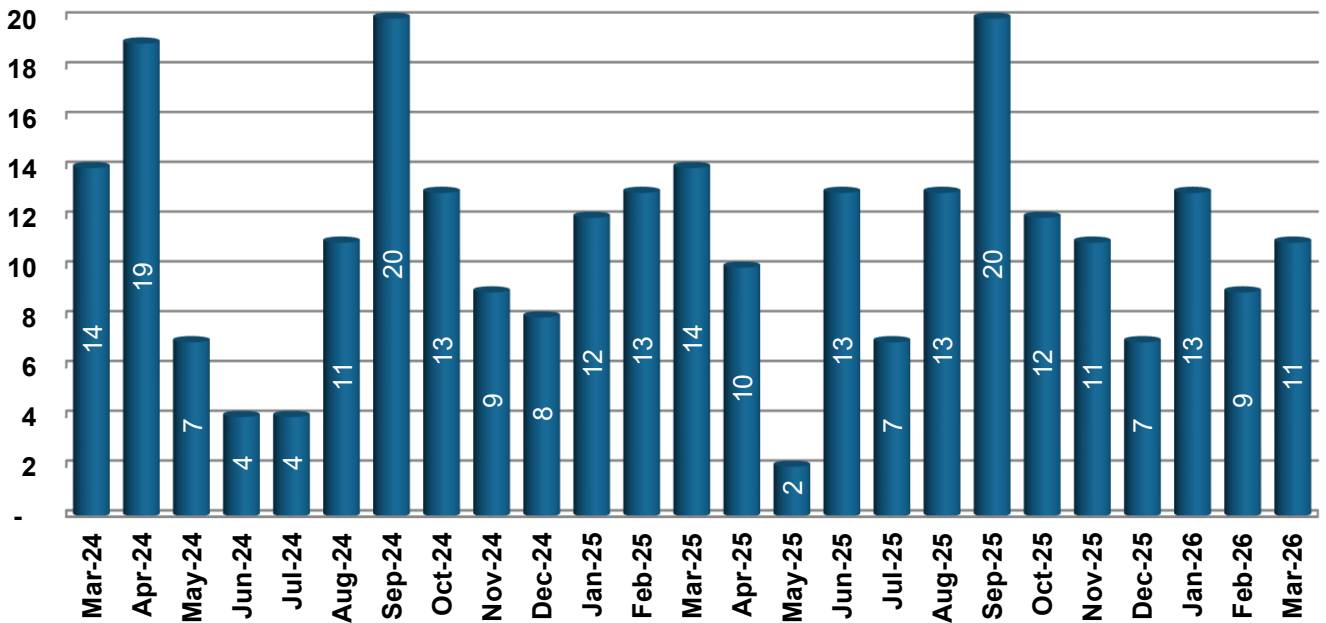
Yearly Totals Pages	
2020	– 152
2021	– 188
2022	– 175
2023	– 100
2024	– 154
2025	– 168
2026	– 50

