



Development Services Advisory Committee Meeting

**Wednesday, June 1, 2022
3:00 pm**

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

**If you have any questions or wish to meet with
staff, please contact
Trish Mill at 252-8214**



Development Services Advisory Committee

Agenda

Wednesday, June 1, 2022

3:00 pm

2800 N. Horseshoe Dr., Naples, FL 34104
Growth Management Building, 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 Meeting – May 4, 2022
4. Public Speakers
5. Staff Announcements/Updates
 - a. Development Review Division – **[Jaime Cook]**
 - b. Code Enforcement Division – **[Mike Ossorio]**
 - c. Public Utilities Department – **[Matt McLean]**
 - d. Growth Management Dept. Transportation Engineering Division – **[Jay Ahmad or designee]**
 - e. Collier County Fire Review – **[Shar Beddow or Shawn Hanson, Assistant Chief, Fire Marshal]**
 - f. North Collier Fire Review – **[Chief Sean Lintz or Deputy Director Daniel Zunzunegui]**
 - g. Operations & Regulatory Mgmt. Division – **[Ken Kovensky]**
 - h. Zoning Division – **[Mike Bosi]**
6. New Business

- a. LDC amendment – PL20210000766 Off-site Boat Storage in C-4
7. Old Business
8. Committee Member Comments
9. Adjourn

FUTURE MEETING DATES:

July 6, 2022 – 3:00 pm

August 3, 2022 – 3:00 pm

September 7, 2022 – 3:00 pm

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida, May 4, 2022

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee, in and for the County of Collier, having conducted business herein, met on this date at 3 P.M. in REGULAR SESSION at the Collier County Growth Management Department Building, Conference Room #609/610, 2800 Horseshoe Drive North, Naples, Florida, with the following members present:

Chairman: William J. Varian
Vice Chairman: Blair Foley
David Dunnavant
James E. Boughton (excused)
Clay Brooker
Chris Mitchell
Robert Mulhere (excused)
Mario Valle
Norman Gentry
Marco Espinar
Laura Spurgeon-DeJohn (excused)
Jeremy Sterk
Jeff Curl
John English
Mark McLean

ALSO PRESENT: Jamie French, Deputy Department Head, GMD
Jay Ahmad, Director, Transportation Planning
Ken Kovensky, Director, Operations & Regulatory Management
Mike Bosi, Director, Planning & Zoning
Matt McLean, Director, Public Utilities Division
Eric Johnson, LDC Planning Manager
Cormac Giblin, Planning Manager, Development Review
Jason Badge, County IT Manager
Richard Henderlong, Principal Planner
Mark Templeton, Principal Planner, Planning Review
Patricia Mill, Operations Analyst/Staff Liaison

1. Call to Order - Chairman

Chairman Varian called the meeting to order at 3 p.m. A quorum consisting of nine members was convened. (Three members arrived later.)

2. Approval of Agenda

Mr. Curl moved to approve the agenda. It was seconded by Vice Chairman Foley. The motion was carried unanimously, 9-0.

3. Approval of Minutes

a. DSAC Meeting – April 6, 2022

Mr. Curl made a motion to approve the April 6, 2022, meeting minutes. It was seconded by Vice Chairman Foley. The motion was carried unanimously, 9-0.

b. DSAC-LDR March 9, 2022

Mr. Curl made a motion to approve the March 9, 2022, DSAC-LDR Subcommittee meeting minutes. It was seconded by Mr. McLean. The motion was carried unanimously, 4-0 (subcommittee members in attendance who attended the DSAC-LDR meeting).

4. Public Speakers

Kathy Curatolo [CBIA Consulting Legislative Liaison]

Ms. Curatolo provided a hand out dated May 4, 2022, to DSAC members that detailed three properties, 713 and 715 Teal Court in Pelican Bay and 261 Oak Ave., located off Vanderbilt Drive. She reported that several months ago, at its Builder Roundtable Meeting, a member brought up an issue about the 40% front yard, vehicular-use area on a single-family residential lot. The requirement is a problem when it's a pie-shaped lot in a cul-de-sac. The rule does not work. The CBIA brought this up in October and it was suggested that they meet with Jamie Cook. They met with Jamie's team and asked them to evaluate making a change in the requirement and Cormac Giblin said he would reach out to his leadership team to determine if a change in the code was possible.

She and Richard Henderlong exchanged numerous emails about the change and he requested that CBIA's request be presented to DSAC for direction and consideration of a possible change. On March 30, Mr. Henderlong asked her to present the issue at a DSAC meeting, but she wasn't available until now.

CBIA did its due diligence to determine if this would make any difference in the Stormwater Management Plan and it would not.

[Mr. Mitchell joined the meeting at 3:04 p.m.]

There are lots of properties that are pie-shaped. If there is no negative impact on stormwater management, why is this rule in place? What was the original intent? CBIA is willing to do whatever is necessary and is asking for DSAC's consideration and support in evaluating whether there are negative ramifications. If not, the CBIA is asking that this rule be changed.

Mr. Brooker said he was unfamiliar with the rule and asked where it's located in the Land Development Code. In general, that's what we're here for, to adjust these issues.

Ms. Curatolo said she spent 45 minutes looking through the LDC and was unable to find it. She's hoping staff can find it.

Mr. Brooker said it might be an engineering or stormwater rule.

Mr. Mitchell said it could be a policy, not the LDC.

Mr. Giblin said it is an LDC requirement that not more than 40% of a front yard be taken up by a driveway/parking area. The intent was to have green, not black front yards, and no more than 40% use of the front yard area for parking.

Mr. Curl said there's an easy solution: grass panels.

Mr. McLean asked if pavers would be an exception in the LDC.

Mr. Giblin said he'd research that.

Vice Chairman Foley said the DSAC-LDR subcommittee could do the initial discussions on this.

Chairman Varian asked if there were exceptions to the rule.

Mr. Giblin said the rule only applies in the Urban Designated Area on the Comp Plan and not in the rural villages since they are designated as RLSA.

Chairman Varian said he was at a CBIA meeting and believed these involve redeveloped lots.

Mr. Mitchell said the way we live now is different from before, when this was enacted. You may have two kids' cars, a necessity. It seems silly that urban and rural aren't the same. The reality is we need to be dynamic.

Mr. Brooker said he's in favor of the DSAC-LDR Subcommittee discussing what DSAC can do. He didn't believe DSAC had the power and that only staff or the BCC does.

Chairman Varian said he believed DSAC could reconsider issues like this.

Mr. Henderlong said the direction they've been given is that staff should not initiate these changes, but DSAC can recommend that staff look into it.

DSAC members discussed the next steps and determined a formal vote was not needed to send it to the DSAC-LDR Subcommittee, so it was sent to the subcommittee for more discussion.

5. Staff Announcements/Updates

a. Development Review Division – [Cormac Giblin, Planning Manager]

Mr. Giblin provided an update on staffing and building issues:

- When holding pre-application meetings, please include a Conceptual Site Plan, which will help with the meeting and direction.
- The Board is nearing summer recess (three more meetings) and some projects need to be approved by June 7.
- A change to Right-of-Way Inspections will begin on May 19. The 825 Code will be replaced with 819 Rough Driveway, a new number.

b. Code Enforcement Division – [Mike Ossorio, Director]

Mr. Ossorio reported that he receives complaints about parking on grass and many people have three to four driveways, which exceeds the 40% frontage requirement.

Mr. Ossorio presented the “*Code Enforcement Division Report, March 22-April 21, 2022.*”

- In Immokalee, there were two sweeps, two task force meetings, a CRA meeting and a couple of town meetings.
- They finalized two trailer demolitions in Immokalee.
- A lot of Creole people saw the new brochure.
- They are now down to 4.5-5 investigators and have an issue with retention. Three or four new investigators will start work next month.
- Lien searches have reached 2,500 monthly.
- In their question to the public about how the department is doing, they took a huge hit at 60%, when their usual rating is 90%. **Doug Loewer** is not happy with us.
- They shut down a huge slaughterhouse with pigs and horses in Everglades City.
- They found a 3-acre homeless encampment just east of the slaughterhouse and it cost \$20,000 to clear.

c. Public Utilities Department [Matt McLean]

Mr. McLean provided updates on the website, staffing and other issues. He reported that:

- They’ve had success in catching up with the DEP permit backlog and are still trying to backfill positions.
- There has been no negative feedback.
- Website updates: DEP has updated its DEP forms and they’ve been uploaded to the website. If you click on Public Utilities, Engineering Resources and scroll to FDEP applications, all have been updated to the latest versions of the forms.
- Wastewater: Checklists for water and wastewater and how to fill out the forms is provided. Putting that together provided a good training opportunity. Please use it and provide us with feedback.

[Mr. Dunnivant joined the meeting at 3:20 p.m.]

Vice Chairman Foley thanked Mr. McLean for the updates and called them helpful.

d. Growth Management Dept. Transportation Engineering Division – [Jay Ahmad, director]

Mr. Ahmad provided several updates involving projects in the design phase:

- Airport Road widening. It’s currently four lanes from Vanderbilt Beach Road to Immokalee Road and will become a six-lane roadway, like many County highways. Work will begin this summer.

