



Collier County

Growth Management Community Development Department

Development Services Advisory Committee Meeting

**Wednesday, February 04, 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, February 04, 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: 12.03.2025 (Page: 04)
 - b. DSAC-LDR: 12.16.2025 (Page: 09)
 - c. DSAC: 01.07.2026 (Page: 12)
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 Landimarino]**
- j. Public Utilities Department – **[Matt McLean or designee]**
- k. Transportation Management Services
Transportation Engineering Division – **[Jay Ahmad or designee]**

6. New Business

- a. PL20250014625 – Comparable Use Industrial - LDCA

7. Old Business

8. Committee Member Comments

9. Adjourn

FUTURE MEETING DATES:

March 04, 2026 – 3:00 PM

April 01, 2026 – 3:00 PM

May 06, 2026 – 3:00 PM

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
December 3, 2025

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

ALSO PRESENT:

James French, Department Head, GMCD
Mike Bosi, Director – Zoning, GMCD
Christopher Mason, Director – Community Planning & Resiliency, GMCD
Cormac Giblin, Director – Housing Policy & Economic Development, GMCD
Jaime Cook, Director – Development Review Director, GMCD
Evelyn Trimino, Director – Operations & Regulatory Management Director, GMCD
Robert Moore, Manager – Designee for Building Review & Permitting Division, GMCD
Captain Michael Cruz – Collier County Fire Review (Excused)
Captain Bryan Horbal – North Collier Fire Review
Thomas Iandimarino, Director – Code Enforcement Director, GMCD
Claudia Vargas, Project Manager I – Public Utilities Engineering & Project Management, PUD
Matthew Thomas P.E., Manager – Transportation Planning, Transportation Engineering Division
Heather Cartwright-Yilmaz – Management Analyst / Staff Liaison, GMCD

Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, neither Collier County nor This Board shall be responsible for providing this record.

1. CALL TO ORDER– Chairman

William Varian

Development Services Advisory Committee, Wednesday, December 3rd, 2025, was called to order at 3:00 P.M.

2. APPROVAL OF AGENDA

Motion to approve- Blair Foley

Motion Seconded- Robert Mulhere

Motion Passed Unanimously

3. APPROVAL OF MINUTES

a. DSAC 11.5.25

Motion to approve- Blair Foley

Seconded- Chris Mitchell

Motion Passed Unanimously

4. PUBLIC SPEAKERS

None

5. STAFF ANNOUNCEMENTS

a. Zoning Division – [Mike Bosi, Director]

- 73 New petitions
- Land use entitlement strong

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

- No updates

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

- Board approved 84 Affordable units. McDowell
- 112 Affordable units approved YTD
- 565 units in the pipeline
- Medical School approved. 170 million dollars. Will bring 325 jobs to Collier County.

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

- Applications are in review for 2 vacant inspector positions.

e. Operations Support & Regulatory Management Division – [James French, Department Head]

- Michael Stark no longer with Growth Management. Introduced Evelyn Trimino as new Director for division
- Bert Miller- Rehired by the County and working under Evelyn
- Working with HR on a pay study to bring in line with increase in the cost of living

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

- 555 New reviews. 475 Structural
- Implementing option for meetings for review with Planning staff effective 1/1/26
- Fees will be first hour \$150.00, Additional half hour \$75.00

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

- No updates- Excused

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

- 35 new permits with 2-day turnaround for inspections.
- 48 planning inspections- 2-day turnaround.
- Completed 1,458 Inspections for the month of November.

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

- Code steady. No updates.

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

- No updates.

k. Transportation Management Services, Transportation Engineering [Matthew Thomas, Manager]

- Memorial Bridge Rehab- M&J Construction start date 2/2026.
- Immokalee North/Randall- Anticipated start date 12/8/2025. To be completed by Summer 2026.
- Vanderbuilt Sidewalks/Drainage improvements. Zep Construction- Summer 2026
- 16th Avenue SW widening project- Started in November 2025 with anticipated completion in 4/2026

6. NEW BUSINESS

None

7. OLD BUSINESS

None

8. COMMITTEE MEMBER COMMENTS

None

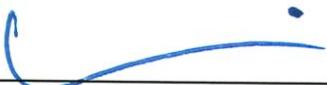
9. ADJOURN

FUTURE MEETING DATES:

January 7th,2026 3:00PM
February 4th,2026 3:00PM
March 4th,2026 3:00PM

There being no further business for the good of the County, the meeting was adjourned at 3:30PM

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE**


William Varian, Chairman

These minutes were approved by the Committee/Chairman on 2/4/20,
(check one) as submitted or as amended .

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

Naples, Florida
December 16, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Meeting and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at the Growth Management Community Development Department Room 609/610 2800 N. Horseshoe DR. Naples, Florida with the following members present:

Chairman: Clay Brooker
Blair Foley - EXCUSED
Jeff Curl
Mark McLean - EXCUSED
Robert Mulhere

The following County Staff were in attendance:

Michael Bosi, Director, Planning and Zoning, GMCD
Jaime Cook, Director, Development Review, GMCD
Eric Johnson, LDC Planning Manager, GMCD
Heather Cartwright-Yilmaz, Management Analyst/Liaison, GMCD

Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, Neither Collier County nor This Board shall be responsible for providing this record.

1. CALL TO ORDER – Chairman

Chairman- Clay Brooker

Development Service Advisory Committee – Land Development Review Subcommittee,
Tuesday, December 16, 2025.

2. APPROVAL OF AGENDA

Motion to approve- Robert Mulhere

Motion Seconded- Jeff Curl

Motion passed unanimously

3. OLD BUSINESS

a. PL20240006969 – Rural Fringe Mixed Use District (RFMUD) Overlay – LDCA

Eric Johnson, LDC Planning Manager

Reviewed Yellow Highlighted areas – PDF page 17, 20, 23, 25, 26, 27, 28, 29, 30, 32, 34, 36, 40, 41, 42, 44, 53, & 57.

Motion to Approve- Robert Mulhere

With the following four changes: a reduction in the external boundary from 12' to 10', to add the word “public” before the word “conservation”, to increase landscape islands from 10' to 15' and to change the landscape island tree height from 12' to 10'

Seconded- Jeff Curl

Motion passed unanimously

4. NEW BUSINESS

None

5. PUBLIC SPEAKERS

No public speakers

6. REMINDERS OF UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:

- a. Tuesday, January 20, 2026
- b. Tuesday, April 21, 2026
- c. Tuesday, October 20, 2026

7. MEETING ADJOURNED

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 3:28 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
*LAND DEVELOPMENT REVIEW SUBCOMMITTEE***

Clay Brooker, Chairman

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

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
January 7, 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
	Jeffrey Curl
	Laura Spurgeon DeJohn
	John English - Excused
	Marco Espinar
	Norm Gentry
	Nicholas Kouloheras
	Mark McLean
	Chris Mitchell
	Robert Mulher - Excused
	Hannah Roberts – AHAC (Non-voting) - Excused
	Jeremy Stark
	Mario Valle

ALSO PRESENT:

James French, Department Head, GMCD
Mike Bosi, Director – Zoning, GMCD
Christopher Mason, Director – Community Planning & Resiliency, GMCD - EXCUSED
Jaime Cook, Director – Development Review, GMCD
Evelyn Trimino, Director – Operations & Regulatory Management, GMCD
Robert Moore, Manager – Designee for Building Review & Permitting Division, GMCD
Captain Michael Cruz – Collier County Fire Review - EXCUSED
Captain Bryan Horbal – 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
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, January 7th, 2026, was called to order at 3:00 PM.

2. APPROVAL OF AGENDA

Motion to approve- Blair Foley

Motion Seconded- Jeff Curl

Motion passed unanimously

3. APPROVAL OF MINUTES

a. DSAC-LDR: 11-19-2025

Motion to approve-Jeff Curl

Motion Seconded- Clay Brooker

Motion passed unanimously

4. ANNUAL SELECTION OF COMMITTEE CHAIR AND VICE CHAIR

Chair

a. Motion to nominate Bill Varian- Jeff Curl

Motion seconded- Mario Valle

Motion passed unanimously- Bill Varian-Abstained

Vice Chair

b. Motion to nominate Blair Foley- Jeff Curl

Motion Seconded- Bill Varian

Motion passed unanimously- Blair Foley-Abstained

5. PUBLIC SPEAKERS

None

6. STAFF ANNOUNCEMENTS

a. Zoning Division – [Mike Bosi, Director]

- Sabal Palm Proposal- Affordable Housing.
- 3 in public planning. East of 951 Section 31 Support uses landfill. Santa Barbara commercial overlay. Rural Golden Gate Estates Master plan. Meeting to be held 1/29 open to the public

Mark McLean- Will these meetings be specific to Golden Gate

Mike Bosi- Rural Golden Gate Estates

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

- No updates

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

- 2025 Wrap up- Board approved 18 new developments. Of those 10 have a portion of affordable set aside. 6,838 units of which 1452 were affordable/income restricted units.
- 2 Live Local projects approved. Brings the total to 3
- Economic development- Validated the creation of 2,672 new jobs that received economic development assistance from the county.

Bill Varian- On the resident units, anticipation of when they may come online.

Cormac Giblin- The live local are in permitting approval now. Some are under construction. Zoning approvals- Could be coming out of the ground within 2 years. Villages are 10–15-year build outs.

Nick Kouloheras - Of the 1,452 affordable units, are they all rentals

Cormac Giblin- No. 80/20 split.

Nick Kouloheras- The two live local, how many affordable units in each

Cormac Giblin- One is 100% affordable, the second required 40%.

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

- Jeff McKenna official retirement date was last Friday. David Crane has accepted the position, and we are currently looking to fill his old role.

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

- December- 3,486 Permits, currently at 131 permits in intake. 1,500 for processing and 1,600 for routing.
- Intake- 2,249 Single family permits came in. 1,225 Commercial permit.
- 666 people that came into the building for assistance. Satellite offices took in additional people.
- January 1st new fee schedule went into place.
- Budget season is around the corner. We have been meeting with the different departments to assess need.
- 56 vacant positions. 16 are for building including plan review and inspectors.
- HR team is working with Alpha Omega on a pay study, cost of living.

Nick Kouloheras - Will the pay study take into consideration what we need to pay people to live and work in Collier County.

Evelyn Trevino- Yes, we are looking at the cost of living in our area

Norm Gentry - We have lost plan reviewers to private providers. Are we taking into account what it will take to retain them.

Evelyn Trevino- One of the things we have been talking about is dual licenses. That could help offer more incentives.

James French- NOVA is one of the 150 private providers out there. Their contract with us has expired. We have put a bid for Staff Augmentation Services. In order to avoid

conflict, we are going to find someone who does not provide services in Collier County. We have not been able to find anyone yet.

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

- Resident reviews 488, Commercial 410
- Trade permits- Plumbing 47, Electrical 6, mechanical 19
- 2 New permit types. Flood Proofing, commercial only. Tower crane permit, foundations for tower cranes.

Mark McLean- If I am renovating a hotel do I have to pull a permit for every room
Robert Moore- No, Hotels and Apartments are individual folios. For Condos yes.

Bill Varian- So if I have a building that has 55 units I have to get 55 permits.

Robert Moore- Yes. It became effective January 1st.

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

- We will be utilizing headquarters to house inspections.
- We will be splitting up into two teams. Existing – Will do all existing buildings. New Construction- Will do new permits.
- There will always be a Captain on duty at Horseshoe and one on duty at headquarters. Will help to be more efficient.
- Lely Career fair this Friday.

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

- 2025 wrap up- Completed 16,000 New construction inspections.
- Existing buildings completed 9600 existing building inspections.
- Month of December-1,277 new construction inspections. 3-day turn around on plan review. 2 ½ day on planning permits. Next day on inspections.

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

- Animal Control Division busy

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

- No updates

k. Transportation Planning, Transportation Engineering Division – [Lorriane Lantz, Manager]

- Golden Gate City Master plan- Water/Septic to Sewer. Moving forward for public comment. Meeting date is Tuesday January 20th 2-4 and 5-7pm.
- Golden Gate Parkway Corridor Congestion Study. From Moorings Park through I75. First public meeting was in November. Overpass at Golden Gate and Livingston. I75 would be a partial continuous green T intersection. Meeting is tentative for Thursday February 26th at Golden Gate Community Center.

Chris Mitchell- We had a public meeting on Spanish Oaks/Oakes Boulevard Round about.

Lorraine Lantz- I believe it is moving forward with construction. I will confirm and get back with you.

Norm Gentry- The diverging diamond did not come in as the winner

Lorraine Lantz- It required a lot of bridge work and was very expensive.

Norm Gentry- If we are already doing the diverging diamond at Immokalee/75 and Pine Ridge/75 for the consistency and learning curve we should have kept it the same.

Lorraine Lantz- At the intersections at Immokalee and Pine ridge 75 is an overpass so the diamond can be done under that. At Golden Gate it would have to be done as a bridge and is a lot more expensive.

Bill Varian- Collier/951 from White Lake up to Green, widening from 4 to six lanes- What is the status

Lorraine Lantz- Currently in design, moving forward to notice to proceed. Will follow up and get back with you.

7. NEW BUSINESS

None

8. OLD BUSINESS

None

9. COMMITTEE MEMBER COMMENTS

None

10. ADJOURN

FUTURE MEETING DATES:

February 4th, 2026 3:00PM

March 4th, 2026 3:00PM

April 1st, 2026 3:00PM

There being no further business for the good of the County, the meeting was adjourned at 3:55pm.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE**

William Varian, Chairman

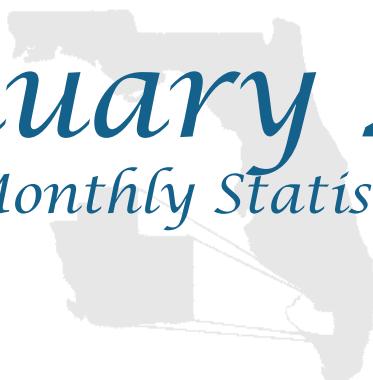
These minutes were approved by the Committee/Chairman on 2/4/20,
(check one) as submitted or as amended .