# Land Development Services Statistics

## Monthly Total of Subdivision Applications (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

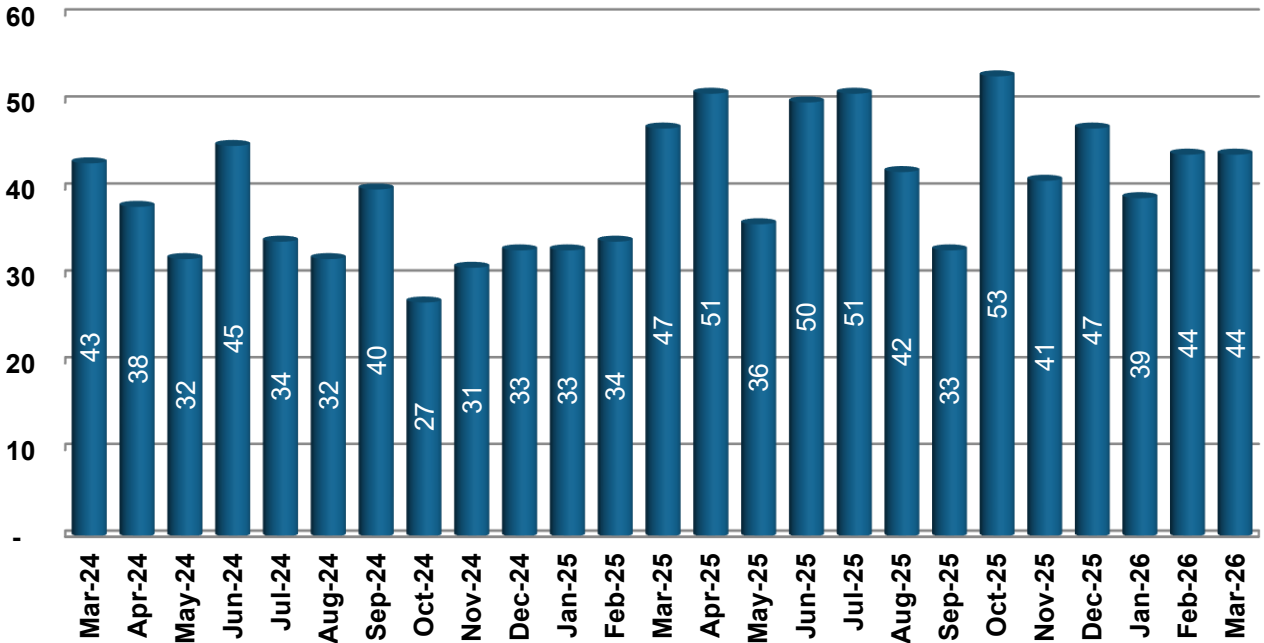


## Monthly Total of Subdivision Re-submittals/Corrections (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

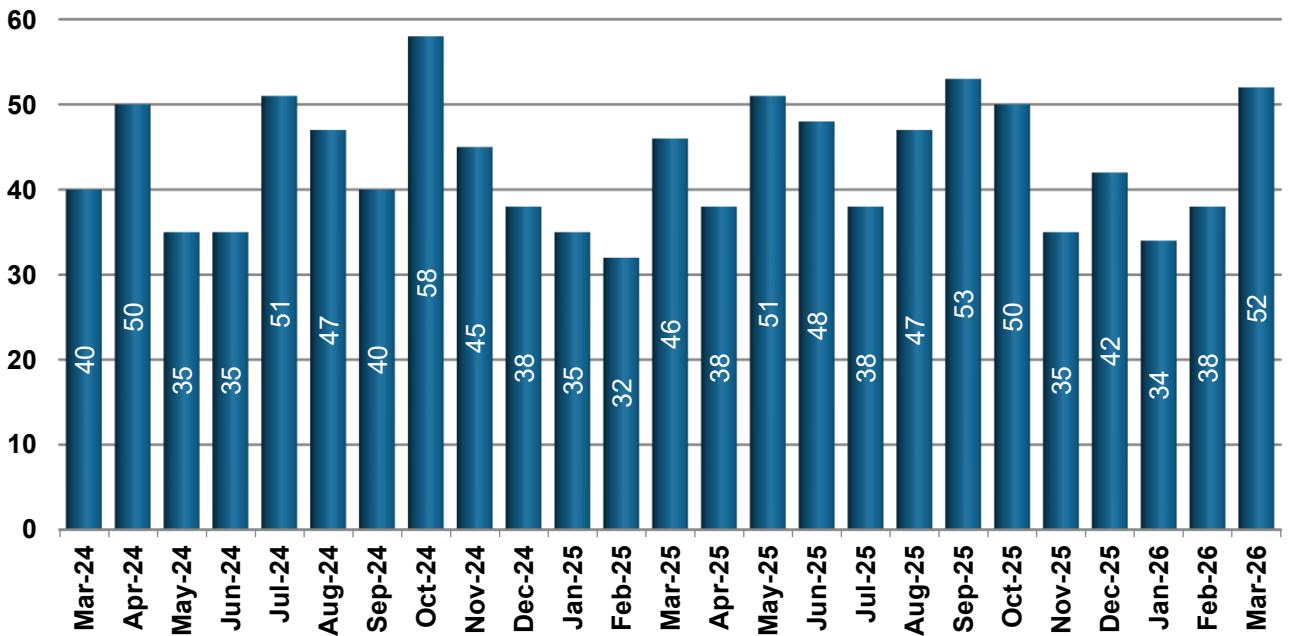


# Land Development Services Statistics

**Monthly Total of Site Plan Applications  
(SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month**

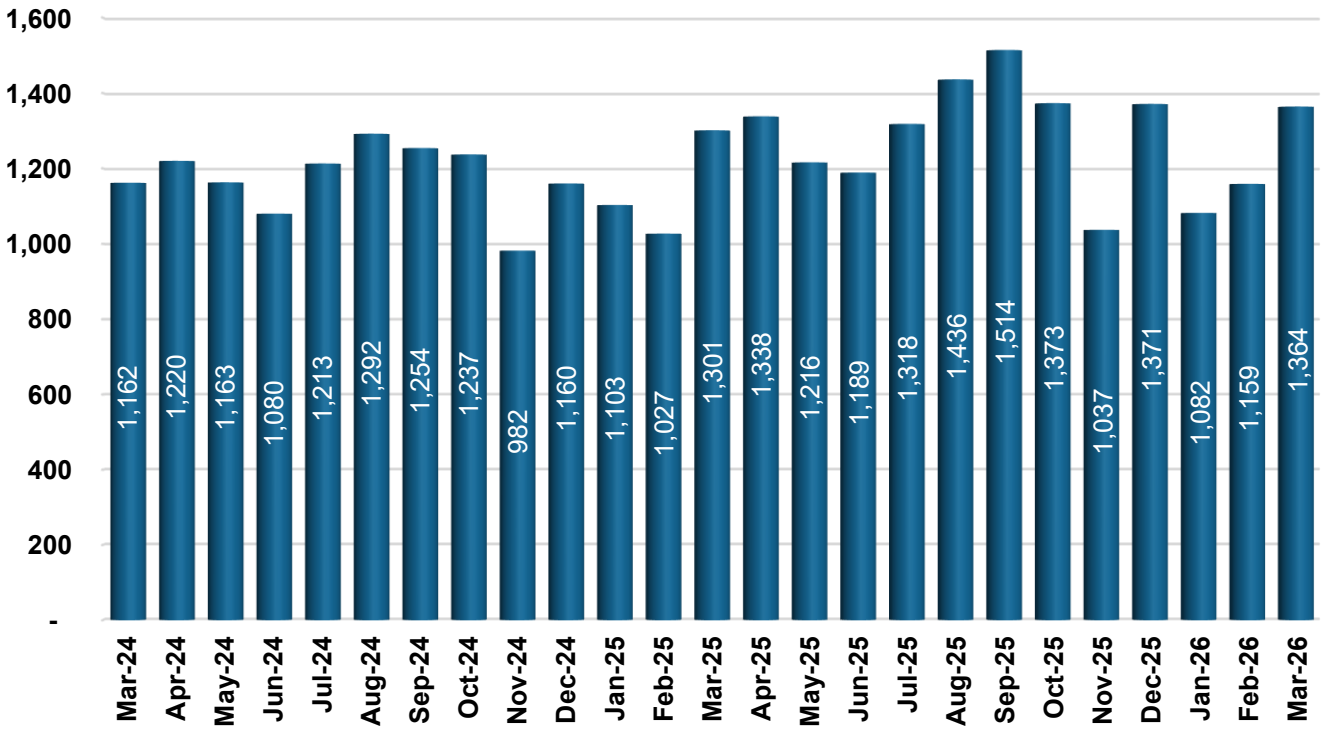


**Monthly Total of Site Plan Re-submittals/Corrections  
(SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month**

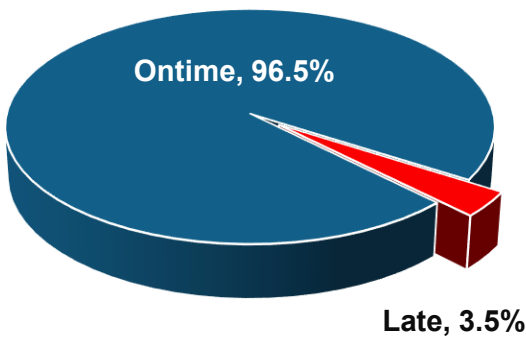