- Vanderbilt Beach Road widening. It's being widened east of Airport Road and will become a six-lane highway westbound.
- Median work west of Airport Road to U.S. 41 is in the 80% design stage and will be 100% by year's end, with construction beginning in 2023.
- Collier Boulevard widening. It's currently four lanes and will expand to six lanes due to increasing development necessitating this work. That includes a golf course, the veterans hospital and Paradise Coast Sports Complex. The 60% plans are on the shelf and will be finalized in 2023; construction would begin in 2024.
- Randall Boulevard widening to 8th Street NE will get a signal and a bridge. Randall Boulevard is a busy roadway and will be widened from two lanes to four lanes in a six-lane footprint.
- Wilson Boulevard widening. From Golden Gate Parkway to Immokalee, two lanes will be widened to four lanes. The design starts early next year, with construction planned for 2025.
- Goodlette-Frank Road widening. Two lanes from Vanderbilt Beach Road to Immokalee Road, with some widening by Arthrex by early 2023. They're hoping to be in construction in 2024 or 2025.

Chairman Varian asked about the Collier Boulevard bridge. Is there any indication of where that bridge will go?

Mr. Ahmad said they're looking at three options because the 25th Street bridge is in bad shape and will be eliminated. The third option is at 29th Street.

[Mr. English joined the meeting at 3:26 p.m.]

Mr. Ahmad said they plan meetings in June or July. It likely will cross at 27th Street or Golden Gate Parkway. Most people don't want a crossing at 29th Street.

e. Collier County Fire Review – [Shar Beddow, Deputy Fire Marshal]

Ms. Beddow detailed the monthly fire review statistics for April and provided several updates:

- Two new fire inspection positions are now open.
- 809 inspections were conducted.
- 538 building fire reviews were conducted.
- 69 Site Plan reviews were done.
- Sixty people signed up for the Fire-Stopping class and we had to turn people away.

f. North Collier Fire Review – [Linda Simmons, Senior Reviewer]

Ms. Simmons outlined the April monthly Fire Review Statistics and provided updates:

- There was a three-day turnaround for Building Reviews and Planning Development Reviews.
- 695 reviews were conducted, with 646 Building Reviews and 49 Planning Development Reviews.
- 178 active plans were in the queue and they're working hard to complete them in a timely fashion.
- They're working on a checklist for a PowerPoint presentation to detail and understand recommended State changes.

g. Operations & Regulatory Management Division – [Ken Kovensky, Director]

Mr. Kovensky outlined the April monthly activity report and provided updates:

- Less than 5,000 permits were issued, down 10% from last month.
- They're trending lower year-over-year. Last year, they experienced explosive growth and they're averaging 5,000 now.
- There are several hundred in the queue and they're working on Saturday now.
- Phone calls hit a record, nearly 7,000, and less than 400 calls were abandoned.
- Staffing. A permanent business center manager was hired, Kirsten Wilke, the interim manager; HR raided our staff and we're losing a GIS tech and an operations analyst; a Contractor Licensing Investigator just put in a resignation and that takes it down to four full-time staff from five, and we like to have eight. We're using temps.
- We selected a Records Room Supervisor and that person is going through the HR vetting process now.
- We are planning on making changes to CityView regarding payment for permits. You will be restricted if you're the contact on that permit. We're doing this for security reasons because anyone can pull a permit and we have to call if they make an error and pay for the wrong permit.

Chairman Varian asked if he was logged in, could he pay for someone else's permit?

Mr. Kovensky said he could. You just have to be logged in.

Mr. Gentry asked if the owner of a property automatically be a contact for that permit.

Mr. McLean said in the City of Naples, he can log in and pay all of the permits on any of his 16 staff members' accounts.

Mr. Badge said he could answer some questions and the following points were made:

- A property owner cannot pay for a permit. It must be someone who has portal access who is registered on the system.
- If they knew of people who were paying, they were probably getting on the system to register and then pay.
- They will not stop property owners from paying for permits.
- There will be instructions posted on the portal about registering and paying for permits to make it clearer.
- Board members suggested the "Pay Now" button could have a second step to ask if they're sure to ensure people don't pay the wrong permit.
- They're still trying to fix some issues and changes will go live within a month.

h. Zoning Division – [Mike Bosi, Director]

Mr. Bosi provided a report on staffing and other issues.

- They have two vacancies and are having challenges filling them.
- They have received strong direction from the County Manager's Office about approving density levels above the current allotment. Now, we're requiring the applicant to provide a 30% set-aside. This is an increase in terms of what the County has been asking for. It's creating issues with people already in the process. The BCC is going to make the decision. It's being discussed by the BCC and the Planning Commission and by the end of December, they will be going through the hearing process.

Mr. Brooker asked about the addressing checklist. He never understood the purpose. When there's a PUD, it asks for parcel ID numbers, but he puts in the PUD and it asks for the parcel numbers. Is he supposed to put in every single one?

Mr. Bosi said every PUD needs to have an addressing checklist. This is the first time he's heard of this problem. He'll try to clarify it.

6. New Business

a. Tree-removal permit vs ICP/SDPi process & time allowance(s) – [Requested by Jeff Curl]

The current LDC allows up to 10 trees to be removed through the tree-removal process over a five-year period. Removal of over 10 trees requires in ICP or an SDPi to verify that Planning requirements are met in buffers, vehicular use, building foundation and/or general trees.

However, time allotments are disparate among these processes. The County received a call involving a Code Enforcement case in which more than 10 trees were removed and they were guided to the SDPi process by Code Enforcement or Planning.

Mr. Curl asked if they could address this issue, which was discussed on pages 6-7 of the DSAC-LDR minutes and focused on Code Enforcement issues versus SDPi permits. Someone cut down more trees than allowed and had to go through the SDPi process, so he advised the property owner that he had up to three years to replace the trees.

Mr. Templeton said if it's a Code Enforcement case, it's resolved through SDPi. State Statute allows a staff member to make a decision allotting six to 12 months, so if it's not a Code case, do we allow three years? Not everything qualifies for a tree-removal permit.

Mr. Curl said the time frame was the first question and the second question was whether SDPi is indicative of this case.

Mr. Templeton said if it's not a Code case, right now, they have three years to replace a tree.

A discussion ensued and the following points were made:

- If the County approved it in error, it's not valid.
- The County could look into creating a new Code Enforcement process with a different time frame.
- If Code Enforcement doesn't resolve the case, they want the trees to be replaced sooner than three years.
- Consider looking at a stand-alone permit or the SDPi approval letter.
- Create a checklist for the process.
- Consider an administrative change or a stipulation.
- Consider a new permit, landscaping replacement for code compliance with a landscaping plan.

Mr. Mitchell made a motion to send the issue back to the DSAC-LDR Subcommittee for more direction. Second by Mr. Curl. The motion carried unanimously, 12-0.

A discussion ensued and the following points were made:

- Consider educating Realtors/NABOR about the tree-removal issue so they can advise buyers.
- Sometimes trees are removed due to disease, because they're exotics, or bore weevils or pine beetles caused damage, so a property owner may not have documented that.

- County staff members who handle tree-removal can be contacts for education.
- Consider creating a flow chart.
- Property owners can take photos with cellphones to prove their case or use Google Earth.

Mr. French said the best line of defense is to take a photo. We try to use a great deal of discretion, but we've seen times where it's deliberate and they've nuked the lots. Sometimes a Realtor clears it so they can get a higher price for a cleared lot. That's not information that's shared with the homeowner.

- b. LDC amendment – PL20220000207 Comparable Use Determination [Sean Kingston]**
Mr. Kingston showed a PowerPoint presentation outlining the amendment changes and detailed each change.

Mr. Brooker said he would request an example of the problem that's being addressed. It's trying to be site specific so it won't lead to zoning districtwide. An example would help clarify that.

Mr. Bosi thanked him for the suggestion and said this issue stemmed from a food truck park in Isle of Capri. A 2016 HEX decision determined that a food truck park was comparable to a restaurant within the Bayshore Neighborhood Commercial Overlay District and was an "eating place" within C-4 districts, general commercial, countywide. The Isle of Capri food truck park appeal went to the BCC in October and attorney Rich Yovanovich represented the opposition and won, reversing a County staff decision to allow the food truck park. The BCC felt that if you open a zoning district, notification to property owners was lacking. They didn't want one property to dictate the use for all similar properties countywide. The BCC said to go back to the old way, comparable use, so it will only be site specific and notification to property owners will then be provided.

Mr. Mitchell mentioned a case in which a property owner wants to add vape and tobacco sales to a retail center in a PUD. It's a retail use, has no odor or noise. He understood that people get upset with these decisions, but believes they are now going backwards and courting more work for County staff. The property owner wants to assign a tenant and it will take seven months.

Mr. Brooker asked if it couldn't just go to HEX.

Mr. Mitchell said it would, but that takes at least six months.

Mr. Kingston said that would have to be a comparable use.

Mr. Mitchell said it would still be a six-month process. He did a Zoning Verification.

Mr. Brooker said that based on the language it sounds like a bad PUD.

Mr. Brooker made a motion to recommend approval of the proposed amendments. It was seconded by Vice Chairman Foley. The motion passed 9-3; Mr. Mitchell, Mr. McLean and Mr. XXX opposed.