Collier County

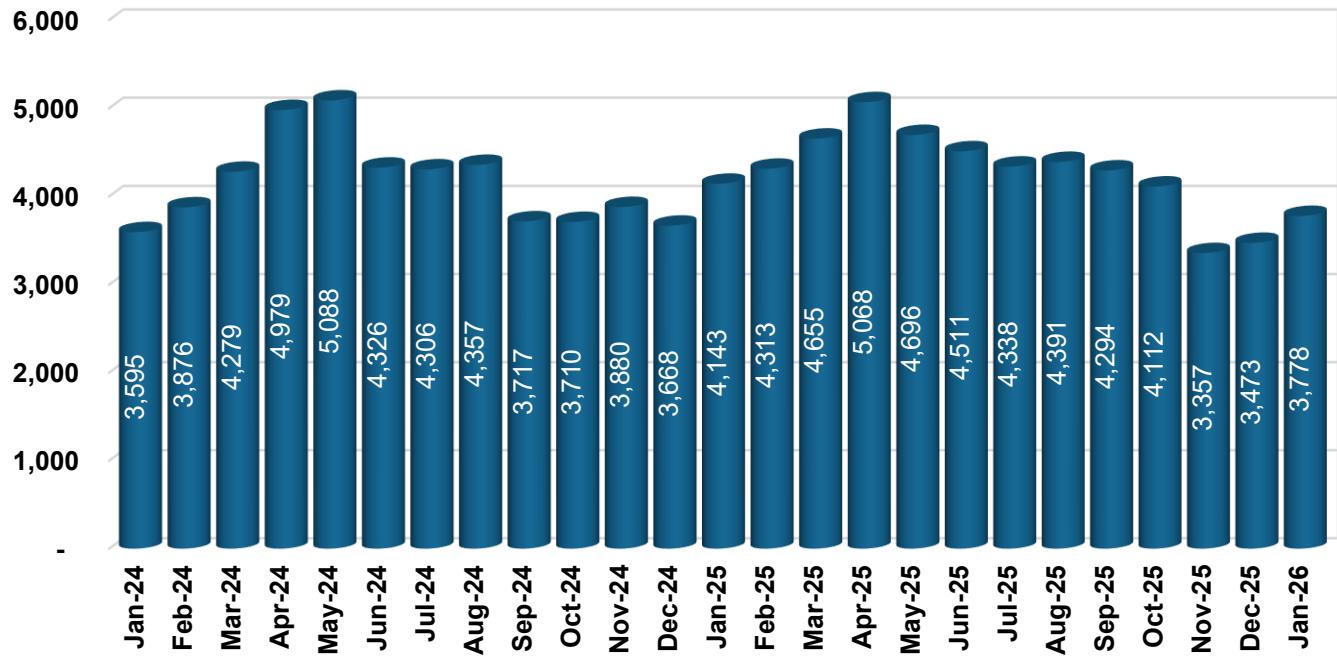
January 2026

Monthly Statistics

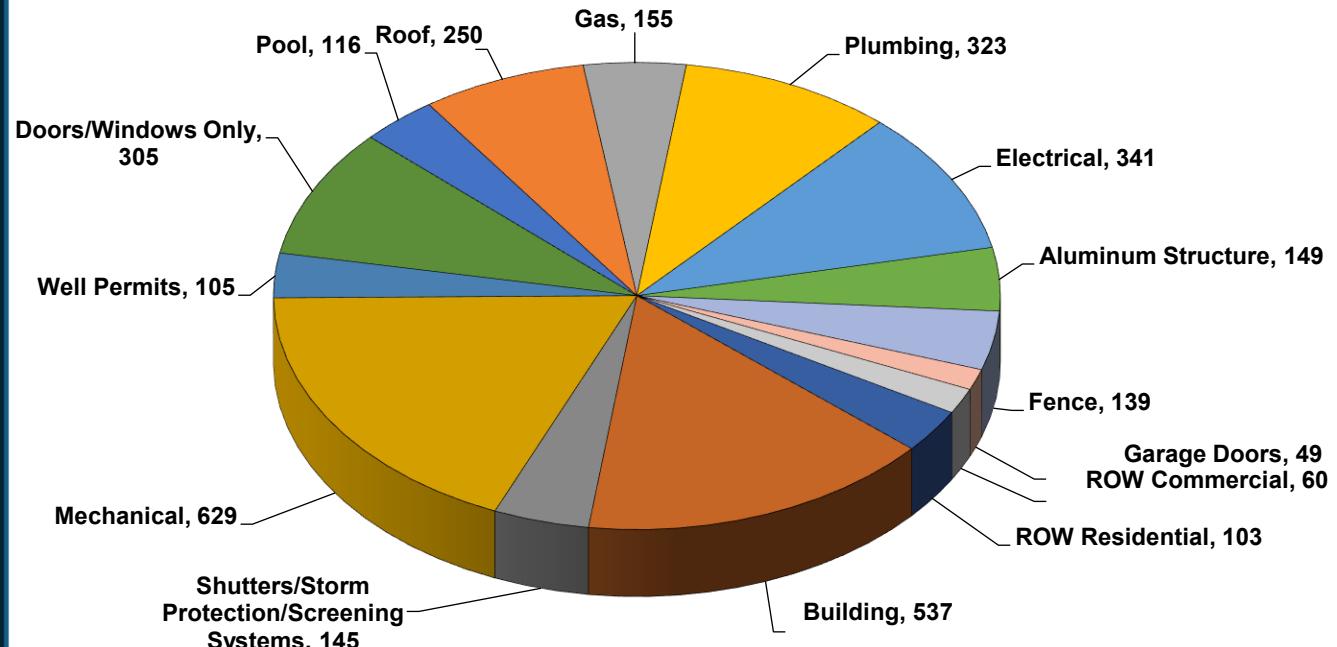


Building Plan Review Statistics

All Permits Applied by Month

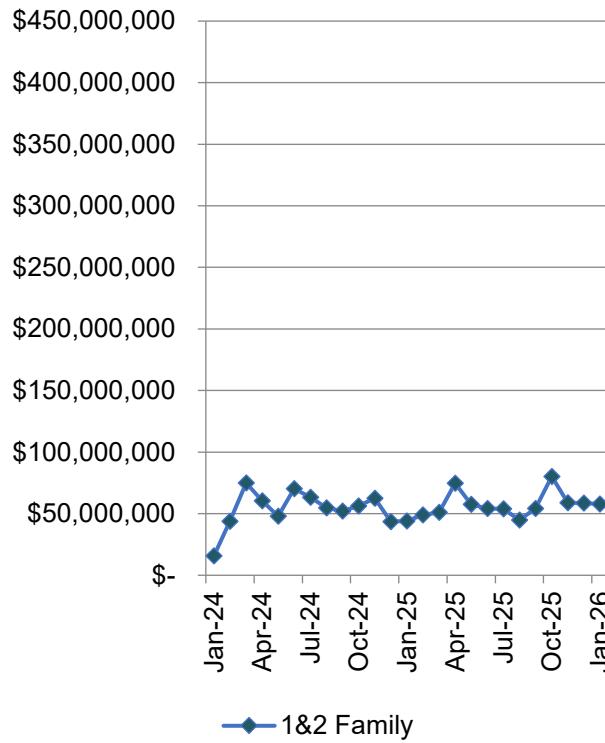


Top 15 of 35 Building Permit Types Applied

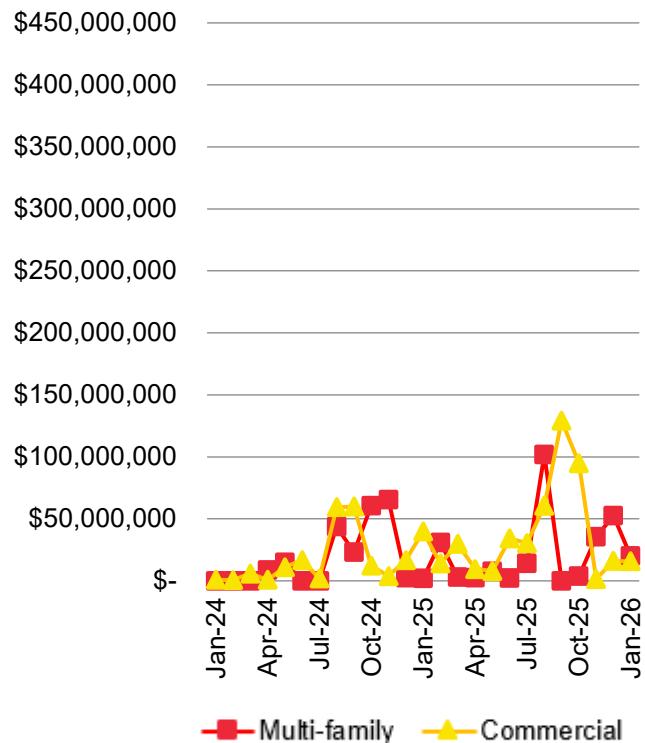


Building Plan Review Statistics

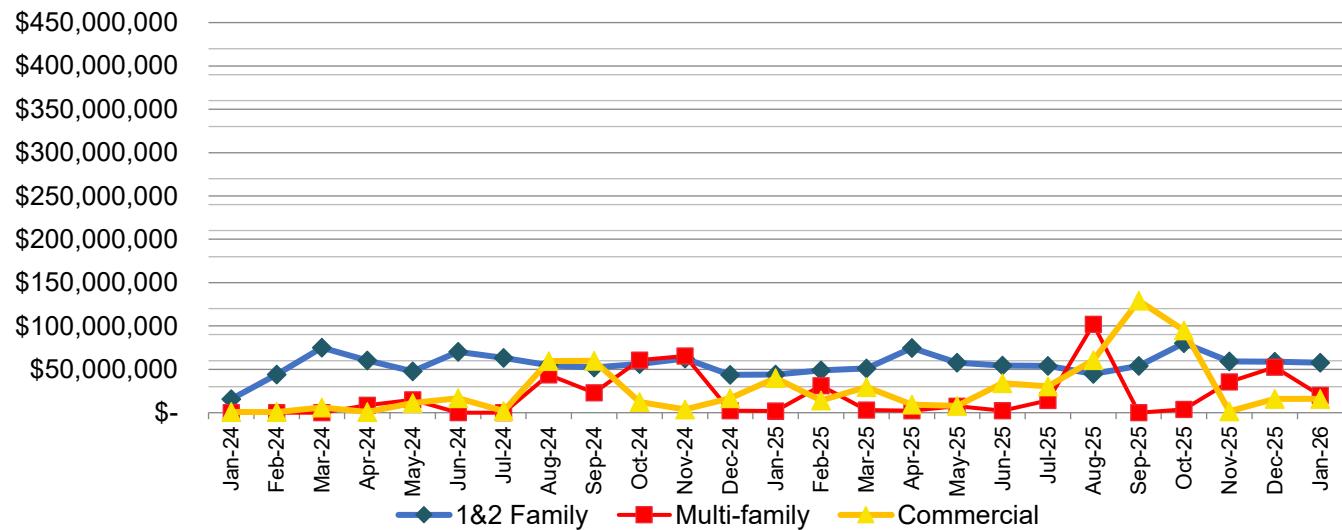
Monthly 1 & 2 Family Total Construction Value by Applied Date



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

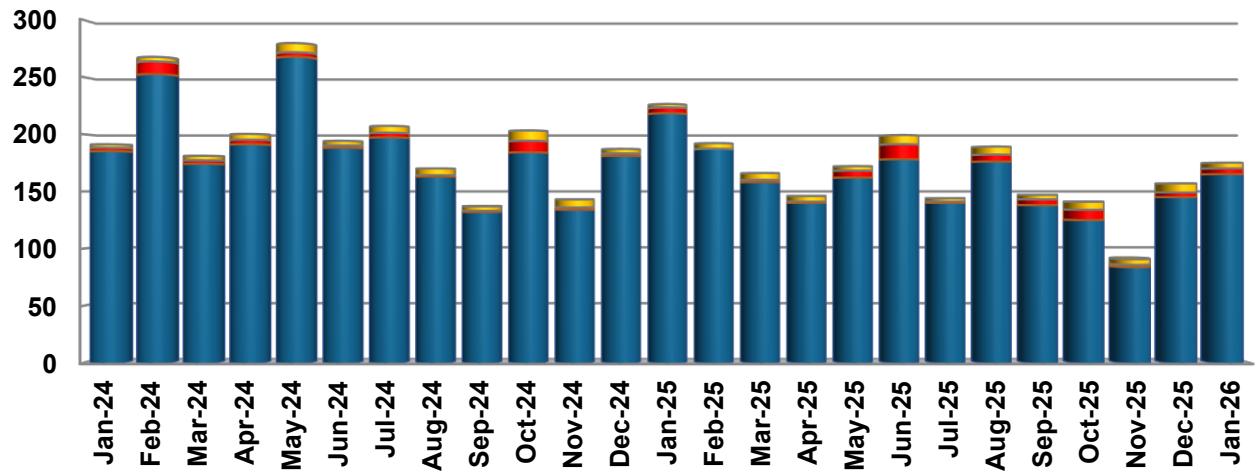


Monthly Total Construction Value by Applied Date

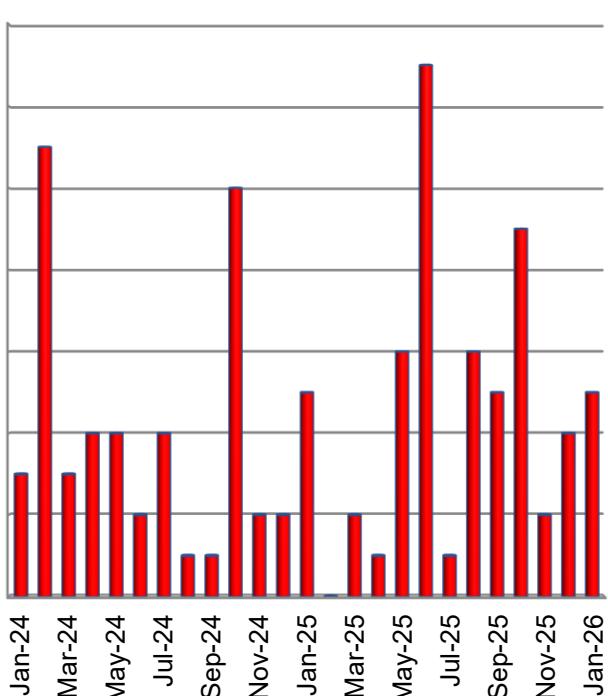


Building Plan Review Statistics

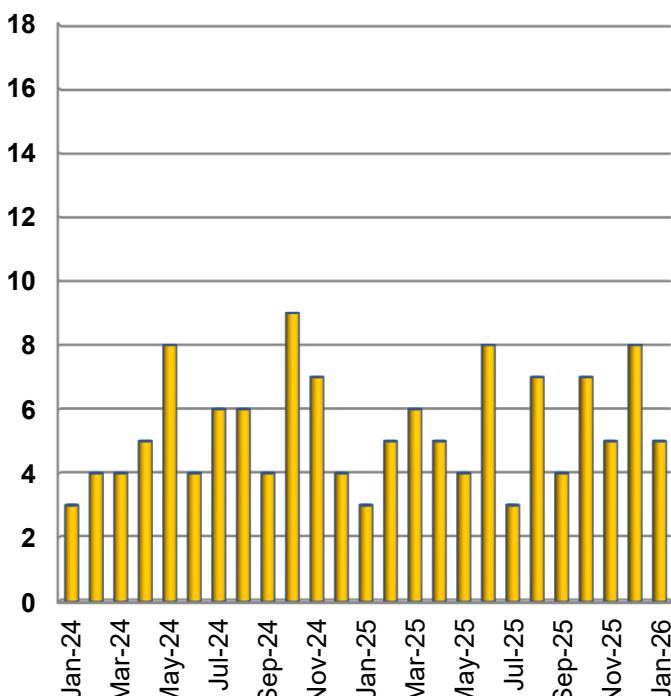
New Construction Building Permits Issued by Month