# Reviews for Land Development Services

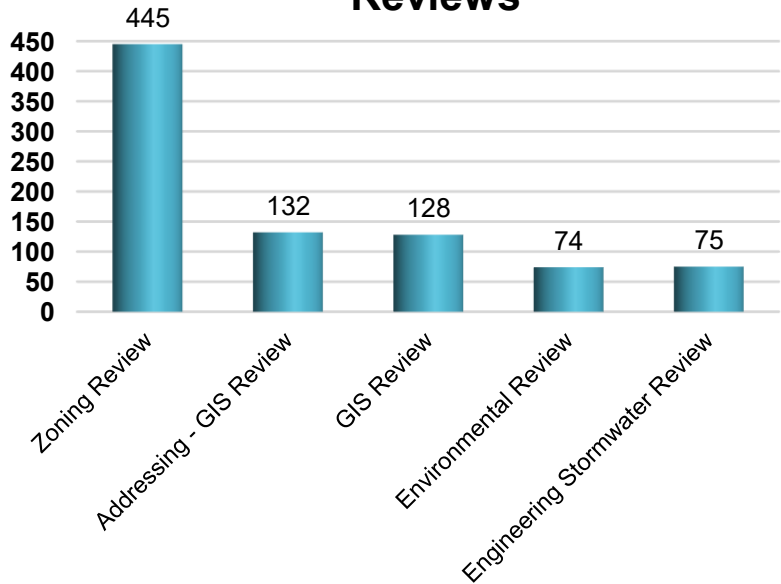
## Number of Land Development Reviews



## Percent Ontime for the Month

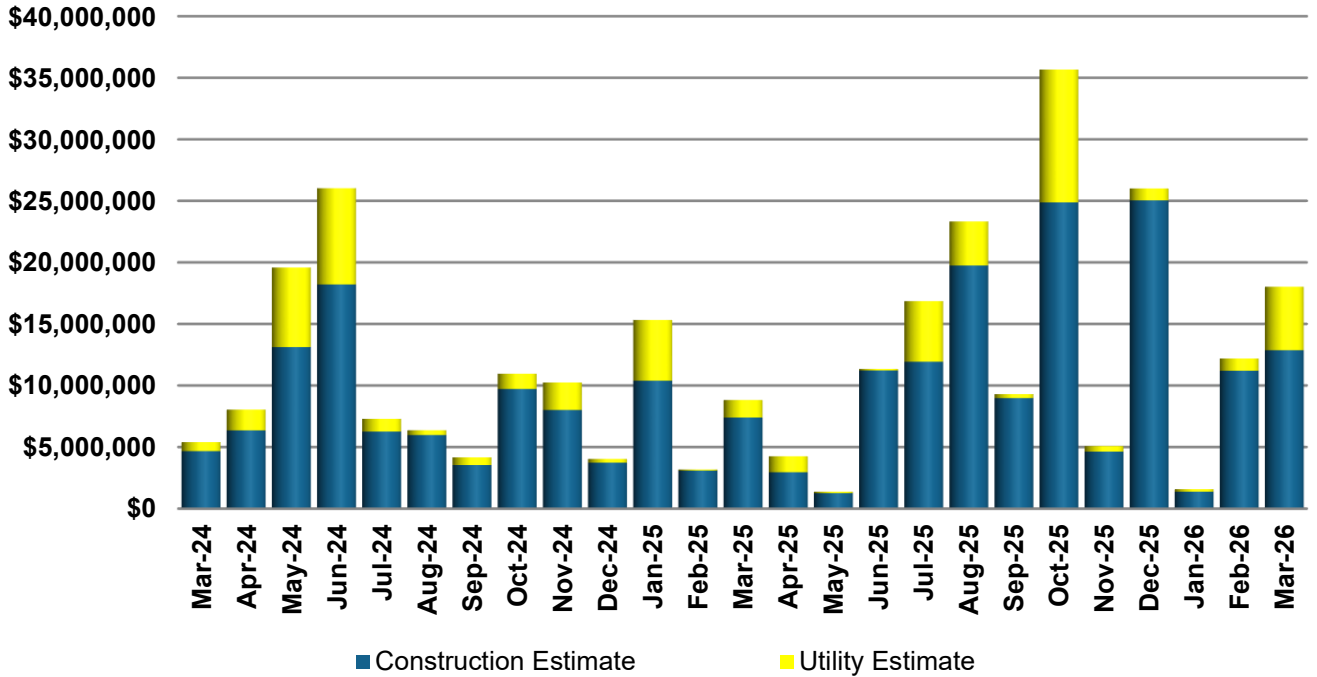


## Top 5 Land Development Reviews

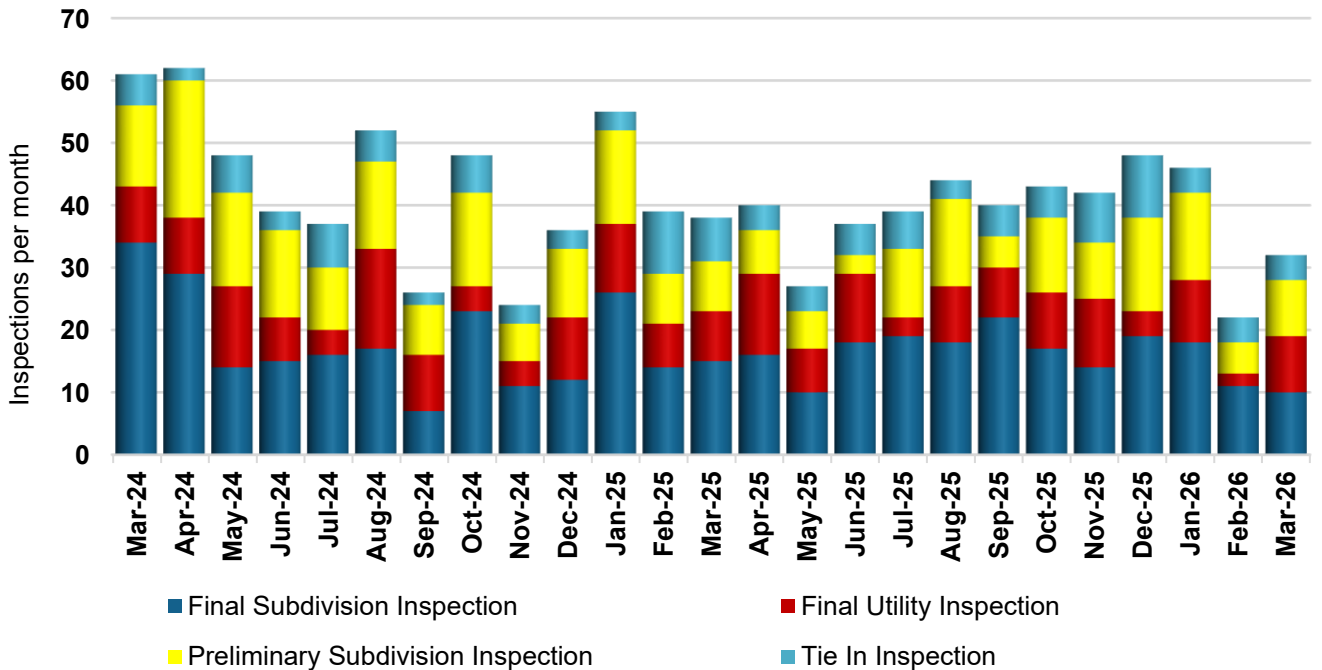


# Land Development Services Statistics

## Total Applied Construction Valuation Estimate

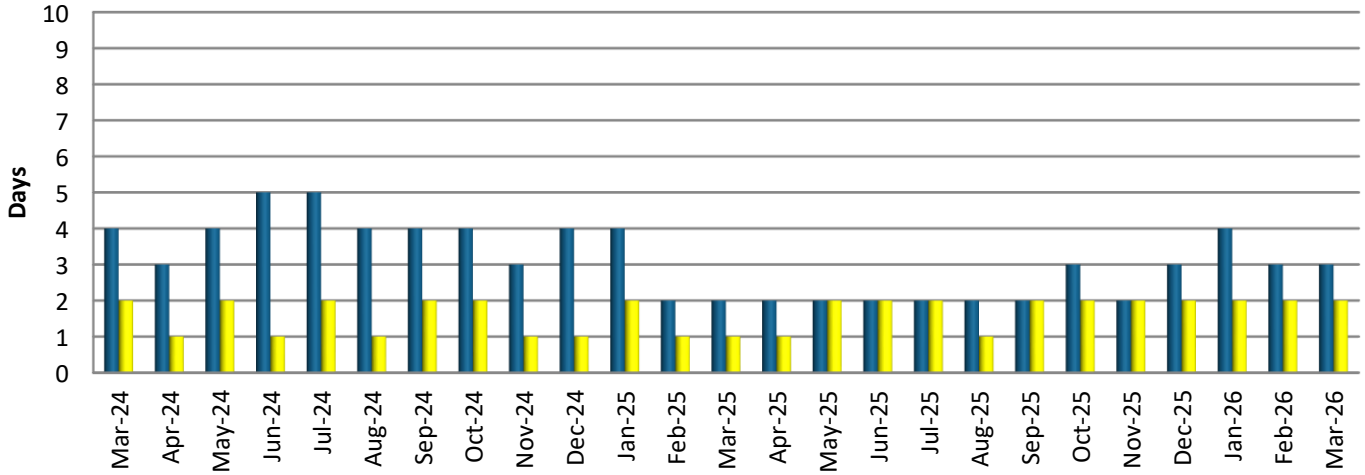


## Site & Utility Inspections



# Fire Review Statistics

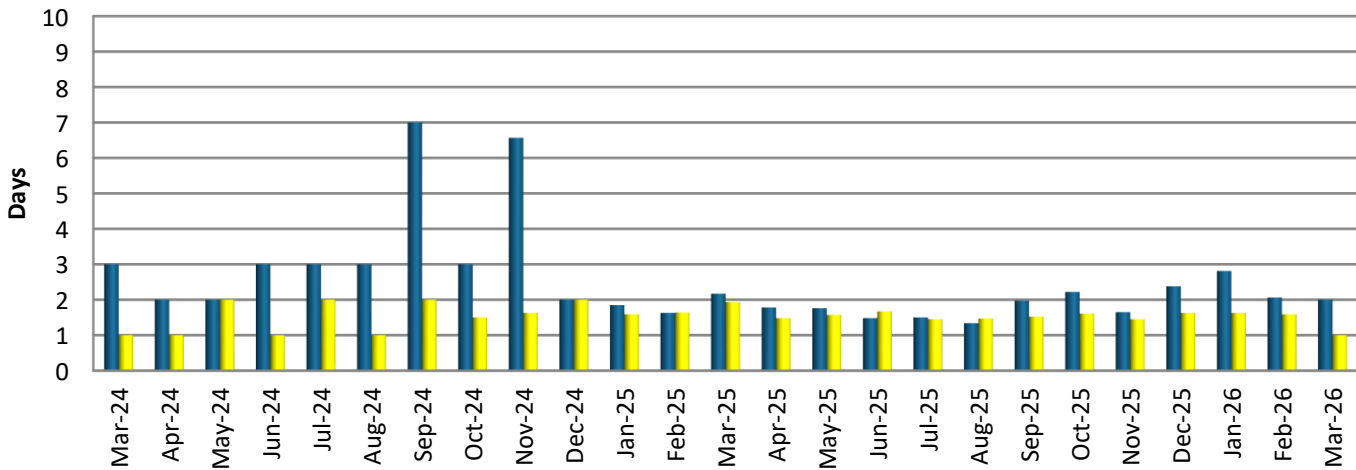
## Building Fire Review Average Number of Days



## Total Number of Building Fire Reviews by Month

Fire District	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
