

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

**January 31, 2024, Naples, Florida**

LET IT BE REMEMBERED that the Collier County Development Services Advisory Committee-Land Development Review Subcommittee, having conducted business herein, met on this date at 2:00 p.m. in REGULAR SESSION at 2800 N. Horseshoe Drive, Naples, Florida.

MEMBERS PRESENT: Clay Brooker, Chairman  
Jeffrey Curl  
Mark McLean

STAFF PRESENT: Eric Johnson, Planning Manager  
Mike Bosi, Director of Planning and Zoning  
Marissa Fewell, Planner III

PUBLIC ATTENDEES: Connie Gibbons  
Peter Osiniki  
Alan Carpenter  
Tricia Campbell  
Carole Donough

**1. Call to Order**

**2. Approve Agenda**

- Eric Johnson: Mentioned about the Old Business being on the agenda, and disclosed that he lives in a golf course community as does Mr. Henderlong.

*Mr. Johnson retreated to the audience area of the room and then left the meeting.*

- **Jeff Curl:** Motion to approve the agenda.
- **Mark McLean:** Seconded.
- *Approved unanimously.*

### 5. Public Comments

- **Alan Carpenter:** A copy of Mr. Carpenter’s comments was provided to Staff.
- **Mike Bosi:** Riviera and the Ironwood Golf course have already completed their intent to convert process, so any modifications that we are going to make to the intent to convert process within the LDC would not be applicable because they've already satisfied the commitment of the code section; any changes that would affect the rezoning of the property which they call the conversion that would be applied.
- The Golden Gate Golf Course was rezoned for a Veteran’s facility, affordable homes, and a First T facility
- **Peter Osiniki:**A copy of Mr. Osiniki’s comments was provided to Staff.

### 3. Old Business

- **PL20230012005 – Update to Golf Course Conversion – Intent to Convert Process**
- Continuation of discussion of the January 16 meeting.
- The DRAFT 16 page document – some changes have been made versus to what we saw on the January 16 document and are highlighted in yellow.
- Lengthy discussions between the Board members and Mike Bosi with the following motions made.
- **Clay Brooker:** Motion made on the following points:
  - Recommend that full DSAC recommend the approval of the proposed 5.05.15 as we are looking at it today (January 31), compared to the (earlier) January 16 document.
  - Page 7, line 10, add the words “attempt to” prior to the word build.
  - Page 7, line 11, add the word “applicant” and strike out application
  - Page 9, line 32, add “two distinct” and strike out two or more
  - Page 14, line 2, add “presented or discussed” and strike out vetted
  - Page 14, line 19, add the words “a minimum of” prior to the word 35 percent
  - Page 14, line 35, add the word “are encouraged to” and strike out shall
  - Page 14, lines 48 through 51 – defer to full DSAC as to whether to adjust that 30 percent (number)
  - Page 16, lines 16 through 18, defer to Mike Bosi to change the language as appropriate using the Board members’ suggestions
- **Mark McLean:** Seconds the motion.
- *Approved unanimously.*

### 4. New Business

- **Clay Brooker:** Question about the sidewalk or payment in lieu question of land development code?
- **Mike Bosi:** Transportation – run that through Miss Cook or it may be Mr. Sawyer.

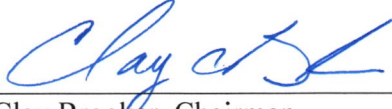
### 6. Upcoming DSAC-LDR Subcommittee Meeting Dates:

- **April 16, July 16, October 15 – Tuesday Dates; 3:00 – 5:00 p.m.**

### 7. Adjourn

There being no further business for the good of the County, the meeting was adjourned at 4:00 p.m.

Collier County Development Services Advisory Committee – Land Development Review Subcommittee



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Clay Brooker, Chairman

These minutes were approved by the Chairman, Clay Brooker,

on MARCH 6, 2024, (check one) as submitted  or as amended \_\_\_\_\_.