New Multi-family Building Permits Issued by Month

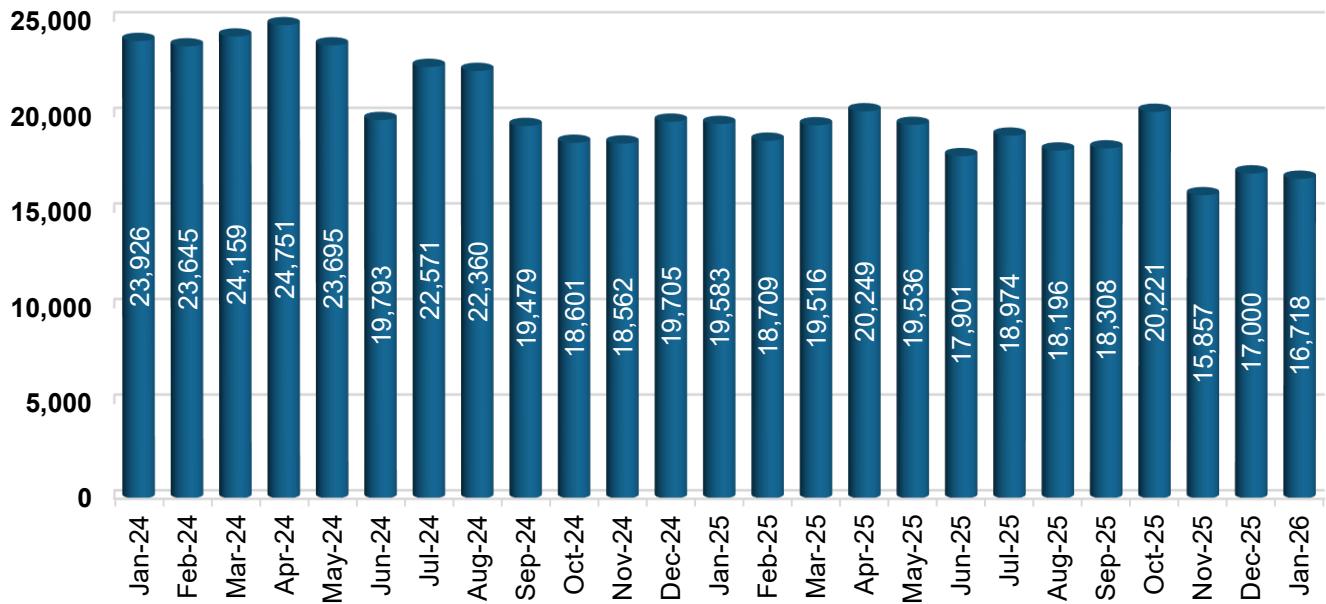


New Commercial Building Permits Issued by Month

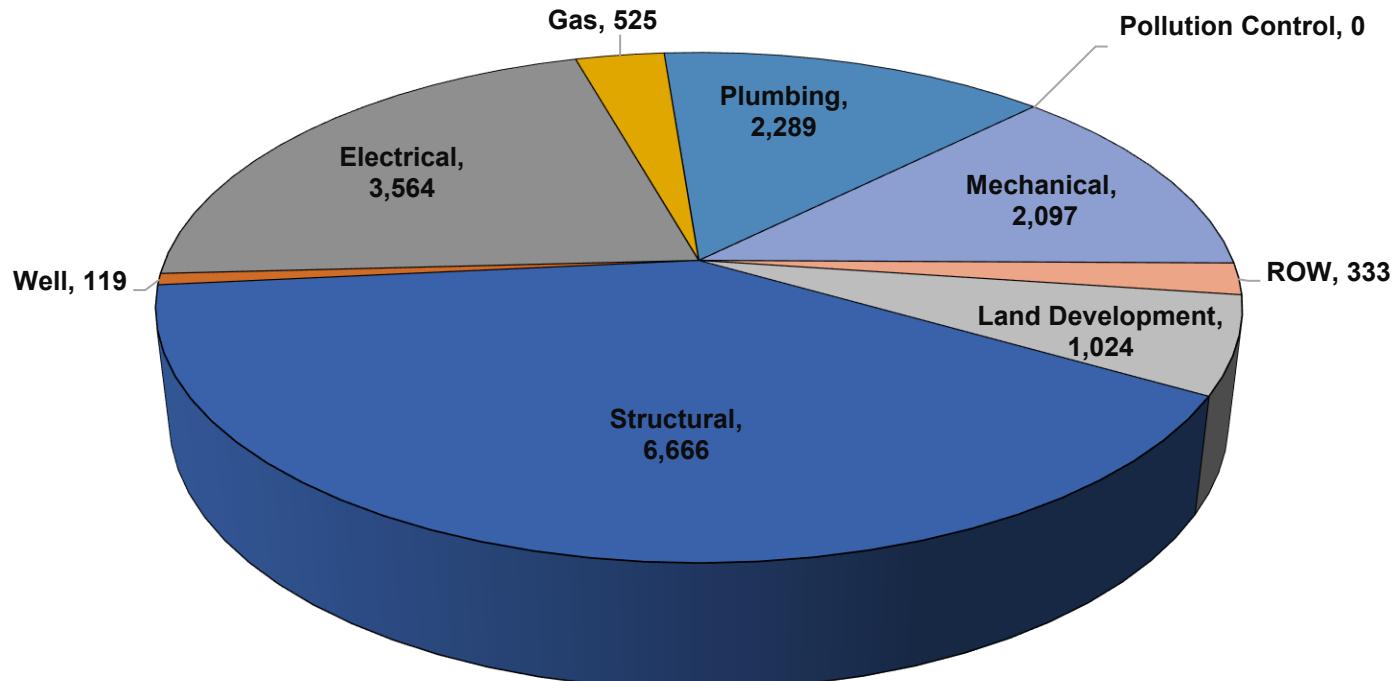


Building Inspections Statistics

Building Inspections

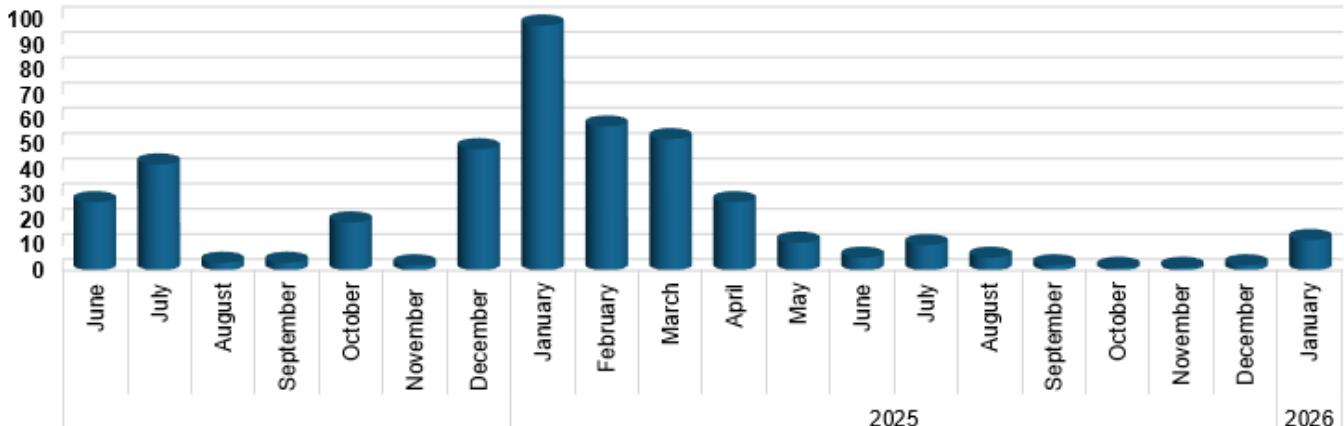


Types of Building Inspections

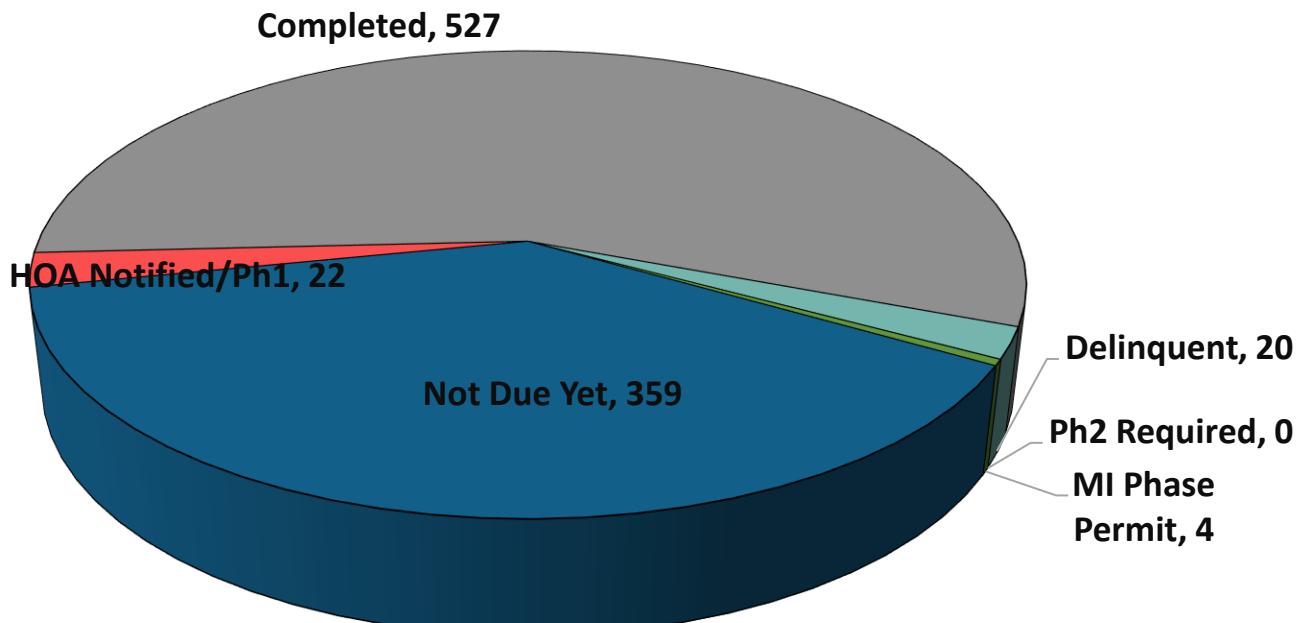


Building Inspections Statistics

Milestones Received by Month

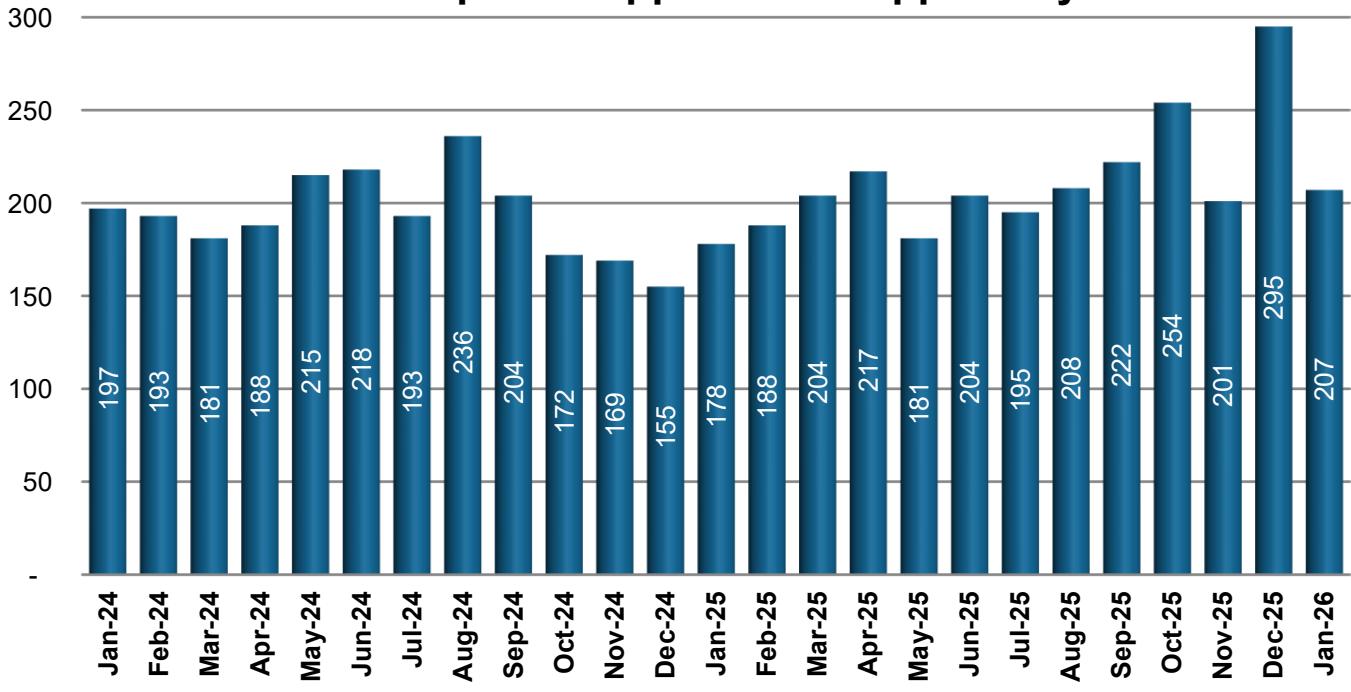


Milestone Inspection Status

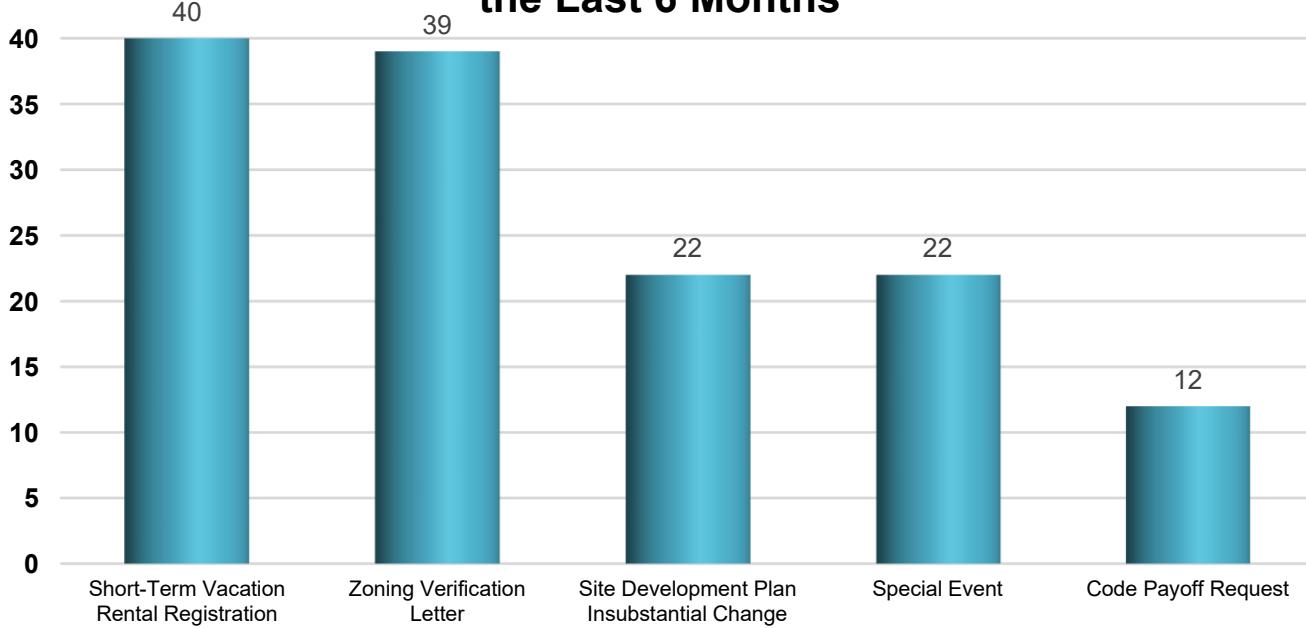


Land Development Services Statistics

All Land Development Applications Applied by Month

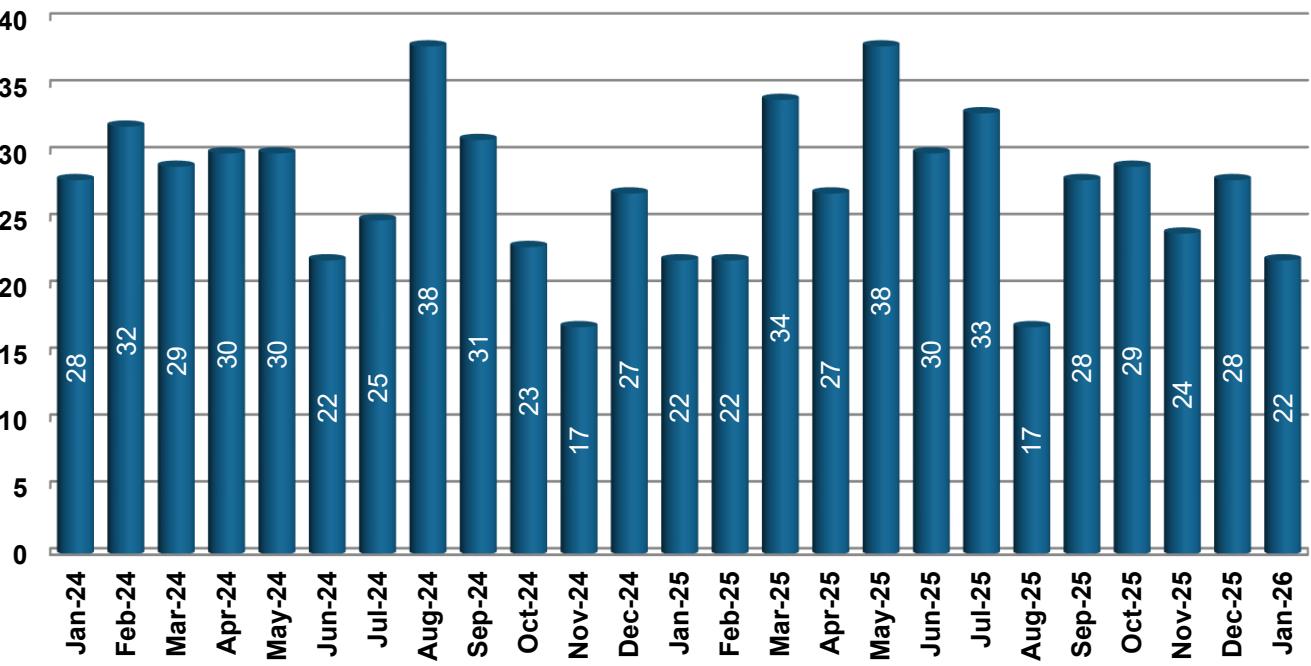