North Collier	508	581	684	634	647	646	733	655	459	481	588	491	621	818	820	771	750	613	755	621	351	434	472	560	703
Collier County (Greater Naples)	425	552	517	511	482	407	464	447	390	432	459	436	484	622	537	547	431	408	549	513	308	467	428	524	573

## Planning Fire Review Average Number of Days



## Total Number of Planning Fire Reviews by Month

Fire District	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
North Collier	37	44	40	43	51	51	62	63	47	46	55	65	47	49	79	48	60	44	59	65	48	45	53	53	60
Collier County (Greater Naples)	60	75	61	55	68	67	64	48	64	58	44	95	75	58	116	87	49	70	61	59	51	52	54	51	67



# Collier County

*March*

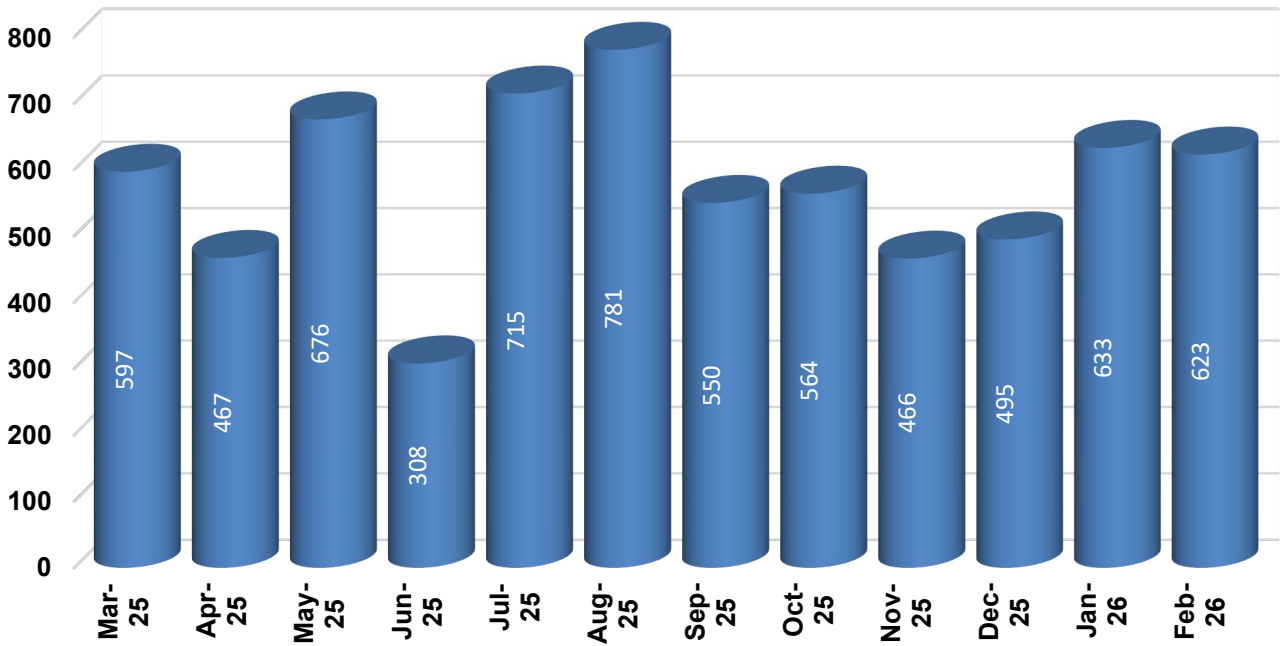
*2026 Code Enforcement  
Monthly Statistics*