Mr. French provided several staffing and construction updates:

- He finalized a budget presentation requesting six more employees, predominantly for the Heritage Bay office. We don't have people staffed there now and they're seeing about 10-12 customers per week. There is a Planning Reviewer, as well as two techs up front.
- They are requesting two Code Enforcement senior investigators for nights and weekends. There are only four now and they're supposed to have five; four left. The reason we want a senior investigator versus Level 1 or 2 is because they can make a determination in the field. It's a lot more efficient for a little more money. It could be someone with prior law enforcement experience who could work some nights and weekends and they could rotate so they're not working all nights and weekends.
- They just hired a new Special Magistrate, attorney Patrick Neal. Special Magistrate Garretson's contract is set to expire in about a month.
- They are receiving community complaints about construction projects. 109th Street in North Naples has a failing system and is in dire need of utility and stormwater improvements. A property owner complained because a road contractor leased a property for a party rental. It's temporary and it's allowed.
- There have been complaints about the new Lamborghini dealership and Quality Inn. Isles of Collier Preserve residents don't want them. It's adjacent to a commercial PUD set in 2004. The market didn't drive demand then. We're running into a lot of this. The phone calls are endless, especially on these infill lots.
- Complaints now involve questioning construction hours. Residents want that revisited. They've gotten some commissioners to listen. This is the type of activity we're dealing with more and more.
- We received 10-100 emails monthly from Doug Loewer, but many are unfounded so he doesn't reply and forwards them to Code Enforcement, which often finds no code violation. Mr. Loewer won't go away and Matt is the only employee Mr. Loewer felt was qualified to speak to him.
- Years ago, the County enacted an ordinance after too many complaints were filed by a resident, Mr. Campanello. As a result, complainants can face a fine for excessive complaints, but he's never seen that ordinance enforced.
- Some issues residents complain about involve the State, not County, which has no authority to deal with them. The State has jurisdiction.
- He warned Board members to mind their business on job sites because there are a lot of people driving by to check on them and new residents are coming in to file complaints.

[Mr. Mitchell left the meeting at 4:35 p.m.]

Chairman Varian asked about going digital and why reviews were not added to the portal.

Mr. French said the County has elected to build satellite offices. It's a retail front-end. We're using the space, which is closet-size. We have to have a presence in these offices. There are still a great deal of walk-ins on the Planning side. The Planning Techs up front are still doing apps. As the County continues to see sprawl, there will be comingling and cohabiting of space. It's bringing government to the people.

Mr. Curl said he wouldn't want to drive here, so he's all for the satellite offices.

- 7. **Old Business**
None
- 8. **Committee Member Comments**
None
- 9. **Adjourn**
Future Meeting Dates:
June 1, 2022, 3 p.m.
July 6, 2022, 3 p.m.
Aug. 3, 2022, 3 p.m.

Mr. Valle made a motion to adjourn. Mr. Curl seconded the motion. The motion carried unanimously, 11-0.

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 4:40 p.m.

COLLIER COUNTY DEVELOPMENT SERVICES ADVISORY COMMITTEE

Chairman, William Varian

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

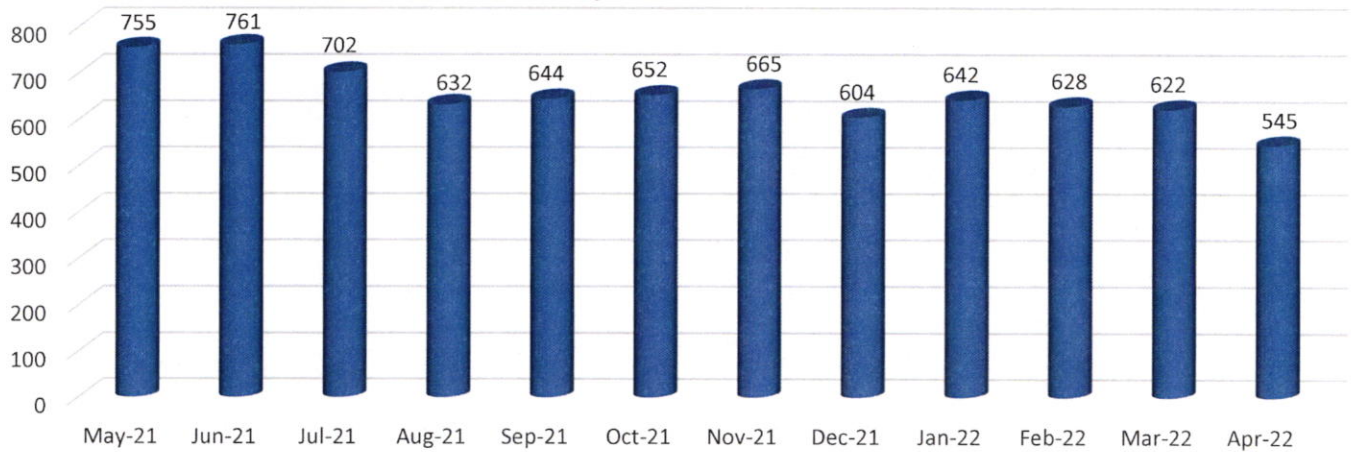
Code Enforcement Division Monthly Report

April 22, 2022 – May 21, 2022 Highlights

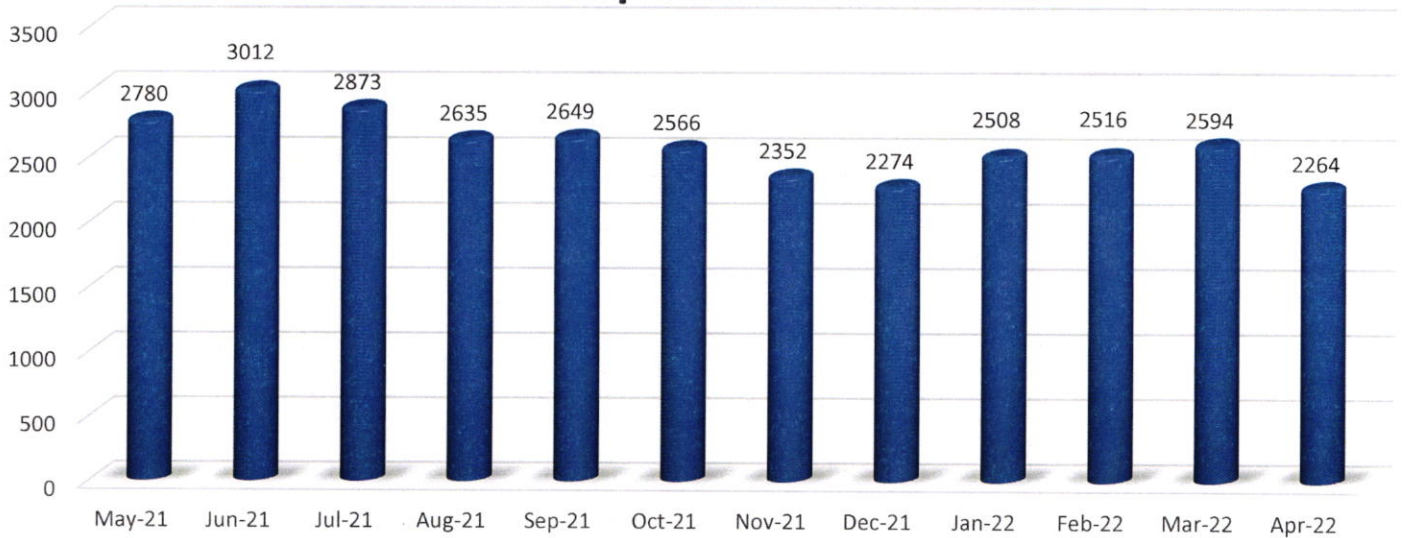
- Cases opened: 545
- Cases closed due to voluntary compliance: 319
- Property inspections: 2264
- Lien searches requested: 1382