Top 5 Land Development Applications Applied within the Last 6 Months

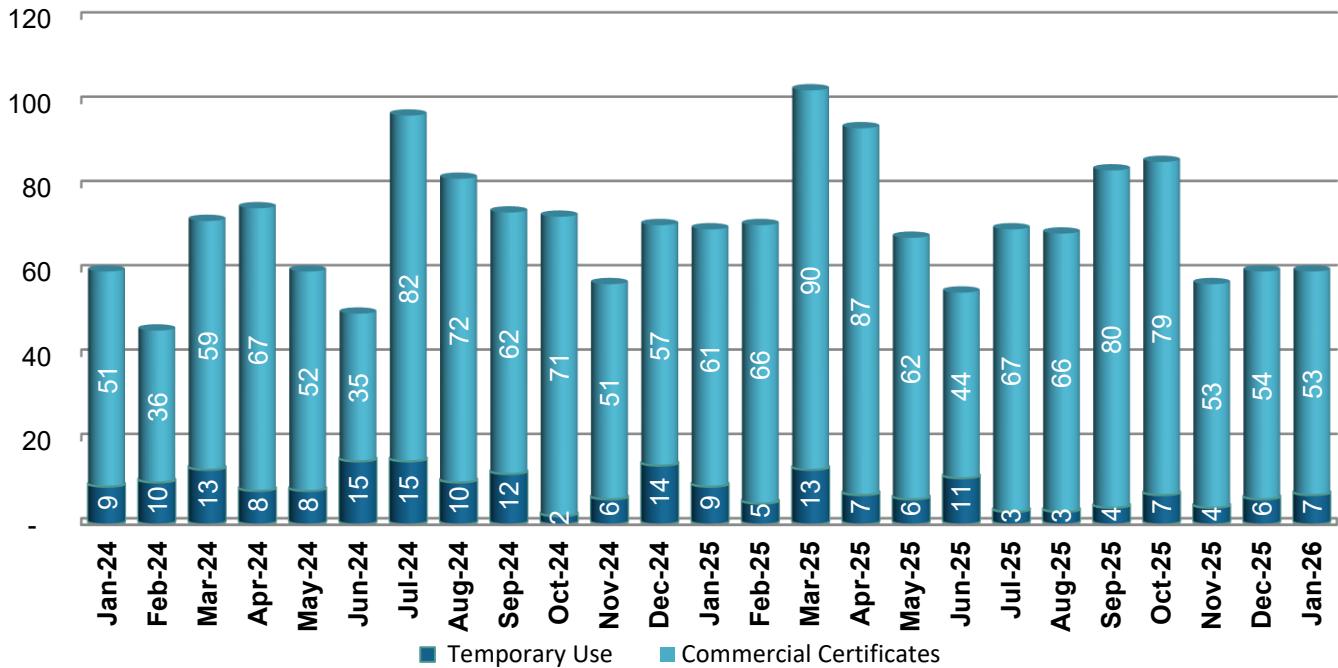


Land Development Services Statistics

Pre-application Meetings by Month

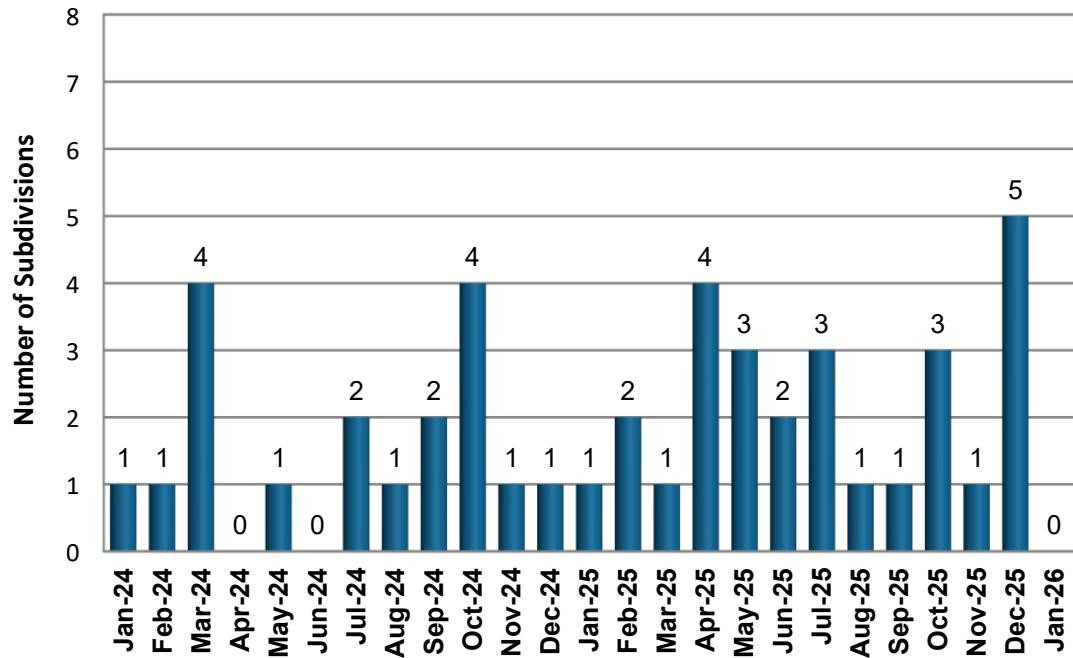


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

Number of New Subdivisions Recorded per Month



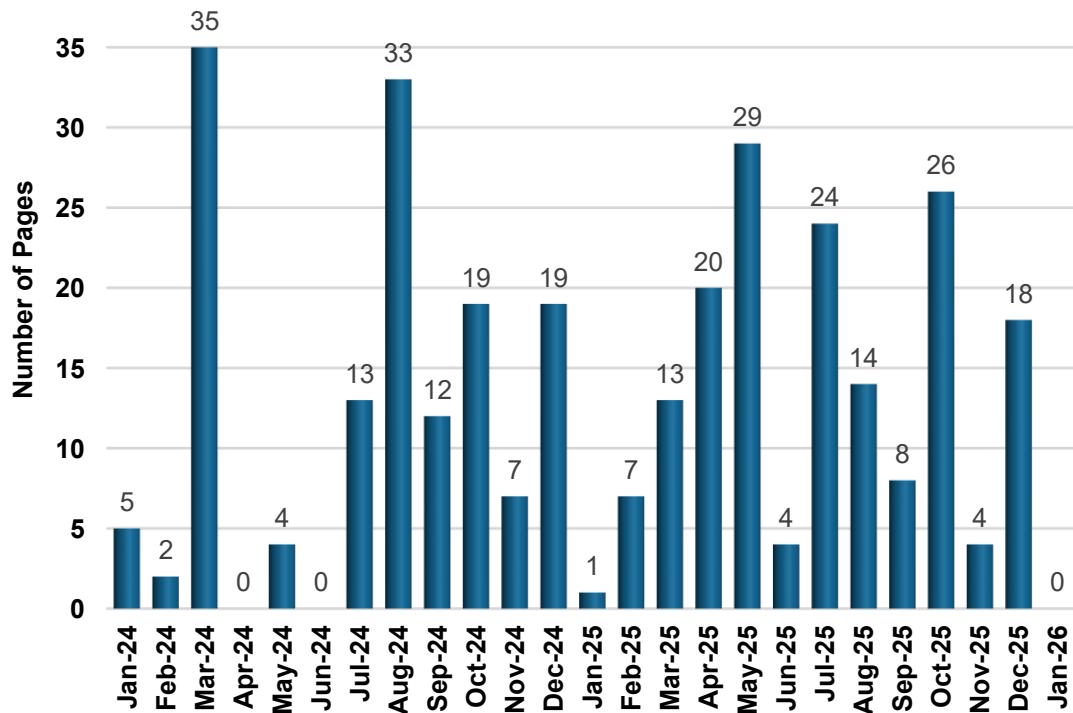
Yearly Totals Subdivisions

2020 – 25
2021 – 33
2022 – 29
2023 – 21
2024 – 18
2025 – 27

Yearly Totals Lots

2021 – 1353
2022 – 3100
2023 – 1212
2024 – 1559
2025 – 2324

Plat Pages Recorded per Month

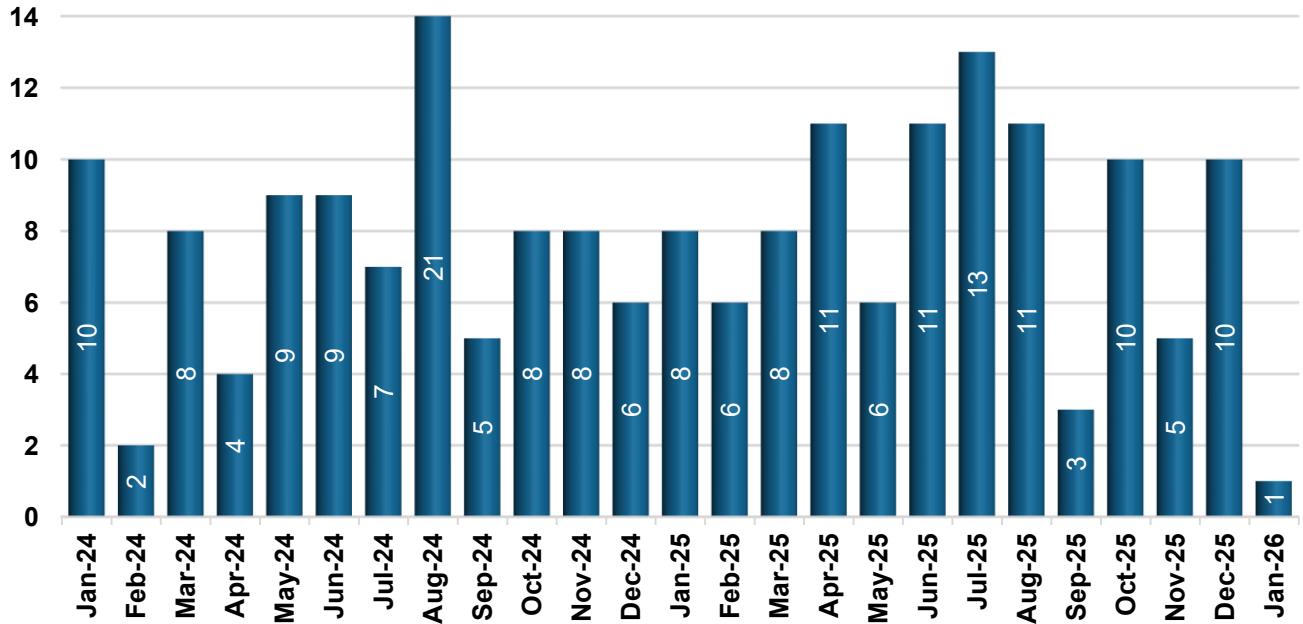


Yearly Totals Pages