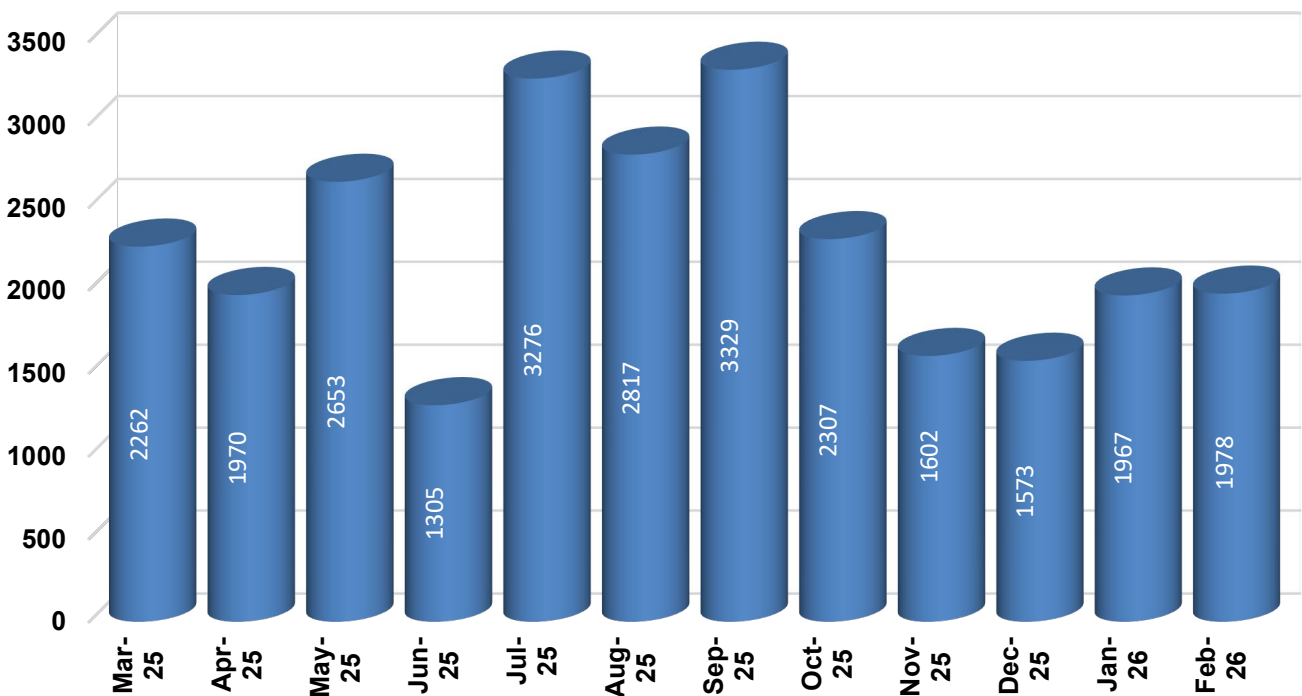
# Code Enforcement Reports



## Cases Opened Per Month



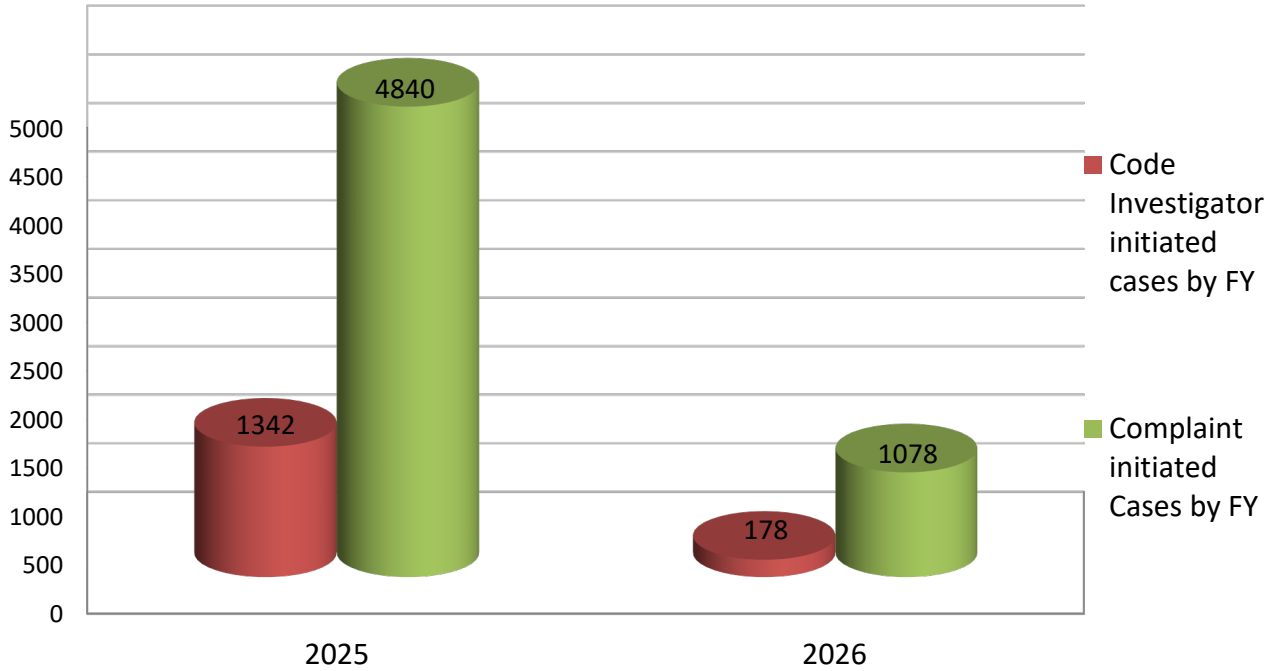
## Code Inspections Per Month



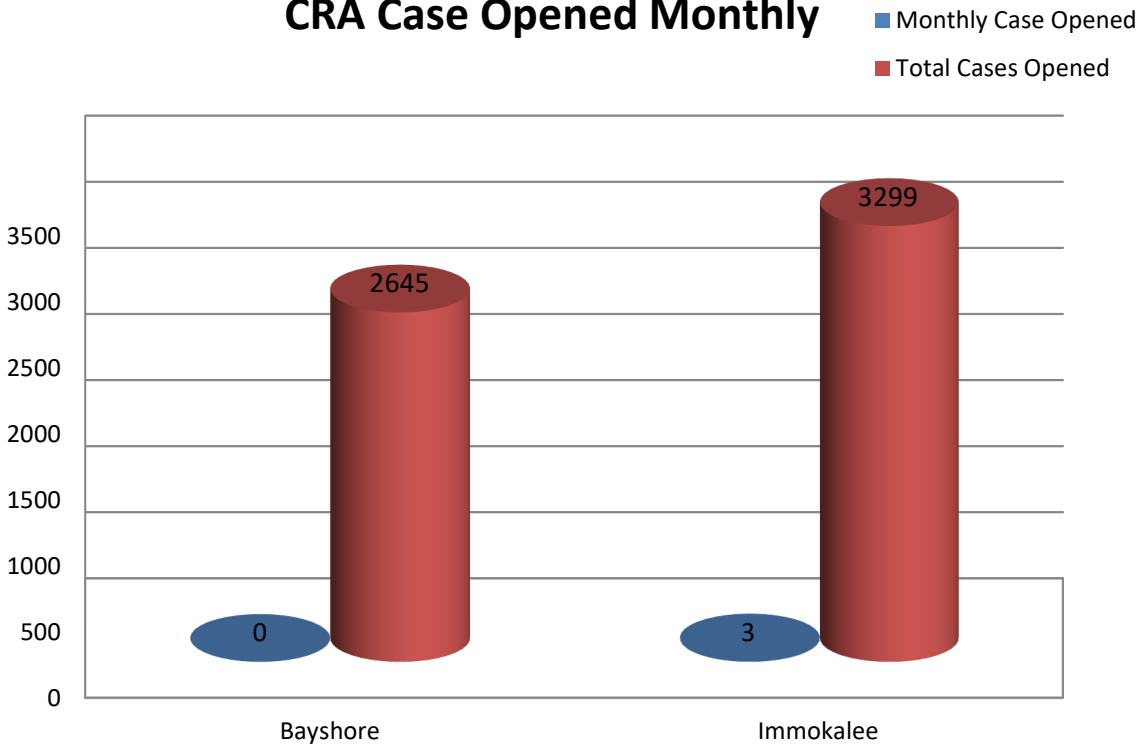
# Code Enforcement Reports



## Origin of Case



## CRA Case Opened Monthly



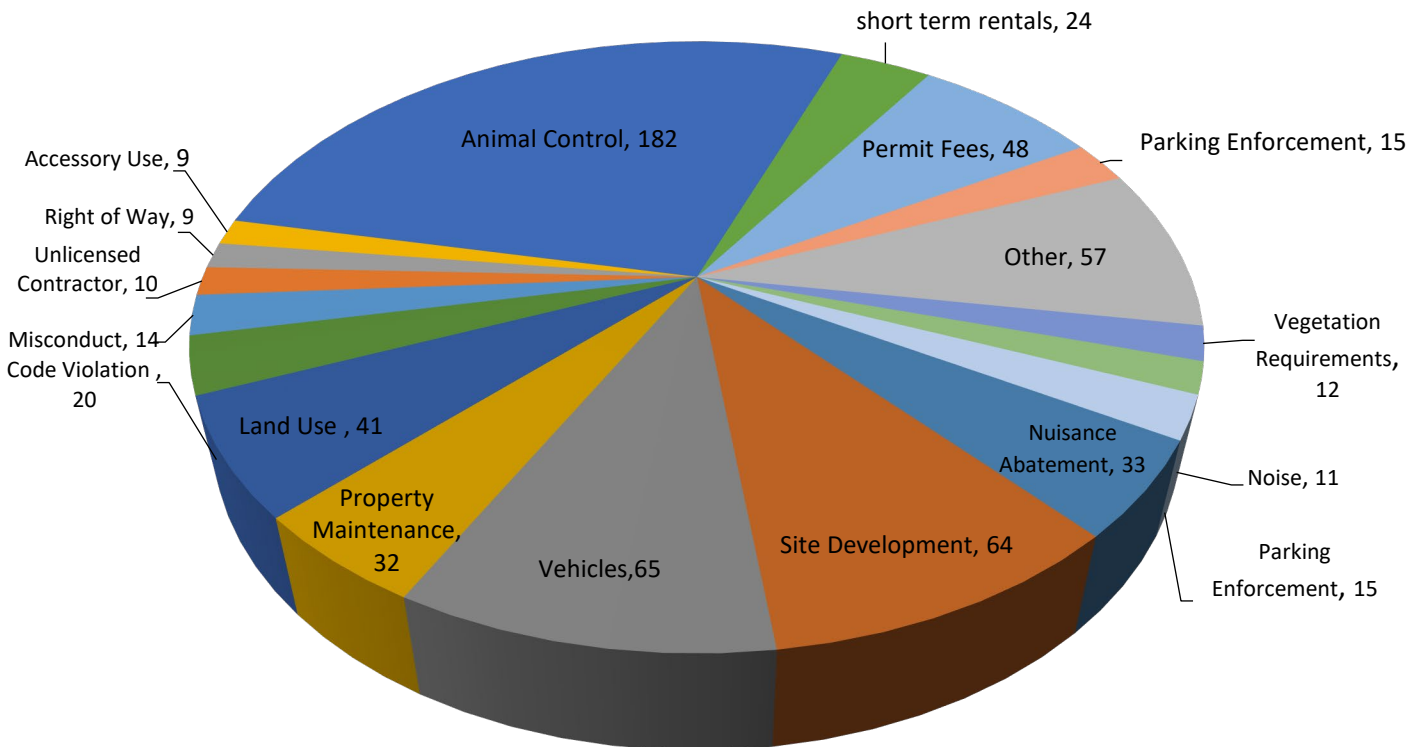