Trends

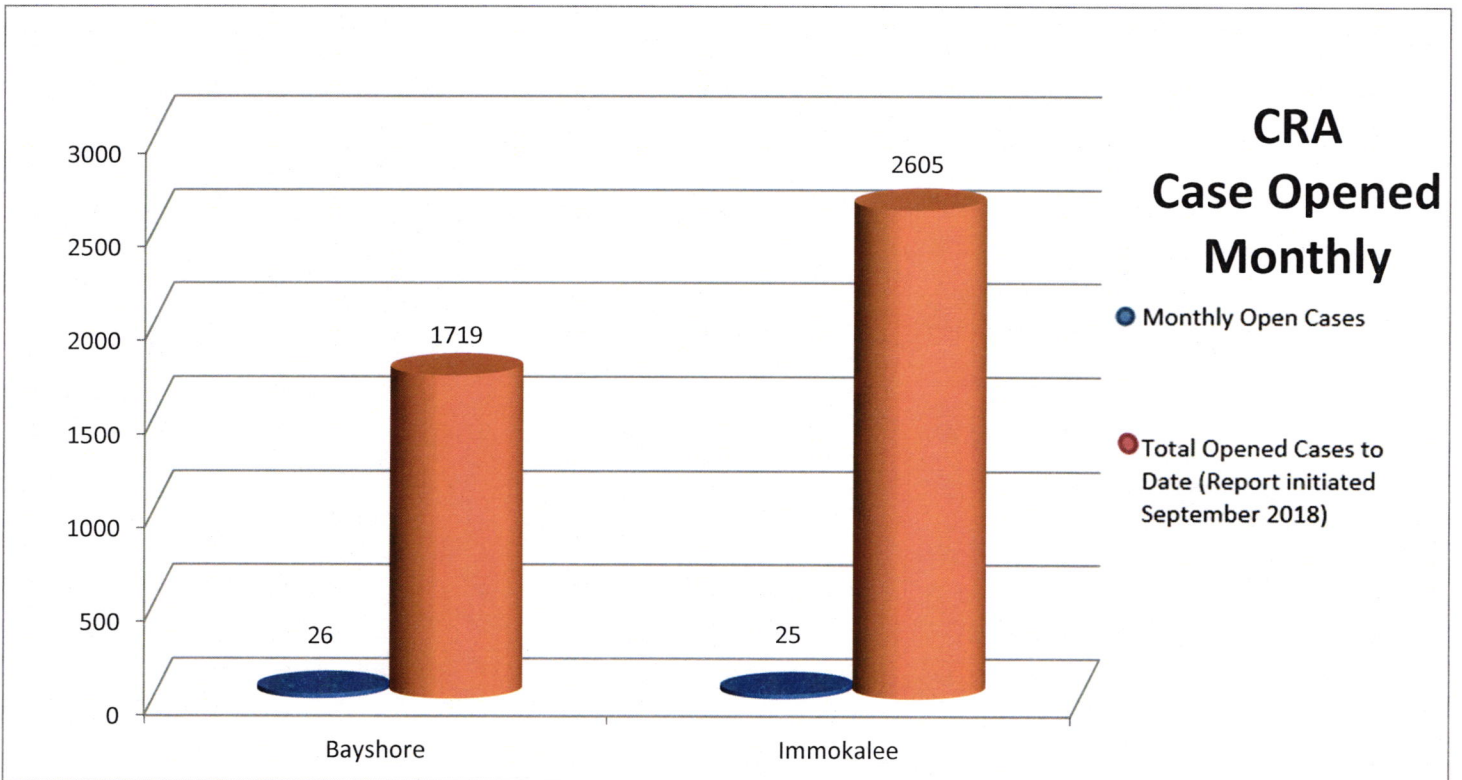
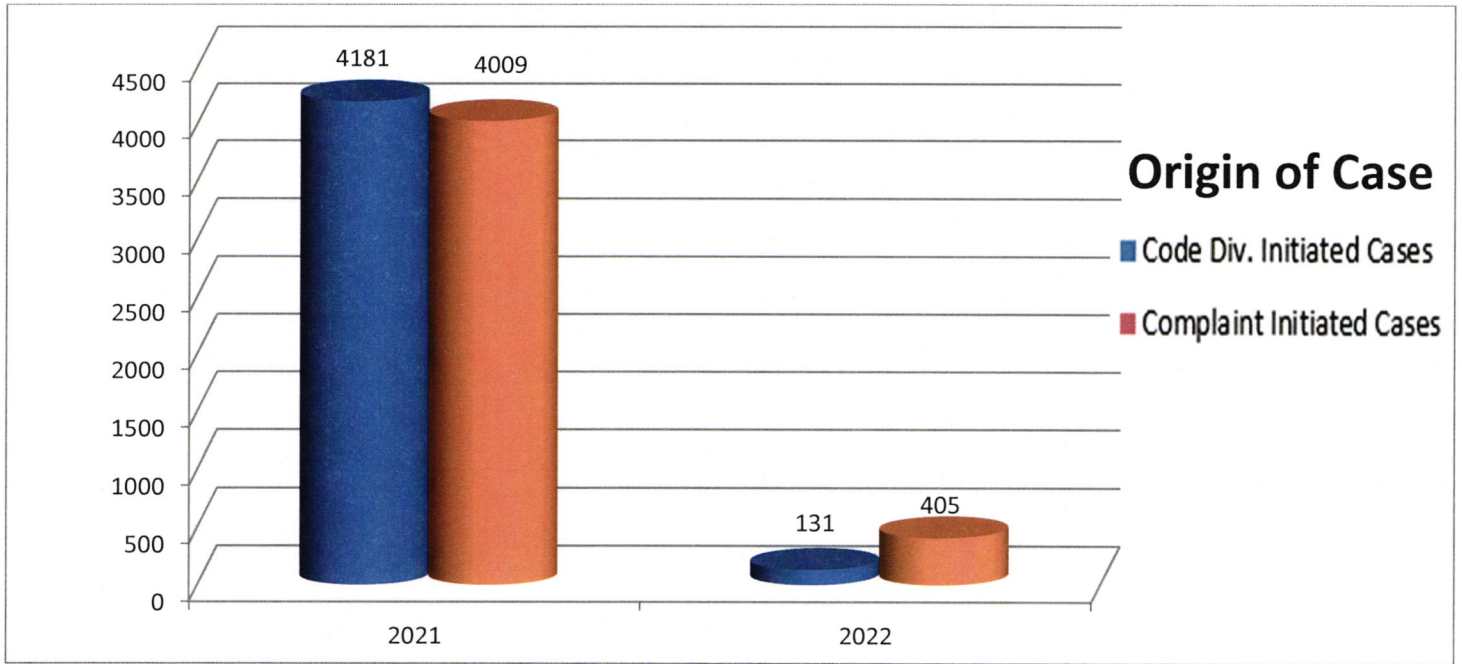
Cases Opened Per Month