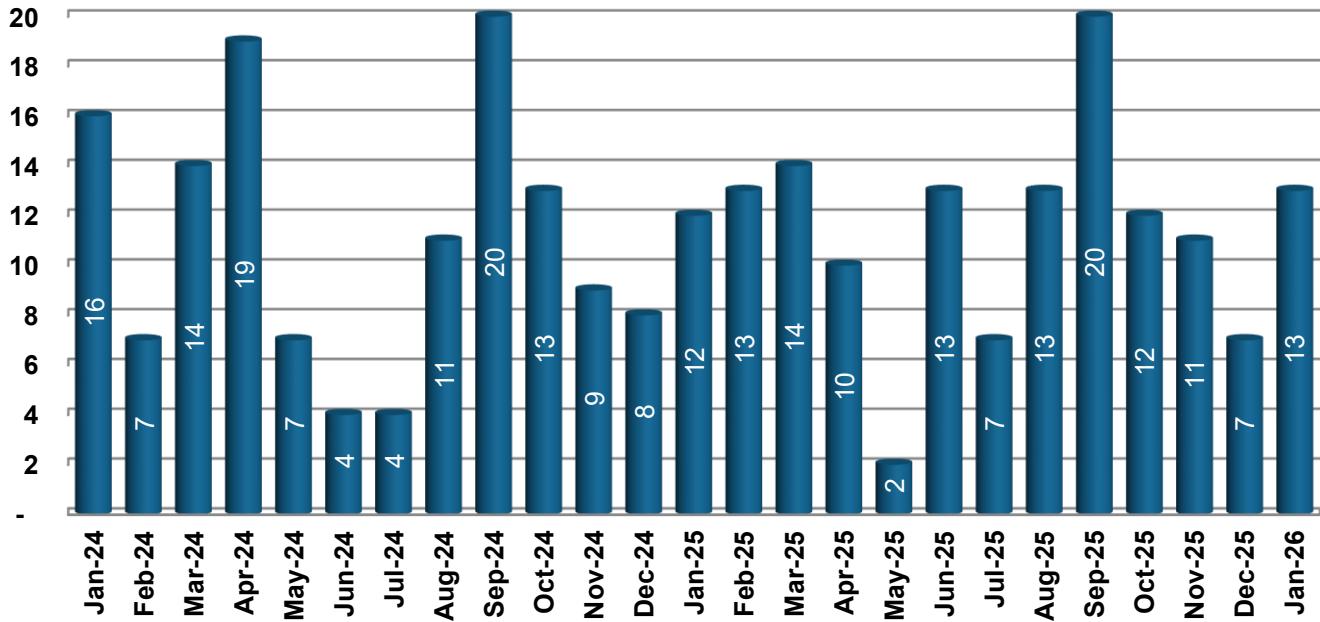
2020 – 152
2021 – 188
2022 – 175
2023 – 100
2024 – 154
2025 – 168

Land Development Services Statistics

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

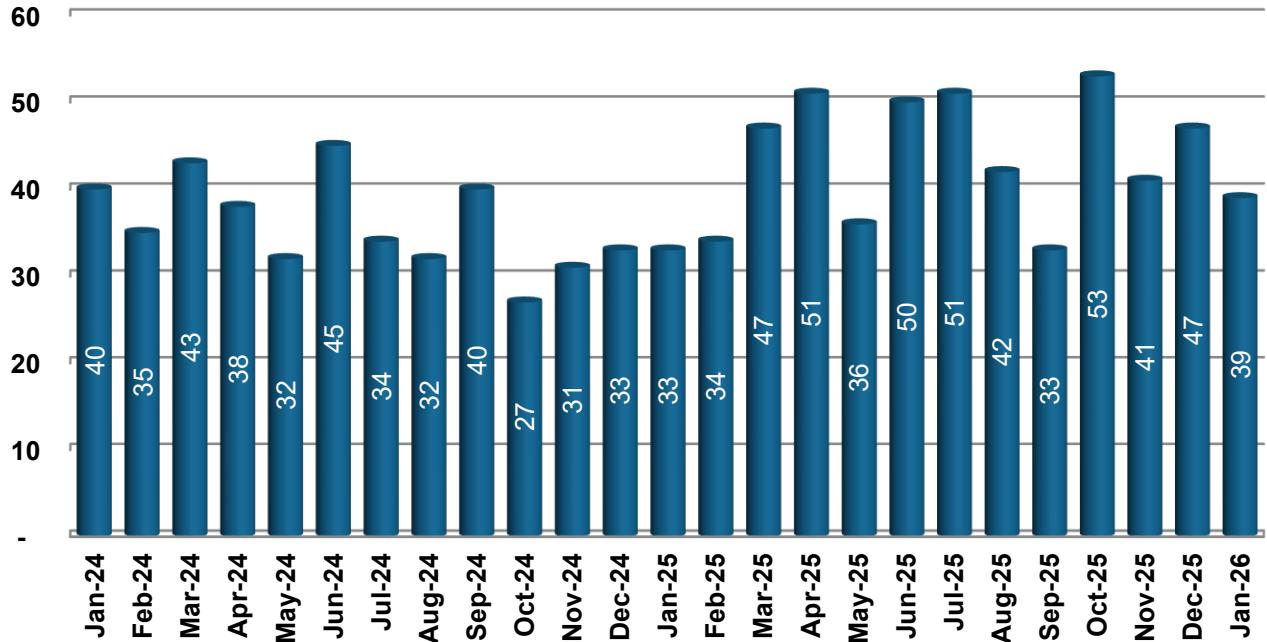


Monthly Total of Subdivision Re-submittals/Corrections (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

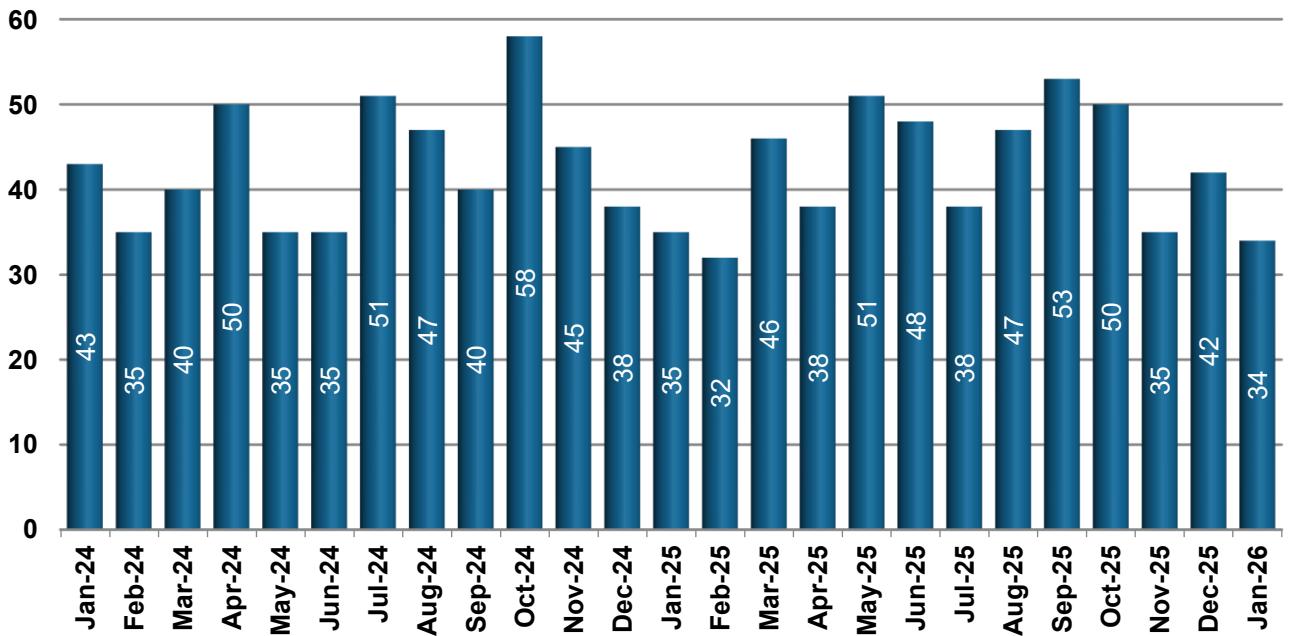


Land Development Services Statistics

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

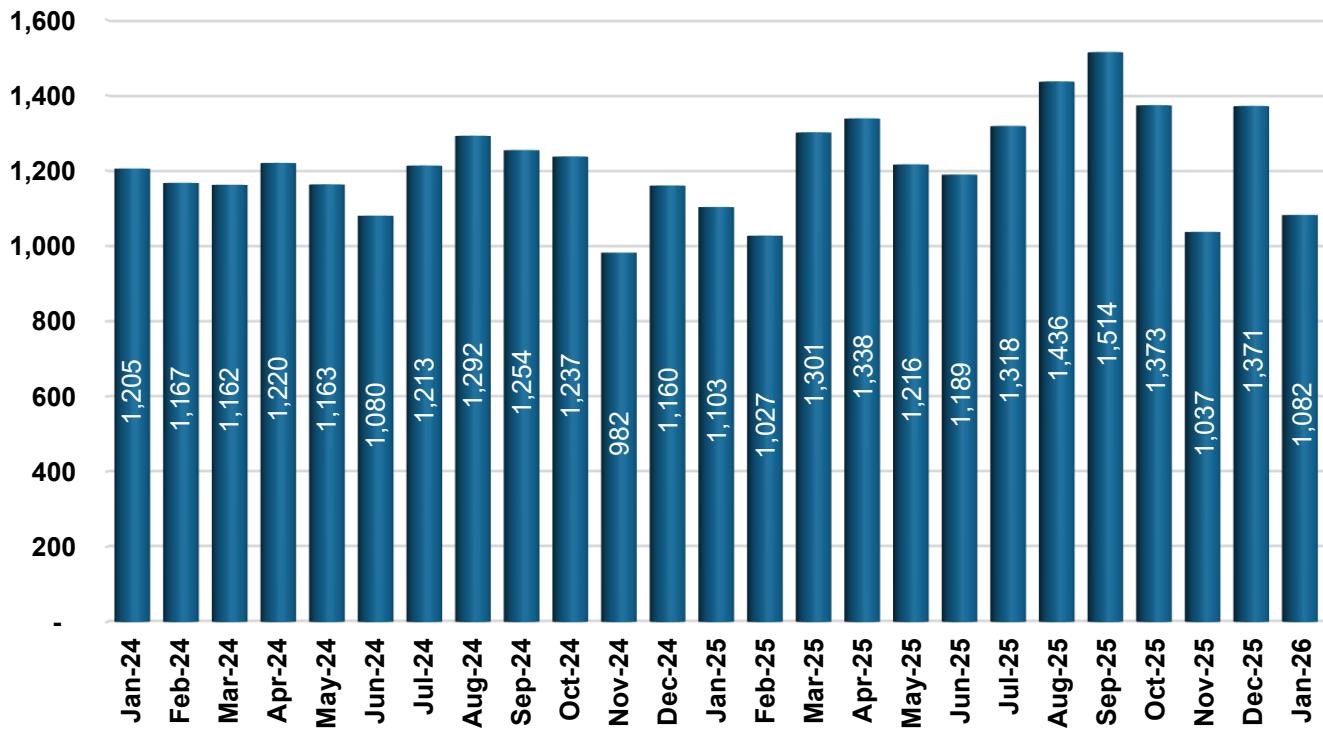


Monthly Total of Site Plan Re-submittals/Corrections (SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