# Code Enforcement Reports



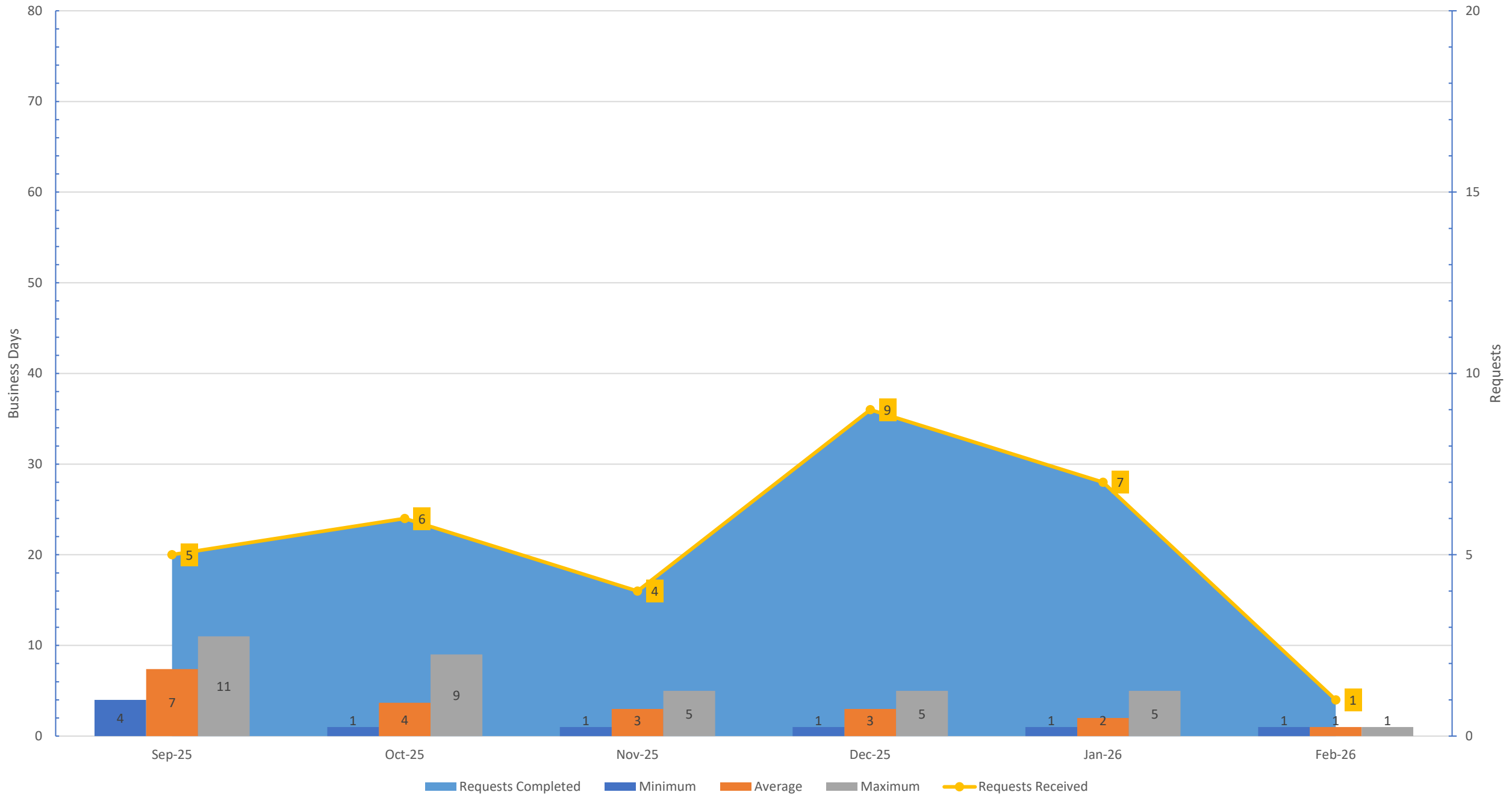
## February 22, 2025 – March 12, 2026 Highlights

- Cases opened: 623
- Cases closed due to voluntary compliance: 127
- Property inspections: 1978
- Lien searches requested: 851