Code Inspections Per Month

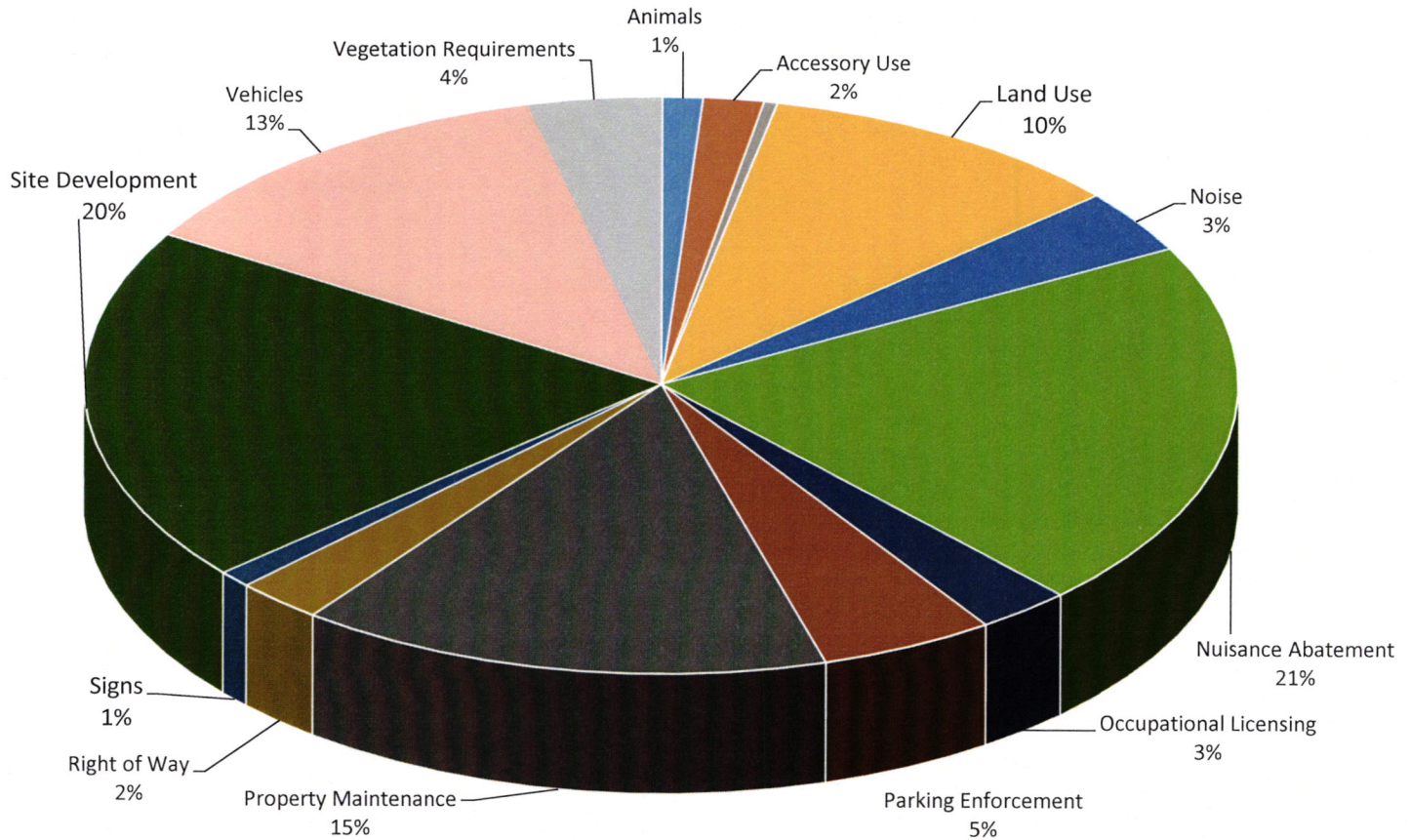


April 22, 2022 – May 21, 2022 Code Cases by Category



This report reflects monthly data from March 22, 2022 – April 21, 2022

April 22, 2022 – May 21, 2022 Code Cases by Category

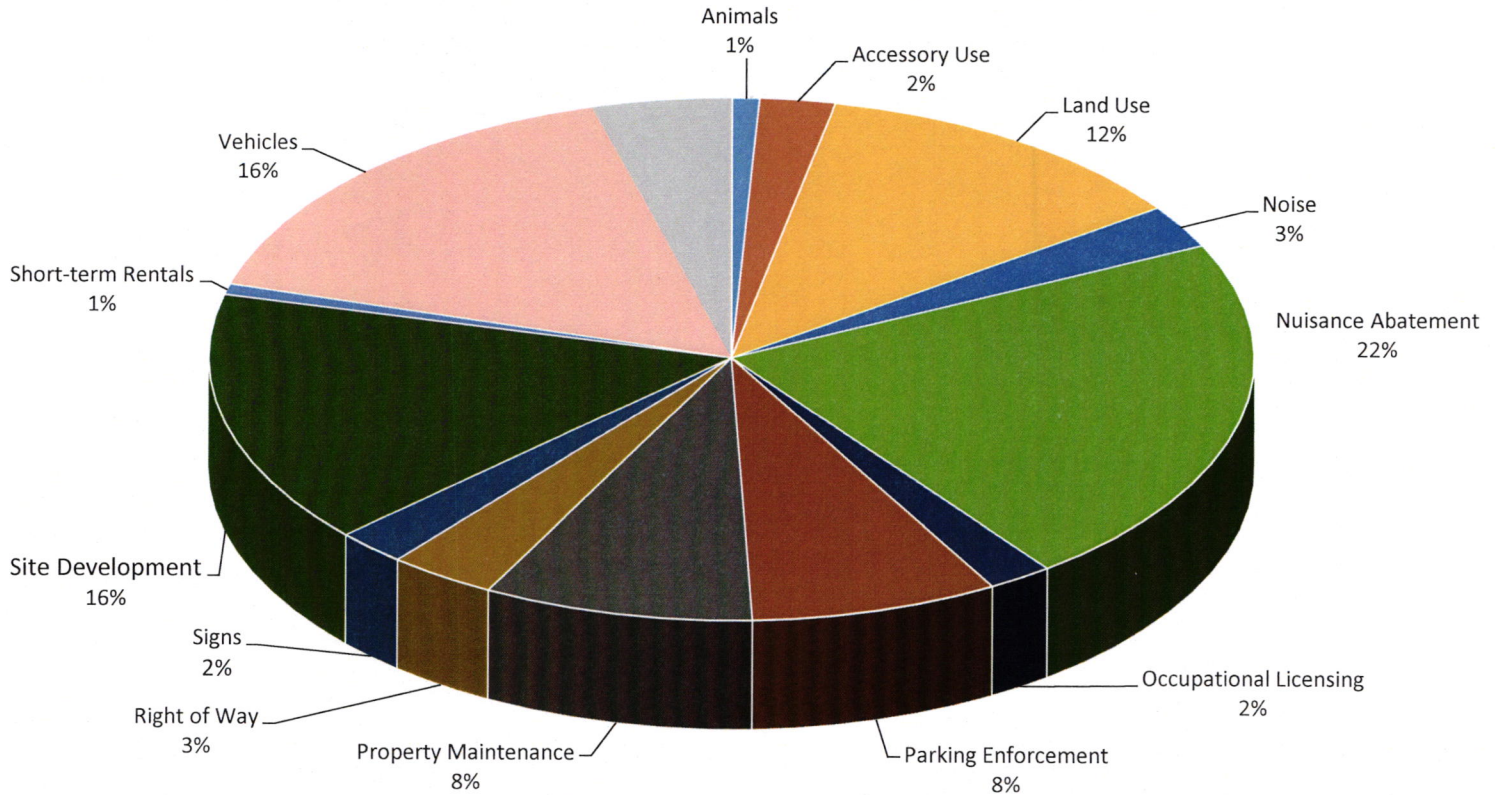


Case Type

Common Issues Associated with Case Type

- Accessory Use** – Fence permits, fence maintenance, canopies, shades, guesthouse renting etc.
- Animals** – Prohibited animals, too many animals, etc.
- Commercial** – Shopping carts
- Land Use** – Prohibited land use, roadside stands, outdoor storage, synthetic drugs, zoning issues, etc.
- Noise** – Construction, early morning landscaping, bar or club, outdoor bands, etc.
- Nuisance Abatement** – Litter, grass overgrowth, waste container pits, exotics, etc.
- Occupational Licensing** – Home occupation violations, no business tax receipts, kenneling, etc.
- Parking Enforcement** – Parking within public right-of-way, handicap parking, etc.
- Property Maintenance** – Unsanitary conditions, no running water, green pools, structure in disrepair, etc.
- Protected Species** – Gopher Tortoise, sea turtles lighting, bald eagles, etc.
- Right of Way** – Construction in the public right-of-way, damaged culverts, obstruction to public right-of-way, etc.
- Signs** – No sign permits, illegal banners, illegal signs on private property, etc.
- Site Development** – Building permits, building alterations, land alterations, etc.
- Temporary Land Use** – Special events, garage sales, promotional events, sidewalk sales, etc.
- Vegetation Requirements** – Tree maintenance, sight distance triangle, tree pruning, land clearing, landfill, preserves, etc.
- Vehicles** – License plates invalid, inoperable vehicles, grass parking, RV parking, other vehicle parking etc

March 22, 2021 – April 21, 2022 Code Cases by Category

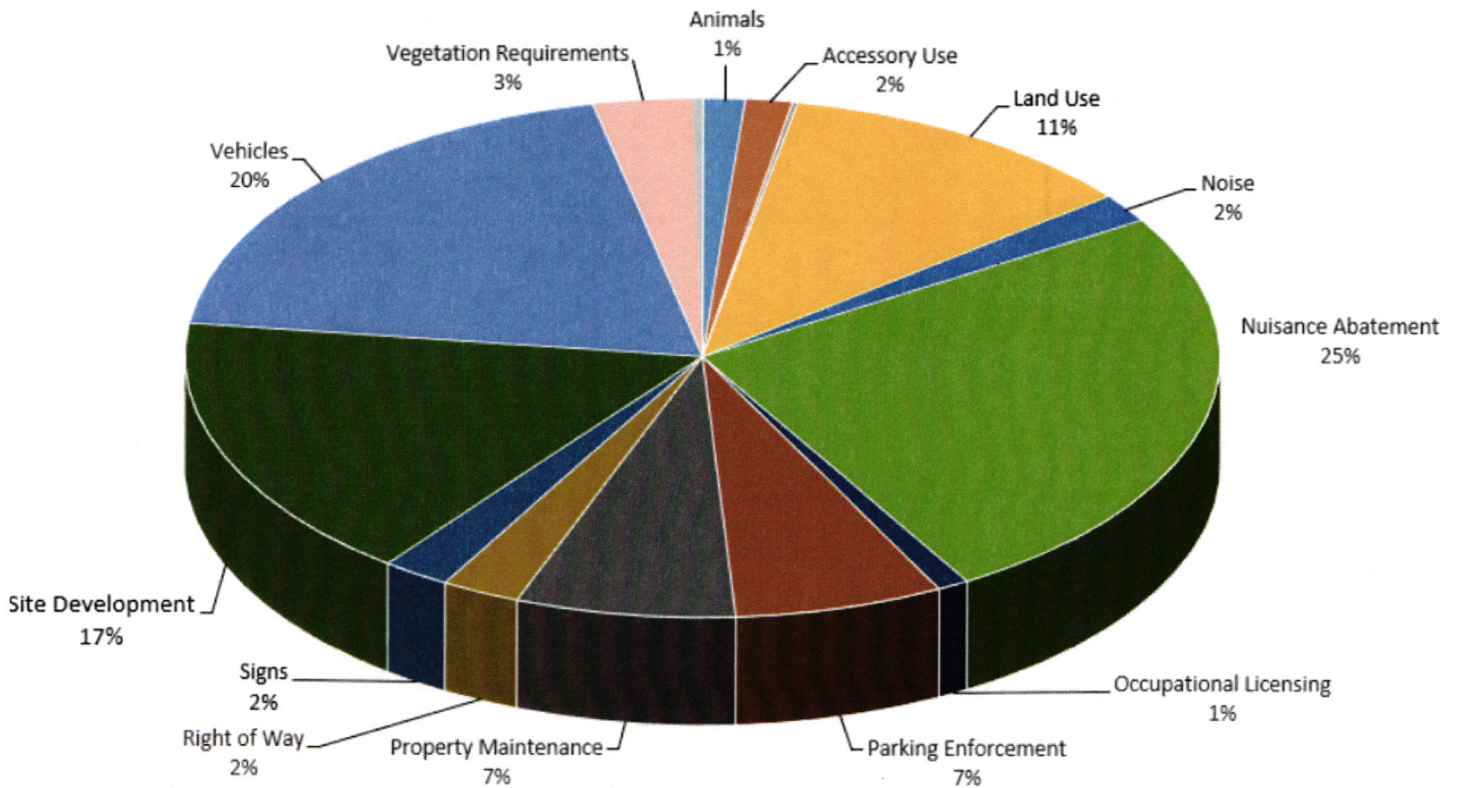


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February 22, 2022 – March 21, 2022 Code Cases by Category