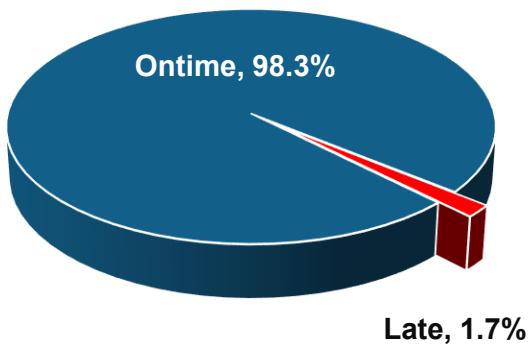


Reviews for Land Development Services

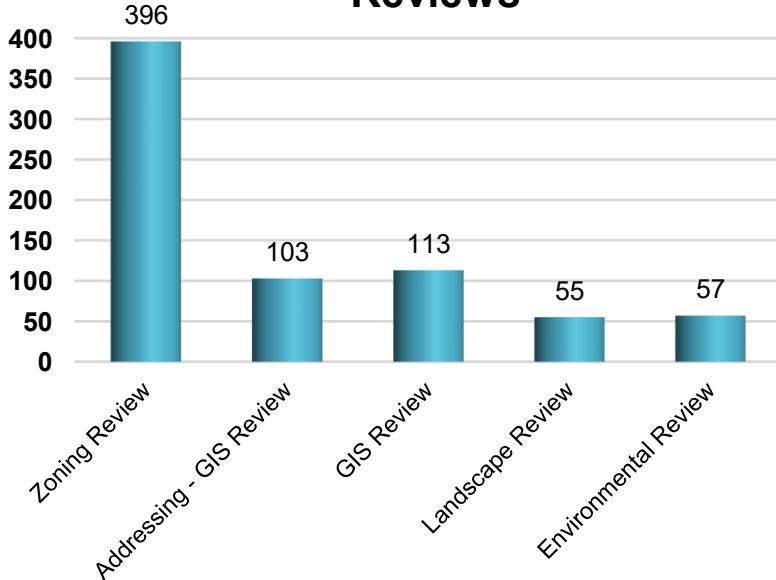
Number of Land Development Reviews



Percent On time for the Month

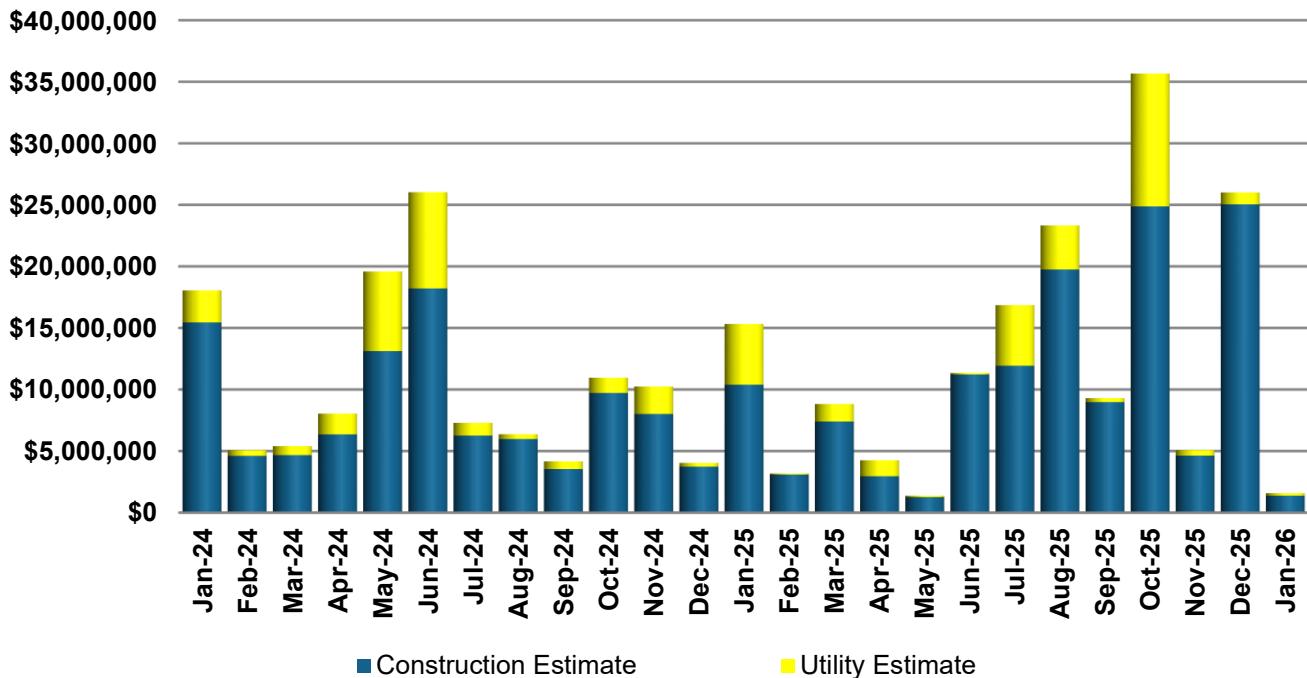


Top 5 Land Development Reviews

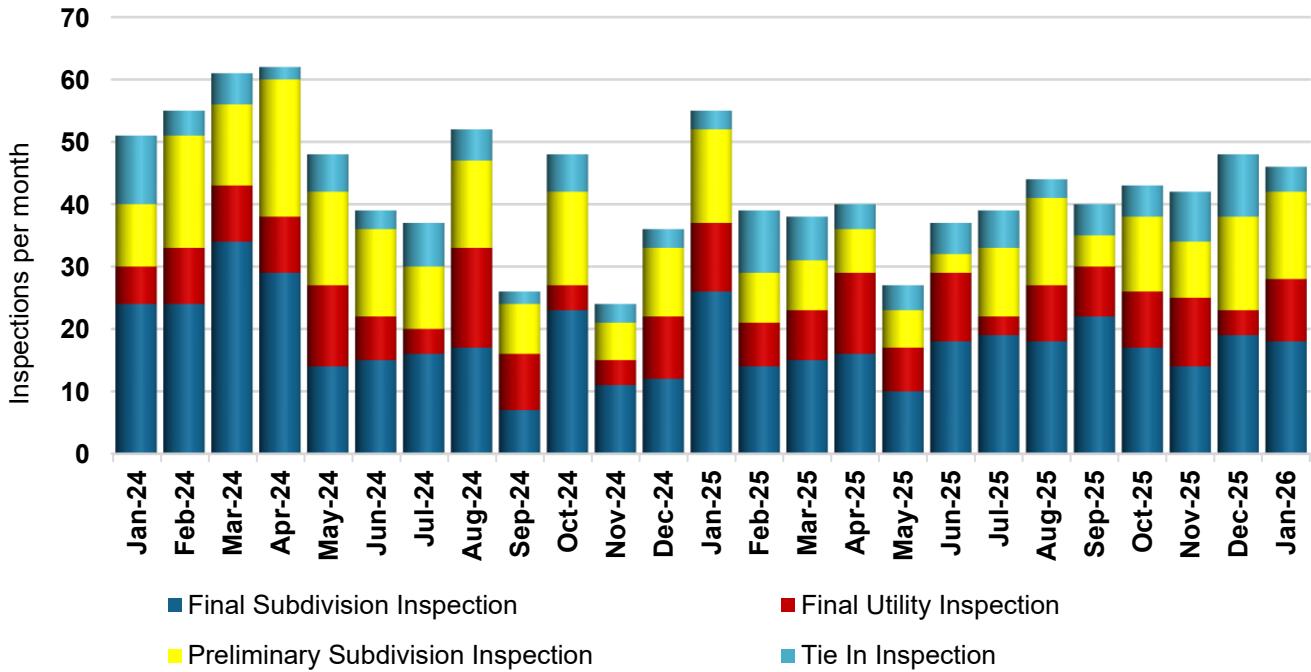


Land Development Services Statistics

Total Applied Construction Valuation Estimate

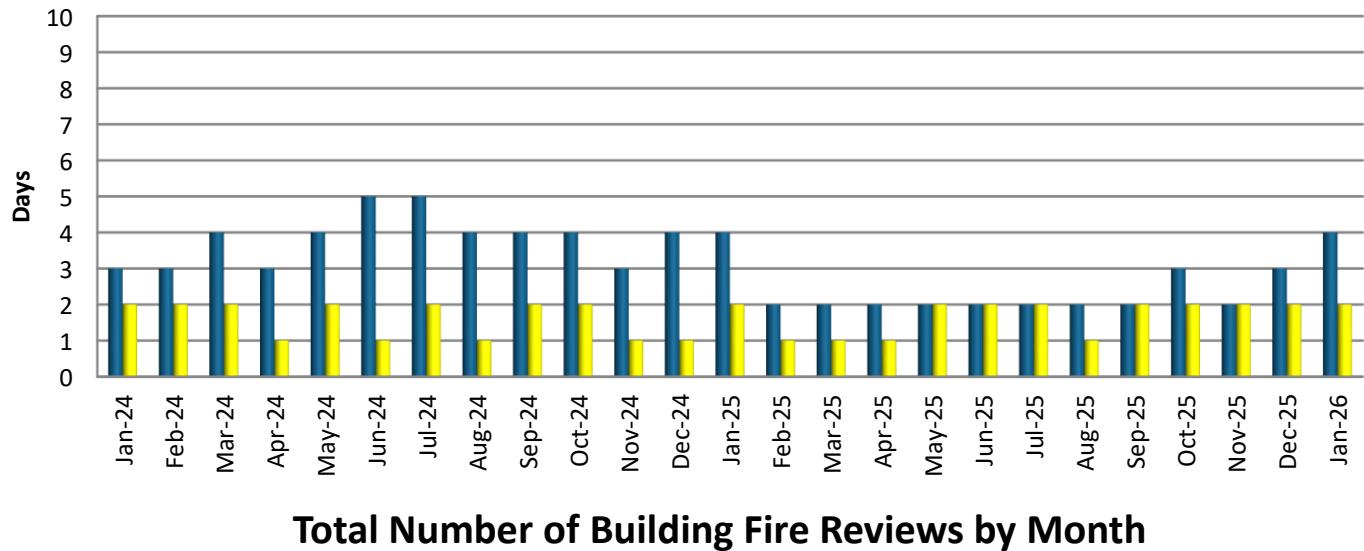


Site & Utility Inspections



Fire Review Statistics

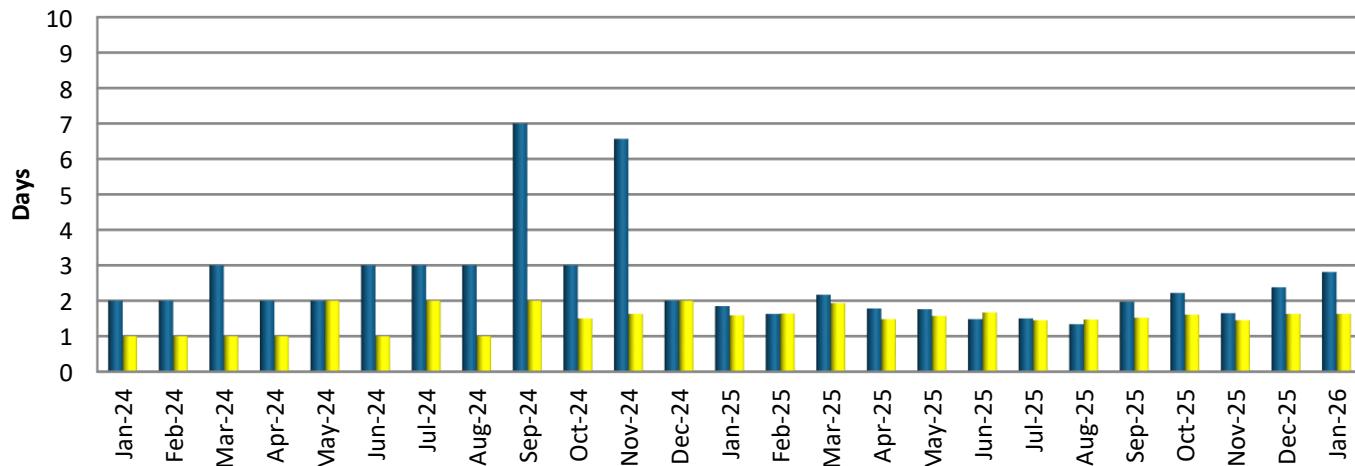
Building Fire Review Average Number of Days



Total Number of Building Fire Reviews by Month

Fire District	Jan-24	Feb-24	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
■ North Collier	459	406	508	581	684	634	647	646	733	655	459	481	588	491	621	818	820	771	750	613	755	621	351	434	472
■ Collier County (Greater Naples)	382	429	425	552	517	511	482	407	464	447	390	432	459	436	484	622	537	547	431	408	549	513	308	467	428

Planning Fire Review Average Number of Days



Total Number of Planning Fire Reviews by Month

Fire District	Jan-24	Feb-24	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
■ North Collier	60	57	37	44	40	43	51	51	62	63	47	46	55	65	47	49	79	48	60	44	59	65	48	45	53
■ Collier County(Greater Naples)	56	53	60	75	61	55	68	67	64	48	64	58	44	95	75	58	116	87	49	70	61	59	51	52	54