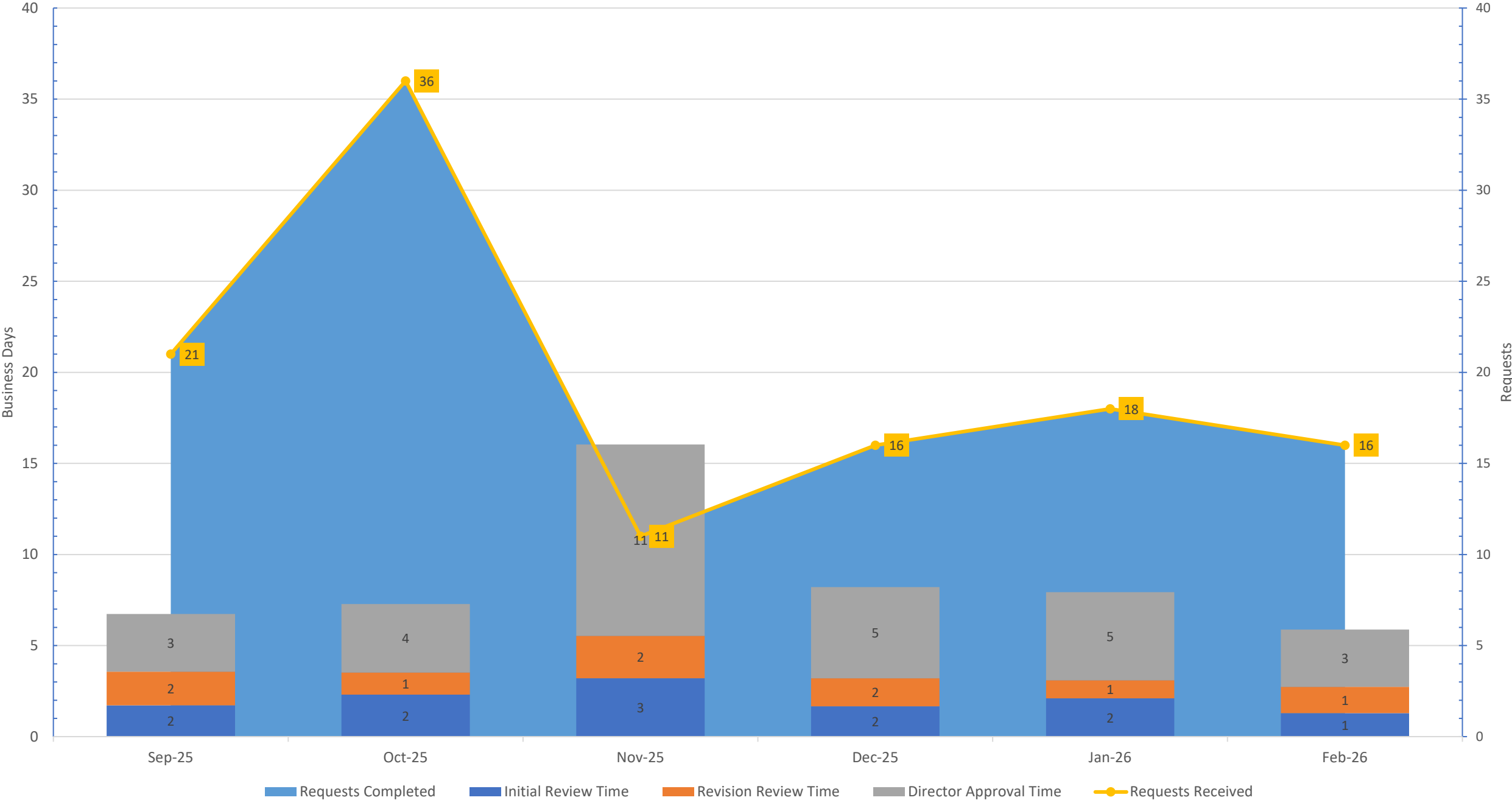
### Top 15 Code Cases by Category



# Response Time - Letters of Availability



# Response Time - FDEP Permits



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## LAND DEVELOPMENT CODE AMENDMENT

**PETITION**

PL20260002471

**ORIGIN**

Growth Management  
Community Development  
(GMCD)

**SUMMARY OF AMENDMENT**

This Land Development Code (LDC) amendment updates the provisions related to temporary events on Collier County property to specify that a temporary use permit shall now be required for community events that are open to the public. 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            04/01/2026  
DSAC-LDR      03/17/2026

**LDC SECTION TO BE AMENDED**

05.04.05   Temporary Events

### ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval with recommendations	TBD	TBD

**BACKGROUND:** On February 10, 2015, the Board discussed an item related to a community market/special event at the Golden Gate Community Center and directed staff to amend the LDC. At the time, temporary events on Collier County property required a temporary use permit for sports, religious, and community events. In response to the Board’s direction, staff brought back a draft ordinance to the Board on April 28, 2015. The draft ordinance proposed to no longer require a temporary use permit for temporary events on Collier County parks, facilities, and other properties if the Board has an approved agreement. The Board approved the LDC amendment, resulting in the adoption of Ordinance 2015-28. These are the current provisions.

Staff is now proposing an LDC amendment to require a temporary use permit for a community event that is open to the public. In the context of this LDC amendment, staff considers a community event that will be subject to a temporary use permit if the event is marketed/advertised to the public (e.g., 5K run, car shows, drone shows, concerts, etc.). It is not staff’s intent to require a special event permit for individuals or organizations having a private event, such as renting a pavilion for a private birthday party. Rather than defining “community events that are open to the public” in the LDC, staff contemplates that the applications kept at GMCD will provide submittal requirements and appropriate review process for the different types of community events that may be requested.

*DSAC-LDR Subcommittee recommendations:* On March 17, 2026, the Subcommittee recommended approval of the LDC amendment, recognizing that during the presentation, staff was informing them that the County Attorney’s Office suggested deleting the word “community” from the proposed text in LDC section 5.04.05 D.1.: “community events that are open to the public.” The next version to DSAC will omit the word, “community.”

**FISCAL & OPERATIONAL IMPACTS**

There are no anticipated fiscal or operational impacts associated with this amendment.

**GMP CONSISTENCY**

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:

**5.04.05 - Temporary Events**

A. Special Events. This section establishes the location and development standards for special events, including temporary market events, sales and promotional events, and sports, religious, community events, and events in County right-of-way.

\* \* \* \* \*

D. Temporary events on Collier County property:

1. A Board approved agreement shall be required for temporary events on all Collier County parks, facilities, and other property. A temporary use permit shall ~~not~~ be required [for events that are open to the public](#).

2. Signage for temporary events on Collier County property shall comply with LDC section 5.04.06 Temporary Signs.

3. The applicant shall coordinate with emergency medical services, fire districts, and Collier County Sheriff's offices to determine the appropriate level of coverage required for the event.

\* \* \* \* \*

# # # # #

## **CS/CS/CS/HB 399 - An act relating to land use and development regulations**

- **Development Permit Fees:** Application fees for development permits must reasonably relate to the costs of review and processing, be published on fee schedules, and cannot be based on construction costs or project valuation.
- **Large Destination Resorts:** Local governments must administratively approve minor special exceptions or variances for large destination resorts (defined as resorts with at least 5 acres, 500 guest rooms, and 70% occupancy over 3 years) for maintenance or modifications, provided they meet specific criteria. This provision expires on July 1, 2031.
- **Residential Compatibility:** Local government plans must include measures to assess and mitigate compatibility issues for residential uses. Denials of applications on compatibility grounds must include specific findings, and references to "community character" or "neighborhood feel" are insufficient.
- **Placement of Manufactured Housing:** Residential manufactured buildings cannot be denied permits for placement in mobile home parks or similar areas. Such housing units must meet specific requirements and be taxed as mobile homes.
- **Off-Site Constructed Residential Dwellings:** These dwellings must be treated the same as site-built single-family homes in zoning regulations. Local governments cannot enforce regulations that exclude or treat these dwellings differently, and any such conflicting regulations are void.
- **Uniform Enforcement:** Local government regulations must be reasonable, uniformly enforced, and not discriminate based on housing type.

The act includes specific effective dates, with most provisions taking effect on January 1, 2027, unless otherwise stated.

## CS/CS/CS/HB 589 - An act relating to onsite sewage treatment and disposal system permits

- May not require septic system approval to issue a building or plumbing permit.
- May require proof of application for the permit
- If construction of the onsite sewage treatment and disposal system commences before the issuance of the permit for the onsite sewage treatment and disposal system, the property owner or the applicant must assume all legal, financial, and safety liabilities arising therefrom.