Case Type

Common Issues Associated with Case Type

| | |
|--------------------------------|--|
| Accessory Use | - Fence permits, fence maintenance, canopies, shades, guesthouse renting etc. |
| Animals | - Prohibited animals, too many animals, etc. |
| Commercial | - Shopping carts |
| Land Use | - Prohibited land use, roadside stands, outdoor storage, synthetic drugs, zoning issues, etc. |
| Noise | - Construction, early morning landscaping, bar or club, outdoor bands, etc. |
| Nuisance Abatement | - Litter, grass overgrowth, waste container pits, exotics, etc. |
| Occupational Licensing | - Home occupation violations, no business tax receipts, kenneling. etc. |
| Parking Enforcement | - Parking within public right-of-way, handicap parking, etc. |
| Property Maintenance | - Unsanitary conditions, no running water, green pools, structure in disrepair, etc. |
| Protected Species | - Gopher Tortoise, sea turtles lighting, bald eagles, etc. |
| Right of Way | - Construction in the public right-of-way, damaged culverts, obstruction to public right-of-way,tc. |
| Signs | - No sign permits, illegal banners, illegal signs on private property, etc. |
| Site Development | -Building permits, building alterations, land alterations, etc. |
| Temporary Land Use | - Special events, garage sales, promotional events, sidewalk sales, etc. |
| Vegetation Requirements | - Tree maintenance, sight distance triangle, tree pruning, land clearing, landfill, preserves, etc. |
| Vehicles | - License plates invalid, inoperable vehicles, grass parking, RV parking, other vehicle parking etc. |

Privately Initiated LDC Amendment Request

APPLICANT:

Scott Prephan

AUTHOR:

Robert J. Mulhere, FAICP, President

LDC SECTIONS:

5.05.02 - Marinas

SUMMARY OF AMENDMENT:

This amendment shall allow the off-site storage of boats in connection with a marina or a public boat launching facility (boat ramp).

DESCRIPTION OF CHANGES:

Amend LDC section 5.05.02 to allow for the off-site storage of boats, boat trailers, trailered vessels, and other related vehicles when such are in connection with a marina or public boat ramp. The lot used for the off-site storage must be located within 660 feet of a marina or public boat ramp, measured from property line to property line.

FISCAL & OPERATIONAL IMPACTS:

No fiscal or operation impacts to the County are anticipated other than an increased use of public boat ramps.

GROWTH MANAGEMENT PLAN IMPACTS:

No growth management plan impacts are anticipated with this LDC amendment.

Amend the LDC as follows:

1 **5.05.02 – Marinas and Boat Launching Facilities.**

2
3 A. The following standards are for the purpose of manatee protection and are applicable to
4 all multi-slip docking facilities with ten slips or more, and all marina facilities. These
5 standards are not applicable to public boat ramps.

6
7 * * * * *

8
9 G. Off-site boat yards or the storage of boats, boat trailers, trailered vessels, and other related
10 vehicles in connection with a marina or a public boat ramp may be allowed on non-
11 contiguous lots. A site development plan may be approved by the County Manager or
12 designee to allow boat yards or the dry storage or parking of boats, boat trailers, trailered
13 vessels, or other related vehicles on non-contiguous lots and exempt from the provisions
14 of the MPP, provided the following conditions are satisfied:

15
16 1. The use of the boat yards and the dry storage of boats, boat trailers, trailered
17 vessels, and other related vehicles at the off-site location shall be limited to the C-
18 4 zoning district and require conditional use approval from the BZA in accordance

1 with the standards and procedures set forth in LDC section 10.08.00 with a mailed
2 notice requirement of 1,000 feet.

3
4 2. The non-contiguous lot shall be located no farther than 660 feet from the marina
5 having a boat launching facility (boat ramp) or a public boat ramp parcel, measured
6 from property line to property line. The site development plan for the off-site boat
7 storage must indicate the distance the off-site boat storage is from either a marina
8 or a public boat ramp.

9
10 3. The non-contiguous lot shall be located no closer than 100 feet from a residentially
11 zoned parcel, excluding the Residential Tourist District (RT).

12
13 4. If the non-contiguous lot used for storage is separated from the marina or a public
14 boat ramp by a roadway, the roadway shall not be a designated collector roadway,
15 arterial roadway, or a higher roadway classification, as identified in the traffic
16 circulation element of the GMP.

17
18 5. The zoned building height of all principal and accessory structures, inclusive of the
19 boats, boat trailers, trailered vessels, or other related vehicles, on the non-
20 contiguous lot shall not exceed 35 feet.

21
22 6. The minimum setback for all structures, vessels, and trailers on the non-contiguous
23 lot shall be 20 feet, except that along a public street, the setback shall be 25 feet.

24
25 7. Any outdoor storage on the non-contiguous lot shall be screened with an opaque
26 wall or fence, not to exceed eight feet in height, except for the necessary ingress
27 and egress, pursuant to LDC section 4.02.12.

28
29 8. In addition to the buffer requirements of LDC section 4.06.00, the non-contiguous
30 lot shall be buffered with a second row of trees, except for vehicular ingress and
31 egress areas. The second row of trees shall be staggered with the first row of trees
32 and shall be at least 14-feet in height at time of installation, spaced no more than
33 30 feet on center, and otherwise subject to 4.06.05 D.2.

34
35 9. This provision for boat yards and the storage of boats, boat trailers, and trailered
36 vessels shall not be construed to allow, as permitted or accessory use, wrecking
37 yards, junkyards, or yards used in whole or part for scrap or salvage operations or
38 for processing, storage, display, or sales of any scrap, salvage, or secondhand
39 building materials, junk automotive vehicles, or secondhand automotive vehicles
40 parts.

41 # # # # # # # # # # # # # #
42



June 29, 2021

950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

Eric Johnson, AICP, CFM, Principal Planner
Collier County Zoning Division
2800 Horseshoe Drive North
Naples Florida 34104

**Re: Port of the Islands – Boat Storage on C-4 Parcels
Land Development Code Amendment
PL-20210000766
HM File No: 2021.031**

Dear Mr. Johnson:

Enclosed please find our Application for Land Development Code Amendment (privately initiated) and its requisite documents. We enclose the following:

- One (1) copy of completed Application;
- One (1) fee check in the amount of \$4,275;
- One (1) copy of Pre-Application Meeting Notes;
- One (1) copy of Attachment “A” proposed LDC Amendment (LDC Amendment Request);
- One (1) copy of Justification, Data and Analysis;
- One (1) copy of Letter from Tim Hall dated May 22, 2021; and
- One (1) electronic copy of all documents.

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.

A blue ink handwritten signature, appearing to read 'RM', is written over a horizontal line.

Robert J. Mulhere, FAICP
President/CEO
PNCM/sek

Enclosures as noted.

cc: Scott Prephan w/enclosures

JUSTIFICATION, DATA & ANALYSIS

LDC Section to be Amended:

5.05.02 - Marinas

Subsection G. Off-site boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles on non-contiguous lots.

Purpose:

To allow boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles on lots that are non-contiguous and within 660 feet of a related marina or public boat ramp, under limited conditions.

Justification:

The applicant owns a parcel of land with C-4 zoning and located at the Port of the Islands approximately 360 linear feet from the County owned marina and public boat ramp. The C-4 zoning in the Port of the Islands area has been in existence since at least 1982, and has remained undeveloped, as there is little market demand in this location for typical C-4 uses. There is, however, significant demand for boat and boat trailer storage, evidenced by the County boat storage operating at Port of the Islands and the fact that there is limited available storage and a waiting list for storage spots at the county-owned property.

Allowing boats, boat trailers, and trailered vessel storage on parcels that are non-contiguous and within 660 feet of a marina or public boat ramp will reduce the number of trailered vessels moving over the roadway system to access such locations. It would not increase the number of boats accessing the boat ramp but would reduce the distance these trailered boats travel in order to reach the water. Objective 10.1 of the Conservation and Coastal Management Element of the Growth Management Plan County's GMP gives priority to "water dependent shoreline land uses," such as a marina, but locations for new marinas are very limited due to lack of available waterfront property and the limits imposed on such property due to environmental constraints.

Policy 10.1.1 states that the "County shall prioritize water-dependent and water-related uses" as follows:

- a. Public recreational facilities over private recreational facilities;
- b. Public boat ramps;
- c. Marinas
 1. Commercial (public) marinas over private marinas;
 2. Dry storage over wet storage;
- d. Commercial fishing facilities;
- e. Other non-polluting water-dependent industries or utilities;
- f. Marine supply/repair facilities; and
- g. Residential development.

Collier County is currently experiencing overcrowding issues at existing public boat ramp facility parking lots, which is limiting the public from utilizing such ramps or causing the public to park in undesignated areas. As the County has already invested in the public boat ramp facilities, and due to the limited areas in which new marinas can be located, one way to allow for increased access

to such facilities, under limited conditions, would be to allow a boat/boat trailer storage facility in close proximity to such sites.

The proposed amendment is limited in its application as follows:

- Only C-4 zoned parcels that permit the use of marinas would qualify for this use;
- The use requires conditional use approval from the Board of Zoning Appeals (BZA), with an increased mailed notice requirement of 1,000 feet;
- Only parcels located within 660 feet of a public boat ramp or marina, and a minimum of 100 feet from a residentially zoned parcel (excluding conventional or planned residentially zoned districts that allow marinas) would qualify;
- Such sites must be designed such that trailers (with or without vessels) can access the public ramp without having to cross an arterial, collector, or higher roadway classification;
- Enhanced landscape buffer standards must be met for this specific use; and
- All structures on the non-contiguous lot are limited in height to one story, not to exceed 35 feet in zoned building height, and shall have a minimum setback of 20 feet, except that along public streets the setback shall be 25 feet.