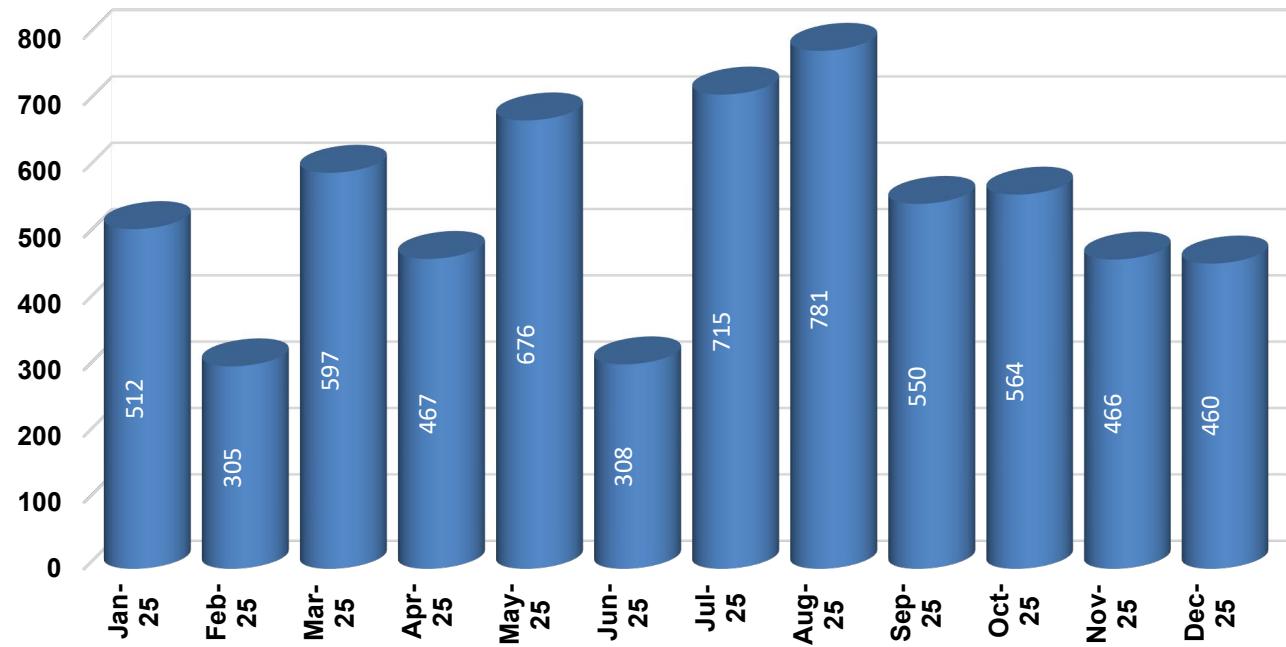
Collier County

January 2026 Code Enforcement Monthly Statistics

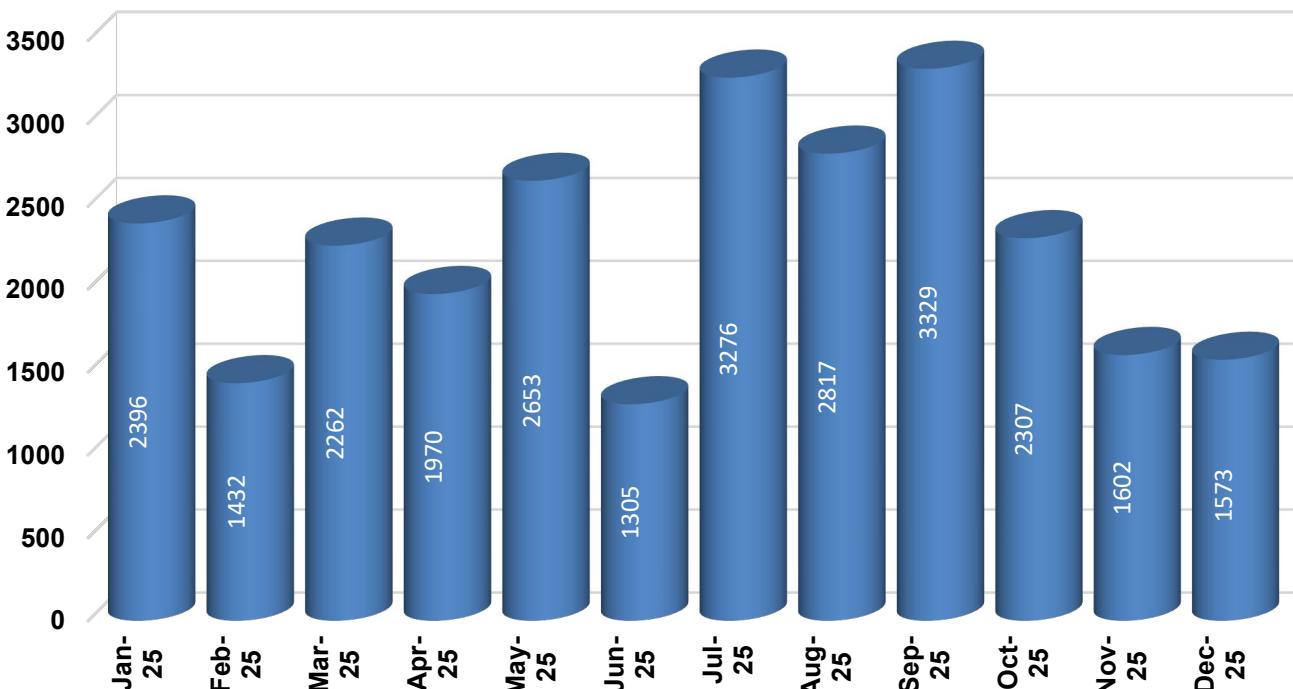


Code Enforcement Reports

Cases Opened Per Month



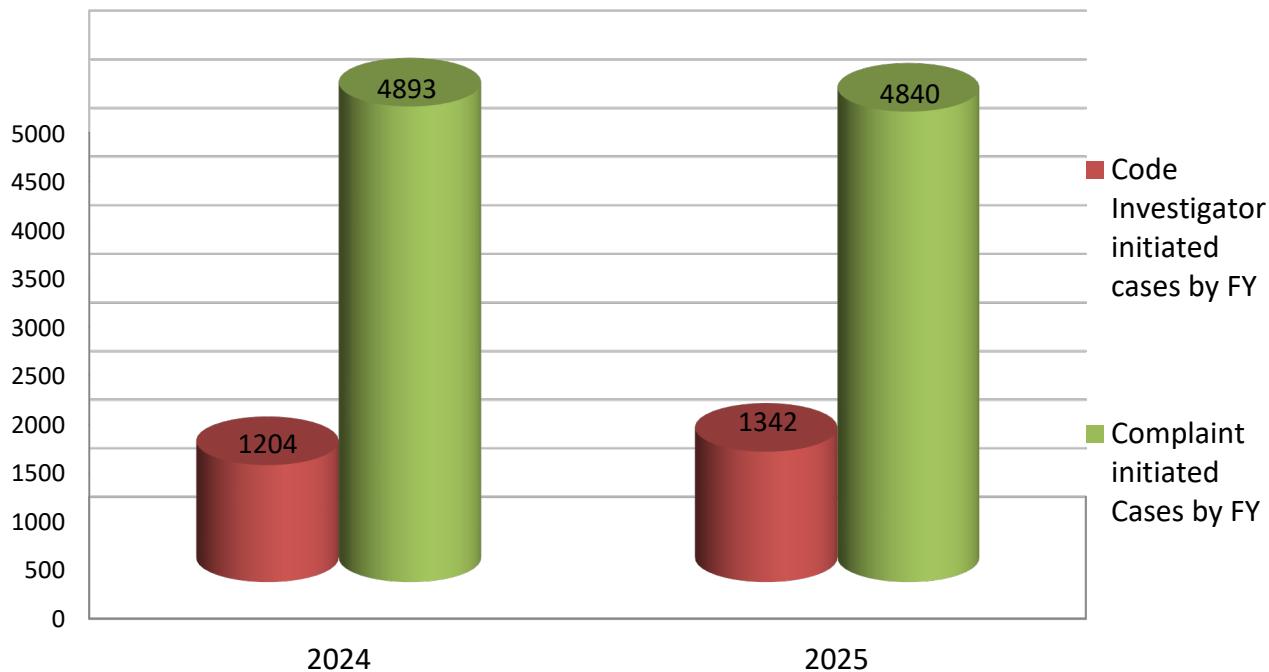
Code Inspections Per Month



Code Enforcement Reports

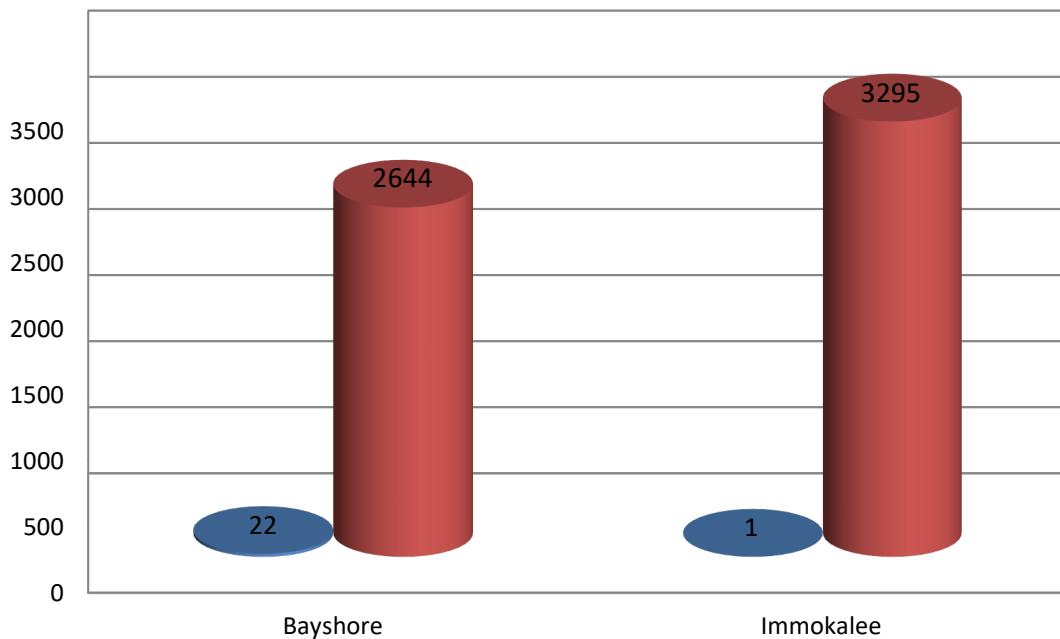


Origin of Case



CRA Case Opened Monthly

Monthly Case Opened
Total Cases Opened



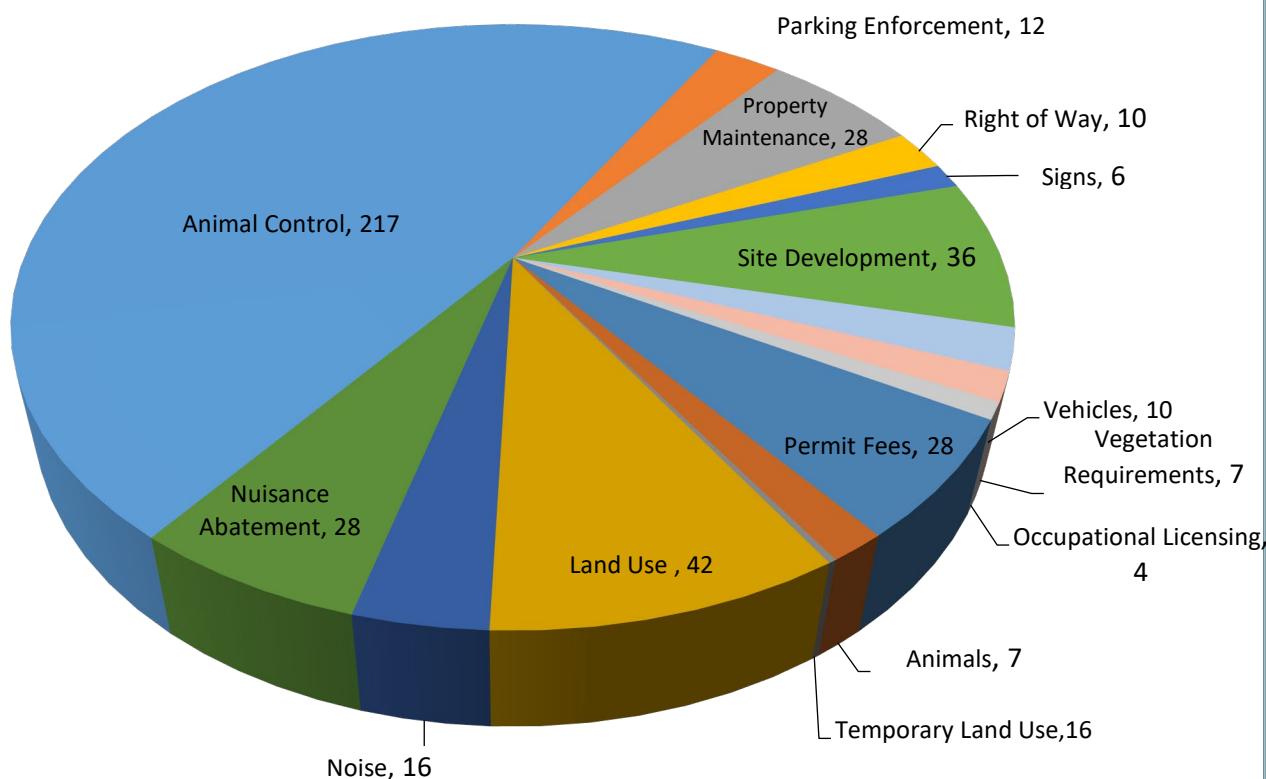
Code Enforcement Reports



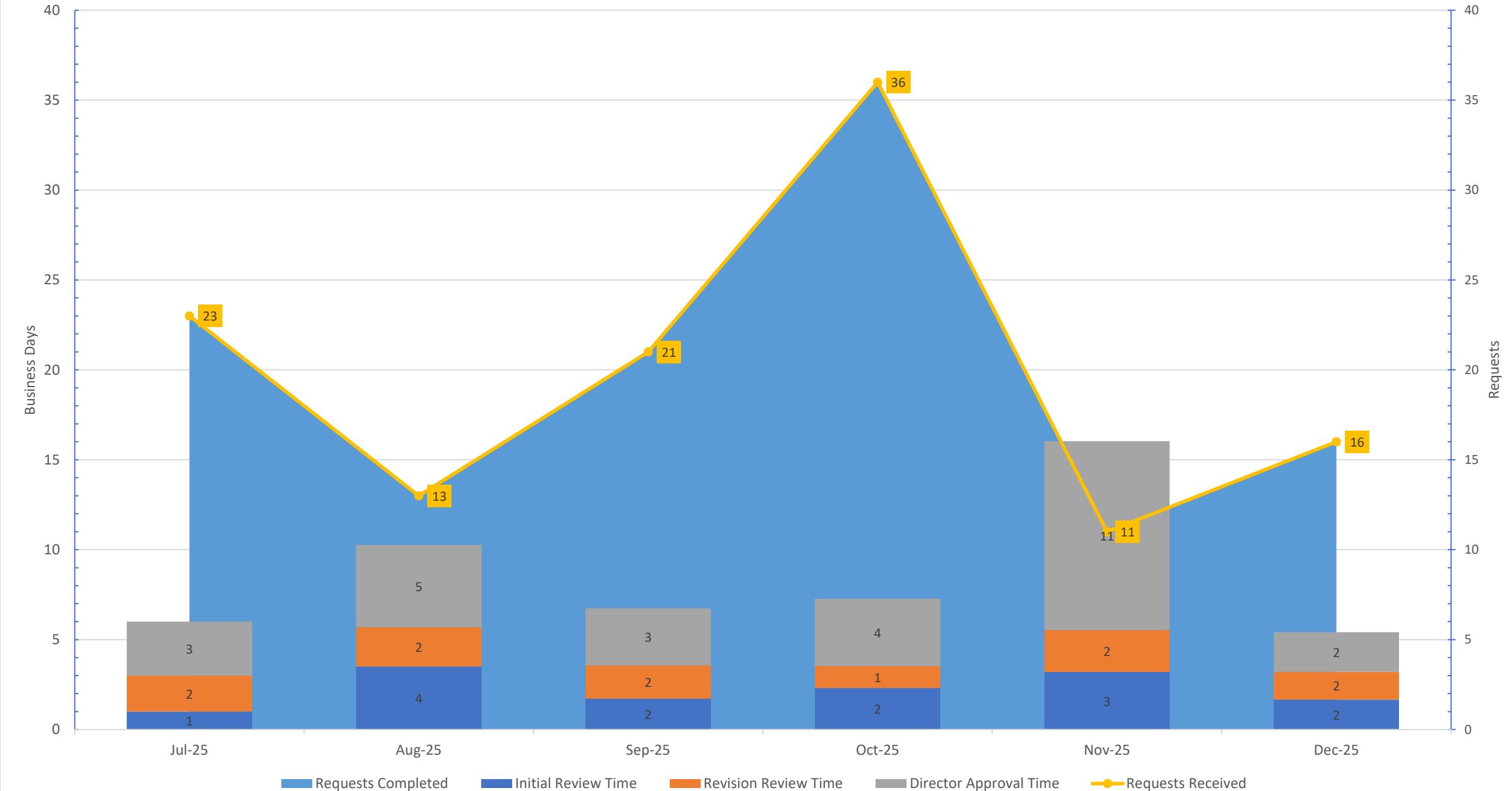
December 22, 2025 – January 13, 2026 Highlights

- Cases opened: 460
- Cases closed due to voluntary compliance: 180
- Property inspections: 1573
- Lien searches requested: 345

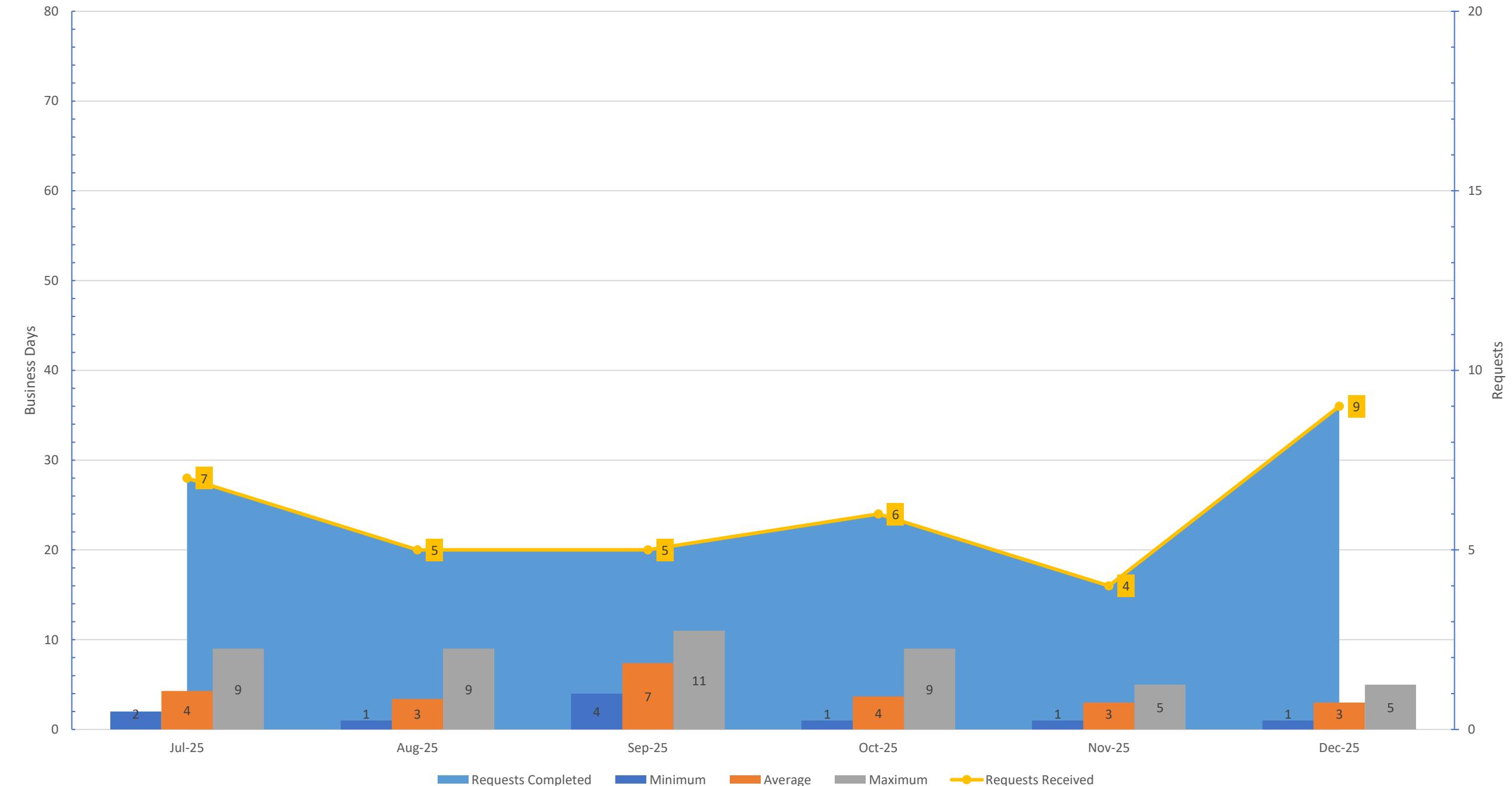
Top 15 Code Cases by Category



Response Time - FDEP Permits



Response Time - Letters of Availability



THIS PAGE INTENTIONALLY LEFT BLANK



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20250014625

ORIGINBoard of County
Commissioners (Board)**SUMMARY OF AMENDMENT**

This Land Development Code (LDC) amendment updates the applicability of the Comparable Use Determination provisions to include the Industrial (I) zoning district. 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 02/04/2026

DSAC-LDR 01/20/2026

LDC SECTION TO BE AMENDED

02.03.04 Industrial Zoning Districts

ADVISORY BOARD RECOMMENDATIONS**DSAC-LDR**

Approval with recommendations

DSAC

TBD

CCPC

TBD

BACKGROUND

On November 10, 2020, the Board adopted Ordinance 2020-44, which was an LDC amendment (PL20190000389) that changed the Zoning Verification Letter-Comparable Use Determination process. Prior to its adoption, when an applicant wanted to know if an unlisted use was comparable to a listed use in a conventional zoning district, the applicant would have to submit a Zoning Verification Letter-Comparable Use Determination application to the County. Staff would review the application, decide on its compatibility, and draft a ZVL accordingly, and the ZVL would then be scheduled for a public hearing with either the Hearing Examiner (HEX) or the Board of Zoning Appeals (BZA) for their affirmation. However, with the adoption of Ordinance 2020-44, the CUD process was removed from the ZVL process, and a separate process was created for the CUD, along with new evaluation criteria. With this improved process in place, when a CUD application is received, staff now generates a Staff Report, includes a recommendation, and forwards both to the HEX, who serves as the final decision maker, or Board of Zoning Appeals, by resolution. The adoption of Ordinance 2020-44 also eliminated the applicability of the Comparable Use provisions from the lists of conditional uses in many zoning districts, including the Industrial (I) Zoning District, which had been in the LDC since 2008.

On October 12, 2021, the Board reviewed four motions filed by the owner of the proposed Isles of Capri Food Truck Park. During this item, the Board directed staff to bring back an LDC amendment emphasizing the need to have the conditional use process apply to CUD applications, and for each CUD request be examined for comparability, compatibility, and consistency on a site-specific basis only—and not applied uniformly to all areas within the County that share the same zoning district or to other zoning classifications having higher intensities. In response to the Board's direction, staff drafted another LDC amendment (PL20220000207) with the goal of clearing any confusion or the misapplication of the scope of a CUD, so that each request would be restricted to a site-specific location (e.g., lot, parcel, tract of land, etc.) and correct any unintended consequences of expanding the CUD process beyond what the Board intended. On October 11, 2022, staff requested direction from the Board to advertise the draft Ordinance. The LDC amendment included the requirement that all CUD applications need to obtain conditional use approval (except for applications involving properties within certain PUD). The Board directed staff to advertise the draft ordinance, and no changes to the I Zoning District was proposed at that time. However, when the Board reviewed the LDC amendment at their meeting on January 24, 2023, the Board wanted



to reevaluate the conditional use component of the amendment. During that meeting, the Board wanted to make it clear that their intent was such that if a CUD is approved on one parcel, that its approval on that one parcel does not entitle the use on a different parcel, even within the same zoning district. The Board wanted to ensure that the CUD application is site-specific and demonstrate compatibility with the neighborhood. The item was continued until the following month. The LDC amendment returned to the Board on February 28, 2023; however, this version did not contain the conditional use component, and no changes were proposed to the lists of permitted or conditional uses in any zoning district. The LDC amendment clarified that if the CUD was not reviewed by the HEX, it would be reviewed by the CCPC, then the CCPC would offer their recommendation to the BZA. The Board approved the LDC amendment (PL20220000207), resulting in the adoption of Ordinance 2023-16.