## CS/CS/CS/HB 927 - An act relating to local land planning and development

- Mandatory Pre-Application Consultation Programs
  - Who must comply:
    - Counties  $\geq$  75,000 population
    - Municipalities  $\geq$  10,000 population
  
- Must create a “Development preapplication consultation services program by January 1, 2027
  - Provide applicants with:
    - Required application information
    - Pre-certification of completeness of site plans, engineering plans, plats, etc.
  
- New Registry of Qualified Contractors
  - Local governments must create a registry (minimum 4 contractors or 2 firms) who can perform:
    - Preapplication reviews
    - Preliminary plat reviews
    - Plat/replat administrative approvals
  - Applicants may choose their own contractor if:
    - The registry isn't created
    - A conflict of interest exists
  - Local governments cannot delay or deny an applicant's choice
  
- Limits on Local Government Procedures
  - Local governments may not:
    - Add extra procedures for plat/replat approval
    - Require state/federal permits before local review
    - Impose additional local conditions beyond statute

## CS/CS/HB 803 - An act relating to building permits and inspections











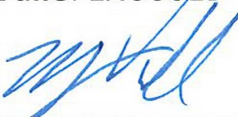



- Building Permit Expiration Rules Updated
  - Counties and cities must notify owners/contractors 30 days before a permit expires
  - Single-family dwelling permits expire after 1 year or upon the next Florida Building Code edition—whichever is later.
  - Local governments may extend permits.
  
- Emergency Licensing Flexibility\*\*
  - During a declared emergency, qualified individuals with licenses from other states may work as inspectors or plans examiners for up to 1 year under the direction of the local building official.
  
- Contractor Discipline Clarified
  - Contractors are not subject to discipline for working without permits if they relied on an official building code interpretation.
  
- Manufactured & Offsite-Constructed Housing Protections
  - Local governments cannot deny permits for certified residential manufactured buildings placed in mobile home or RV parks.
    - These units are taxed as mobile homes.
  
- Offsite-Constructed Residential Dwellings (New Section 553.385)
  - Must be “allowed by right” anywhere single-family homes are allowed.
  - Local governments cannot impose stricter zoning or design rules than for site-built homes.
  - Only limited architectural compatibility standards allowed (roof pitch, square footage, exterior materials, etc.).
  - Any conflicting local ordinance is void.
  
- A local government may not adopt or enforce any zoning that treats an offsite-constructed residential dwelling differently
  
  
- Uniform Statewide Building Permit Applications
  - By \*\*July 1, 2027\*\*, the Florida Building Commission must create:
    - A uniform commercial permit application
    - A uniform residential permit application
  - Must be compatible with current software systems being used
  - Option for fillable format

- Major Changes to Local Permit Requirements – Permit Exemptions
  - Work under \$7,500\*\* on a single-family home is exempt from permits (with exceptions such as electrical, plumbing, mechanical, gas, structural and in a flood zone).
    - Must submit a written request for exemption with a copy of the contract
    - Must provide the scope of work
    - May charge a fee
  
- Temporary hurricane/flood protection barriers may be exempt from permits if criteria are met.
  - 1-2 family and townhouse only
  - Must be installed by a licensed contractor
  - Not exempt if in a flood zone
  
- Retaining walls spanning more than one lot must be issued as a single project
  
- Can not require glazing for more than 15% of the surface area of the first 10' above ground floor of commercial buildings
  
- Inspection fees
  - cannot exceed actual inspection costs.
  - Local governments cannot require contracts or cost breakdowns to issue permits.
  
- Major Overhaul of Private Provider Rules (553.791)
  - Owners must give explicit written authorization for contractors to use private providers and provide a copy to the building official.
  - Local governments:
    - cannot require contracts between owners and private providers.
    - Must reduce non-residential permit fees when private providers are used (25% for inspections and 50% if plan review and inspections).
    - Cannot charge punitive fees or require extra forms.
    - Must provide “equal electronic access” to documents.
    - Must accept electronic affidavits
    - Must treat permits as “approved by law” if deadlines are missed.
    - May submit any documents by email
    - May submit through a third-party submission management software
  
- Private Provider Protections
  - Local officials cannot fail inspections due to missing onsite paperwork if records were electronically submitted.
  - Virtual inspections cannot be prohibited.
  - Local governments cannot discourage use of private providers.
  - Local agencies must adopt “standard audit procedures” and may not audit a provider more than 4 times per year.
  - Must create a system of registration for licenses and insurance
  - Do not need to provide qualifications or resumes
  - May switch to private provider at any time for any reason on single trade single family residential

- May not perform plan reviews for any items related to code compliance
  - Can review documents for completeness only
  - Not required to schedule inspections
  - Must provide the inspection within 4 days
  - Not required to post if the inspection report was sent with in the 4 days
  - Certificate of compliance only needs to be signed by an employee of the private provider
- 
- Faster Local Government Permit Decisions (553.792)
    - 5-days for government plan review for residential single-family projects under \$15000

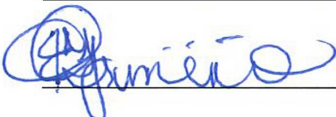
## Development Services Advisory Committee

\*\*Must have (8) members for a quorum\*\*

Committee Members	
<b>James Boughton:</b> 	<b>Norman Gentry:</b> 
<b>Clay Brooker:</b> Excused	<b>Mark McLean:</b> 
<b>Jeffrey Curl:</b> 	<b>Chris Mitchell:</b> 
<b>Laura Spurgeon DeJohn:</b> 	<b>Robert Mulhere:</b> 
<b>Nicholas Kouloheras:</b> 	<b>Jeremy Sterk:</b> 
<b>John English:</b> 	<b>Mario Valle:</b> EXCUSED 
<b>Marco Espinar:</b> 	<b>William Varian:</b> 
<b>Blair Foley:</b> EXCUSED 	<b>Gary Hains:</b> Excused.

## Development Services Advisory Committee

### Staff Members

James French Department Head, GMCDD	Present <hr/>
Michael Bosi Director, Planning & Zoning	Present <hr/>
Christopher Mason Director, Community Planning & Resiliency	Present <hr/>
Cormac Giblin Director, Housing Policy and Economic Development	Present <hr/>
Jaime Cook Director, Development Review	Present <hr/>
Evelyn Trimino Director, Operation & Regulatory Support	 <hr/>
John McCormick Director, Building Review & Permitting	Present <hr/>
Thomas landirmarino Director, Code Enforcement	Present <hr/>
Matt McLean or designee Director, Public Utilities	Claudia Carmenate - Present <hr/>
Jay Ahmad, Director or designee Matt Thomas, P.E. Transportation Engineering	 <hr/>
Diane Lynch, Management Analyst II Staff Liaison, Operations & Regulatory Management	Not Present <hr/>
Heather Cartwright-Yilmaz, Management Analyst Staff Liaison, Operations & Regulatory Management	Present <hr/>

**Other County Staff Presenting NOT listed above.**

Name	Signature





# ***Collier County Government***

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

**March 11, 2026**

## **FOR IMMEDIATE RELEASE**

### **Notice of Public Meeting Development Services Advisory Committee Collier County, Florida**

**April 01, 2026  
3:00 p.m.**

Notice is hereby given that the **Collier County Development Services Advisory Committee** will meet on **Wednesday, April 01, 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 at 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 changed 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 Heather Cartwright-Yilmaz at (239) 252-8389.

###