The LDC amendment also exempts such boat storage uses from the provisions of the Manatee Protection Plan (MPP). Per the April 21, 2021, Pre-Application Meeting, staff indicated a Manatee Protection Plan is not required for this proposed LDC Amendment as the proposed changes are specifically related to allowing boat/boat trailer storage facilities on non-waterfront properties and is not related to marinas, which are defined as a boating facility located on navigable water frontage. This is further supported by Tim Hall, Senior Ecologist with Turrell, Hall and Associates, Inc. In the attached letter from Tim Hall, it states a Manatee Protection Plan is only required for dry storage facilities if they have water frontage. The specific property that inspired this LDC amendment does not have water frontage and the amendment restricts the use to non-waterfront properties.

The LDC amendment limits the use of boat storage on non-contiguous sites so that they are only permitted in conjunction with a marina or public boat ramp. The LDC amendment would not allow boat yards or the storage of boats and related vessels in areas where such uses are not otherwise permitted as accessory uses and would be limited to locations within 660 feet of the marina or public boat ramp. Additionally, the enhanced landscape standards, required setbacks, height limitations, and conditional use approval from the BZA for this specific use will ensure compatibility with the neighboring area.

The SIC code for Marinas clarifies what such establishments are primarily engaged in:

4493 Marinas

Establishments primarily engaged in operating marinas. These establishments rent boat slips and store boats, and generally perform a range of other services including cleaning and incidental boat repair. Boat yards, storage and incidental repair.

However, by definition in the Land Development Code, a marina must have navigable water frontage.

So it makes sense to allow boat yards and boat storage as a permissible use in zoning districts that permit marinas as a use by right in support of existing marinas or public boat ramps under the limited conditions proposed.

There is great demand for use of publicly accessible boat ramps and most are limited by the availability of associated vehicle and boat trailer parking. Allowing boat and trailer storage on properties properly zoned and nearby such publicly accessible ramps will allow for greater utilization and access to the water in a safe and compatible manner per the following Collier County Growth Management Plan, Recreation and Open Space Element Objective.

- Collier County Growth Management Plan, Recreation and Open Space Element Objective 1.3 reads as follows: *Continue to ensure that all public developed recreational facilities, open space and beaches and public water bodies are accessible to the general public.*
- Policy 1.3.2 reads: *Collier County shall continue to ensure that access to beaches, shores and waterways remains available to the public. Further the County will develop a program to assess the availability of land for the creation of new access points, and a method to fund the necessary land acquisition.* Allowing parcels properly zoned and in close proximity to public boat ramps to store boats and trailers will maximize utilization of these public facilities at no additional cost to the public.
- Collier County Growth Management Plan, Conservation and Coastal Management Element Objective 10.2 reads as follows: *Ensure that access to beaches, shores and waterways remain available to the public and continue with the County's program to expand the availability of such access and a method to fund its acquisition.*
- The Urban Mixed Use District description reads, in part, as follows: *Water-dependent and water-related land uses are permitted within the coastal region of this District. Mixed-use sites of water-dependent and water-related uses and other recreational uses may include water-related parks, marinas (public or private), yacht clubs, and related accessory and recreational uses, such as boat storage, launching facilities, fueling facilities, and restaurants.... The Collier County Manatee Protection Plan (NR-SP-93-01) May 1995 restricts the location of marinas and may limit the number of wet slips, the construction of dry storage facilities, and boat ramps, based upon the Plan's marina siting criteria. Priorities for shoreline land use shall be given to water dependent principal uses over water-related land uses. In addition to the criteria of compatibility with surrounding land uses and consistency with the siting policy of the Conservation and Coastal Management Element (Objective 10.1 and subsequent policies), the following land use criteria shall be used for prioritizing the siting of water-dependent and water-related uses:*
 - a. *Presently developed sites;*
 - b. *Sites where water-dependent or water-related uses have been previously established;*
 - c. *Sites where shoreline improvements are in place;*
 - d. *Sites where damage to viable, naturally functioning wetlands, or other environmentally sensitive features, could be minimized.*
- The proposed use will not generate any greater traffic than would a marina with frontage on a navigable waterway.

- Any such use will be required to submit a Site Development or Site Improvement Plan and will be subject to the same development standards as would apply to any other uses, unless specifically addressed in the LDC amendment, in the applicable zoning district, including enhanced landscape buffers, setbacks for structures, stormwater design, and so forth.

Conclusion: The proposed amendment makes sense. The use is limited and will be in support of marinas and public boat ramps to help provide additional public access to Collier County's waterways. By allowing boat and boat trailer storage on non-waterfront properties, this amendment will fulfill a need within Collier County and will do so without creating an additional impact on the environmentally sensitive waterways and protected mangroves. Enhanced landscape buffers will ensure a softening of the outdoor use and will provide additional screening for compatibility with the surrounding areas. The other development standards and LDC requirements will apply to this use, the same as other uses permitted by right in the zoning districts where marinas are permitted.

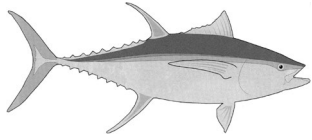


EXHIBIT C
Applicant Opinion Letter

TURRELL, HALL & ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING

3584 Exchange Avenue • Naples, Florida 34104-3732 • (239) 643-0166 • Fax 643-6632 • tuna@thanaples.com

May 22, 2021

Scott Prephan
ComLink Realty
118 W South Boundary
Perrysburg, OH 43551

Re: Boat Storage Property
Port of the Islands Property (PID 01067083700)

Mr. Prephan,

I have reviewed the proposal to create a boat storage facility on the above referenced property within the Port of the Islands community. My understanding is that the property would be used only to store boats either inside a structure or outside in the open air. There is no on-site launch facility proposed with the boat storage.

The Collier County Manatee Protection Plan Section 3.2 states "*For the purpose of this plan, marina facilities include wet slip marinas, boat yards with water access, and multi-slip residential facilities. **Dry storage facilities are only considered in this plan if they have water frontage, and the capability of launching vessels into those waters (emphasis added).***" This property does not have water frontage. There is a small adjacent fill pit on the adjacent National Park Service lands, but the water boundary does not directly abut or cross into this site and launching of vessels into that water body would serve no purpose as there is no access to open waters from the pit. As such, boat storage on this property is not subject to a Manatee Protection Plan review as it does not have the water frontage or launching capability that would be necessary to be subject to the MPP review.

In my opinion, siting the storage facility close to a public ramp makes sense for several reasons. Having the trailered boats kept close to the launch site reduces travel on local roads and is safer than having to trailer them longer distances from residences or other storage facilities. This also reduces fuel costs and wear and tear on the trailers and vehicles doing the hauling. Storing vessels away from the water also reduces the risk of contamination from spills, bilges, or bottom paints which can all be more easily contained and controlled (or not needed in the case of bottom paints) in upland facilities. The vessels stored at this site would likely be those utilizing the local public ramp, anyway, so having them more conveniently located to it would still not increase the demand or put undue pressure on the ramp. The close location could also help to reduce the parking issues which have plagued this ramp since its opening to the public.

If you have any further questions, please do not hesitate to call (239) 643-0166 or email Tim@thanaples.com.

Best Regards,

A handwritten signature in blue ink, appearing to read 'T. Hall'. The signature is stylized and fluid, with a large initial 'T' and a cursive 'Hall'.

Tim Hall
Senior Ecologist

Turrell, Hall & Associates, Inc.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: LDCA
Date and Time: Wednesday 4/21/2021 3:00PM

Assigned Planner: Eric Johnson

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Boat storage on C-4 Parcels (LDCA)

PL #: 20210000766

Property ID #: 1067083700 **Current Zoning:** C-4

Project Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Applicant: _____

Agent Name: _____ **Phone:** _____

Agent/Firm Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Property Owner: _____

Please provide the following, if applicable:

- i. **Total Acreage:** _____
- ii. **Proposed # of Residential Units:** _____
- iii. **Proposed Commercial Square Footage:** _____
- iv. **For Amendments, indicate the original petition number:** _____
- v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____
- vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____



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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is <https://www.colliercountyfl.gov/Home/ShowDocument?id=75093>

Wanted to do boat storage and held a courtesy NIM. Started as a comparable use but there were issues w/ it being "marina-like." Proceed w/ PRIVATELY - initiated LDC Amendment.

Proposed as C-4 permitted use, only w/ in a certain distance of public boat ramp.

"Boat storage YARD?" Allow outdoor/indoor storage across the street from public marina.

Zoning staff advised that the terminology should be "outdoor storage yard" #120 in C-5.