Staff began working on another LDC amendment (PL20250000180) that affected the CUD process. This LDC amendment required that a public notice sign must be posted on a property involving a CUD request prior to the advertised public hearing. On October 28, 2025, the Board approved the LDC amendment, resulting in the adoption of Ordinance 2025-51. The LDC amendment also amended the definitions section (LDC section 1.08.02), by defining “Comparable Use Determination” as follows:

“A process, in accordance with LDC section 10.03.06 K, to determine whether a use for a site specific location that is not expressly listed within a conventional zoning district, overlay, or PUD ordinance is comparable in nature and consistent with the list of identified permitted uses in a conventional zoning district, overlay, or PUD ordinance.”

On December 9, 2025, the Board declared the addition of the comparable use language to the I Zoning District as an act of “Zoning in Progress,” which allows for staff to process comparable use request, while developing this LDC amendment.

DSAC-LDR Subcommittee Recommendation: On January 20, 2026, the DSAC-LDR Subcommittee recommended approval of the LDC amendment and is recommending to the DSAC that the Comparable Use Determination provision be extended to include the Rural Agricultural (A) zoning district.

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:

2.03.04 – Industrial Zoning Districts

A. Industrial District (I). The purpose and intent of the industrial district (I) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County GMP.

1. The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as a right, or as accessory or conditional uses within the industrial district (I).

a. Permitted uses.

1. Agricultural services (0711, except that chemical treatment of soil for crops, fertilizer application for crops and lime spreading for crops shall be a minimum of 500 feet from a residential zoning district, 0721, except that aerial dusting and spraying, disease control for crops, spraying crops, dusting crops, and insect control for crops, with or without fertilizing, shall be a minimum of 500 feet from a residential zoning district. 0722-0724, 0761, 0782, 0783).

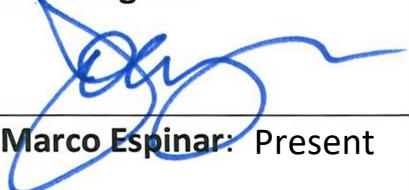
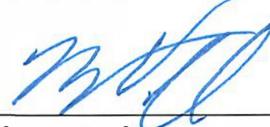
58. Existing retail uses that were in operation on January 1, 2009, in the Industrial zoning district and which have been continuously and conspicuously operating in the Industrial zoning district as of June 8, 2010, without limitation as to square footage of the retail use. These existing retail businesses shall be treated as legal non-conforming uses in accordance with the LDC, provided however that in the event of destruction or damage due to natural disaster, the structures housing such uses may be rebuilt to their pre-disaster condition.

59. Any other industrial use which is comparable in nature with the list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

#

Development Services Advisory Committee

Must have (8) members for a quorum

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

Development Services Advisory Committee

Staff Members

James French
Department Head, GMCDD

Present

Michael Bosi
Director, Planning & Zoning

Present

Christopher Mason
Director, Community Planning & Resiliency

Present

Cormac Giblin
Director, Housing Policy and Economic Development

Present

Jaime Cook
Director, Development Review

Present

Evelyn Trimino
Director, Operation & Regulatory Support



John McCormick Designee: Robert Moore
Director, Building Review & Permitting

Thomas Landirmarino
Director, Code Enforcement

Present

Matt McLean or designee
Director, Public Utilities

Claudia Carmenate



Jay Ahmad, Director or designee Designee: Matt Thomas
Transportation Engineering

Not Present

Diane Lynch, Management Analyst II
Staff Liaison, Operations & Regulatory Management

Present

Heather Cartwright-Yilmaz, Management Analyst
Staff Liaison, Operations & Regulatory Management

Other County Staff Presenting NOT listed above.

Name	Signature

Development Services Advisory Committee

Public Sign-in Sheet

Please Print



Collier County Government

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

January 12, 2026

FOR IMMEDIATE RELEASE

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

**February 04, 2026
3:00 p.m.**

Notice is hereby given that the **Collier County Development Services Advisory Committee** will meet on **Wednesday, February 04, 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.

###