Sue: Objective 10.1 - Manatee Protection Plan or NO GUP ISSUES PER COPY

CRAIG BROWN - can't opine at this time: needs more info.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com
Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

Comp Planning: PL20210000766 - Boat Storage on C-4 Parcels (LDCA). The subject site (parcel 1067083700) is Urban Designation; Urban Mixed Use District; Urban Residential Subdistrict on the Future Land Use Map of the Growth Management Plan. The property is zoned C-4. The FLUE states *A. Urban Mixed Use District: This District... is intended to accommodate a variety of residential and non-residential land uses, including mixed-use developments such as Planned Unit Developments. Certain industrial and commercial uses are also allowed subject to criteria. Water-dependent and water-related land uses are permitted within the coastal region of this District. Mixed-use sites of water-dependent and water-related uses and other recreational uses may include water-related parks, marinas (public or private), yacht clubs, and related accessory and recreational uses, such as boat storage, launching facilities, fueling facilities, and restaurants. Any development that includes a water-dependent and/or water-related land use shall be encouraged to use the Planned Unit Development technique and other innovative approaches so as to conserve environmentally sensitive areas and to assure compatibility with surrounding land uses.*

The applicant stated that they are proposing a new use under limited conditions for outdoor boat and boat trailer storage on C-4 Zoned parcels in close proximity (approximately 400 feet) to a public boat ramp. This property is currently cleared but undeveloped. The proposed use would be a water related use in the Urban Designation Section of the Future Land Use Element of the Growth Management Plan. This project is not a marina and therefore would not fall under Objective 10.1 in the Conservation and Coastal Management Element of the Growth Management Plan which states: *...(The Collier County Manatee Protection Plan (NR-SP-93-01) May 1995 restricts the location of marinas and may limit the number of wet slips, the construction of dry storage facilities, and boat ramps, based upon the Plan's marina siting criteria.)*

Please feel free to contact me or Corby Schmidt with any questions.

Sue Faulkner, Principal Planner, Comprehensive Planning 4-21-21

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Meeting Notes

Kirsten wants to re-read the memorandum. Land locked dry storage is easier to digest.

Mark Templeton discussed enhanced buffering from adjacent roadway.

Other required documentation for submittal (not listed on application):

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Pre-Application Meeting Sign-In Sheet
 PL# _____

Collier County Contact Information:

| Name | Review Discipline | Phone | Email |
|--|-------------------------------------|----------|--|
| <input type="checkbox"/> Maggie Acevedo | North Collier Fire | 252-2309 | macevedo@northcollierfire.com |
| <input type="checkbox"/> Steve Baluch | Transportation Planning | 252-2361 | stephen.baluch@colliercountyfl.gov |
| <input type="checkbox"/> Ray Bellows | Zoning, Planning Manager | 252-2463 | raymond.bellows@colliercountyfl.gov |
| <input type="checkbox"/> Laurie Beard | PUD Monitoring | 252-5782 | laurie.beard@colliercountyfl.gov |
| <input checked="" type="checkbox"/> Craig Brown | Environmental Specialist | 252-2548 | craig.brown@colliercountyfl.gov |
| <input type="checkbox"/> Alexandra Casanova | Operations Coordinator | 252-2658 | Alexandra.casanova@colliercountyfl.gov |
| <input checked="" type="checkbox"/> Heidi Ashton Cicko | Managing Asst. County Attorney | 252-8773 | heidi.ashton@colliercountyfl.gov |
| <input type="checkbox"/> Thomas Clarke | Zoning Operations Coordinator | 252-2584 | thomas.clarke@colliercountyfl.gov |
| <input type="checkbox"/> Jamie Cook | Prin. Environmental Specialist | 252-6290 | Jaime.cook@colliercountyfl.gov |
| <input type="checkbox"/> Jackie De la Osa | North Collier Fire | 252-2312 | jdelaosa@northcollierfire.com |
| <input type="checkbox"/> Maggie DeMeo | North Collier Fire | 252-2308 | pdemeo@northcollierfire.com |
| <input type="checkbox"/> Eric Fey, P.E. | Utility Planning | 252-1037 | eric.fey@colliercountyfl.gov |
| <input type="checkbox"/> Tim Finn, AICP | Zoning Principal Planner | 252-4312 | timothy.finn@colliercountyfl.gov |
| <input checked="" type="checkbox"/> Sue Faulkner | Comprehensive Planning | 252-5715 | sue.faulkner@colliercountyfl.gov |
| <input type="checkbox"/> Jeremy Frantz | LDC Manager | 252-2305 | Jeremy.Frantz@colliercountyfl.gov |
| <input type="checkbox"/> Michael Gibbons | Structural/Residential Plan Review | 252-2426 | michael.gibbons@colliercountyfl.gov |
| <input type="checkbox"/> Storm Gewirtz, P.E. | Engineering Stormwater | 252-2434 | storm.gewirtz@colliercountyfl.gov |
| <input type="checkbox"/> Cormac Giblin, AICP | Development Review-Planning Manager | 252-5095 | Cormac.giblin@colliercountyfl.gov |
| <input type="checkbox"/> Nancy Gundlach, AICP | Zoning Principal Planner | 252-2484 | nancy.gundlach@colliercountyfl.gov |
| <input checked="" type="checkbox"/> Richard Henderlong | Zoning Principal Planner | 252-2464 | richard.henderlong@colliercountyfl.gov |
| <input type="checkbox"/> John Houldsworth | Engineering Subdivision | 252-5757 | john.houldsworth@colliercountyfl.gov |
| <input type="checkbox"/> Alicia Humphries | Right-Of-Way Permitting | 252-2326 | alicia.humphries@colliercountyfl.gov |
| <input type="checkbox"/> Anita Jenkins | Planning & Zoning Director | 252-5095 | Anita.jenkins@colliercountyfl.gov |
| <input type="checkbox"/> John Kelly | Zoning Senior Planner | 252-5719 | john.kelly@colliercountyfl.gov |
| <input type="checkbox"/> Parker Klopff | Zoning Senior Planner | 252-2471 | Parker.klopff@colliercountyfl.gov |
| <input type="checkbox"/> Troy Komarowski | North Collier Fire | 252-2521 | tkomarowski@northcollierfire.com |
| <input type="checkbox"/> Sean Lintz | North Collier Fire | 597-9227 | slintz@northcollierfire.com |
| <input type="checkbox"/> Diane Lynch | Operations Analyst | 252-8243 | diane.lynch@colliercountyfl.gov |
| <input type="checkbox"/> Thomas Mastroberto | Greater Naples Fire | 252-7348 | thomas.mastroberto@colliercountyfl.gov |



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| | | | | |
|--------------------------|-----------------------|---|----------|--|
| <input type="checkbox"/> | Jack McKenna, P.E. | Engineering Services | 252-2911 | jack.mckenna@colliercountyfl.gov |
| <input type="checkbox"/> | Matt McLean, P.E. | Development Review Director | 252-8279 | matthew.mclean@colliercountyfl.gov |
| <input type="checkbox"/> | Michele Mosca, AICP | Capital Project Planning | 252-2466 | michele.mosca@colliercountyfl.gov |
| <input type="checkbox"/> | Annis Moxam | Addressing | 252-5519 | annis.moxam@colliercountyfl.gov |
| <input type="checkbox"/> | Richard Orth | Stormwater Planning | 252-5092 | richard.orth@colliercountyfl.gov |
| <input type="checkbox"/> | Brandy Otero | Transit | 252-5859 | brandy.otero@colliercountyfl.gov |
| <input type="checkbox"/> | Derek Perry | Assistant County Attorney | 252-8066 | Derek.perry@colliercountyfl.gov |
| <input type="checkbox"/> | Brandi Pollard | Utility Impact fees | 252-6237 | brandi.pollard@colliercountyfl.gov |
| <input type="checkbox"/> | Todd Riggall | North Collier Fire | 597-9227 | triggall@northcollierfire.com |
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| <input type="checkbox"/> | James Sabo, AICP | Zoning Principal Planner | 252-2708 | james.sabo@colliergo.net |
| <input type="checkbox"/> | Michael Sawyer | Transportation Planning | 252-2926 | michael.sawyer@colliercountyfl.gov |
| <input type="checkbox"/> | Corby Schmidt, AICP | Comprehensive Planning | 252-2944 | corby.schmidt@colliercountyfl.gov |
| <input type="checkbox"/> | Linda Simmons | North Collier Fire | 252-2311 | Linda.Simmons@colliercountyfl.gov |
| <input type="checkbox"/> | Peter Shawinsky | Architectural Review | 252-8523 | peter.shawinsky@colliercountyfl.gov |
| <input type="checkbox"/> | Mark Templeton | Landscape Review | 252-2475 | mark.templeton@colliercountyfl.gov |
| <input type="checkbox"/> | Connie Thomas | Client Services Supervisor | 252-6369 | Consuela.thomas@colliercountyfl.gov |
| <input type="checkbox"/> | Jessica Velasco | Client Services | 252-2584 | jessica.velasco@colliercountyfl.gov |
| <input type="checkbox"/> | Jon Walsh, P.E. | Building Review | 252-2962 | jonathan.walsh@colliercountyfl.gov |
| <input type="checkbox"/> | Kirsten Wilkie | Environmental Review Manager | 252-5518 | kirsten.wilkie@colliercountyfl.gov |
| <input type="checkbox"/> | Christine Willoughby | Development Review - Zoning | 252-5748 | christine.willoughby@colliercountyfl.gov |
| <input type="checkbox"/> | Daniel Zunzunegui | North Collier Fire | 252-2310 | Daniel.Zunzunegui@colliercountyfl.gov |

Additional Attendee Contact Information:

| Name | Representing | Phone | Email |
|---------------|--------------|-------|-------|
| ERIC Johnson | LDC STAFF | | |
| BOB Mulhane | HOLE MOUNTS | | |
| ELLEN Summers | " " | | |
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