



Collier County

Growth Management Community Development

Development Services Advisory Committee Meeting

**Wednesday, November 6, 2024
3:00 pm**

**2800 N. Horseshoe Dr.
Naples, FL 34104**

**Growth Management Community Development
Department
Conference Room 609/610**

**If you have any questions or wish to meet with staff,
please contact,
Rey Torres Fuentes at (239) 252-5727**

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Development Services Advisory Committee

Agenda

Wednesday, November 6, 2024

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 – Meeting – October 2, 2024
4. Public Speakers

Page 5

Collier County

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 – [Michael Stark]
- f. Building Review & Permitting Division- [John McCormick]
- 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. DSAC Vacancies: Review and Vote Page 33
 - i. Mark McLean Category: Architect
 - ii. Rober Mulhere Category: Planner
 - iii. Jeremy Sterk Category: Environmental Consulting
 - iv. William Varian Category: General Contractor
 - v. Dave Dunnavant Category: Developer
- b. PL20240009067 Guesthouse Rentals in Urban Estates Page 47

7. Old Business

8. Committee Member Comments

9. Adjourn

FUTURE MEETING DATES:

December 4, 2024 – 3:00 PM

January 1, 2025 – TBD

February 5, 2025 – 3:00 PM

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida, October 2, 2024

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Meeting and for the County of Collier, having conducted business herein, met on this date at 3PM 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 (absent)
Hannah Roberts- AHAC- non-voting
Mark McLean
Jeff Curl
Marco Espinar
Chris Mitchell
Jeremy Sterk
John English
James E. Boughton
Robert Mulhere
Laura Spurgeon-DeJohn
Dave Dunnivant
Clay Brooker
Norman Gentry (absent)
Mario Valle (absent)

Also present:

James French, Department Head, GMCD
Jaime Cook, Director, Development Review, GMCD
Thomas Iandimarino, Director, Code Enforcement, GMCD
Richard Long, Director, Building Review & Permitting Division, GMCD
Claudia Vargas, Project Manager I, PUD
Cormac Giblin, Director, Housing Policy & Economic Development
Jay Ahmad, Director, Transportation Management Services, Transportation Engineering
Captain Michael Cruz, Greater Naples Fire Review
Captain Bryan Horbal, North Collier Fire Review
Michael Stark, Director, Operations & Regulatory Management, GMCD
Mike Bosi, Director, Zoning, GMCD
Rey Torres Fuentes, Ops. Support Specialist I / Staff Liaison, GMCD

1. **Call to Order**
 - Meeting called to order at 3:00 pm
2. **Approval of Agenda**

Marco Espinar made a motion to accept the agenda, motion was seconded.
The motion passed unanimously.
3. **Approval of Minutes**
 - a. **DSAC Meeting- September 4, 2024**
 - Jeff Curl made a motion to approve minutes. Mark McLean seconded.
 - b. **DSAC-LDR Meeting- May 21, 2024**
 - Jeff Curl Made a motion to approve minutes. Mark McLean seconded.
4. **Public Speakers**
 - None
5. **Staff Announcements / Updates**
 - a. **Development Review Division- [Jamie Cook]**

LDC amendments for the subdivision plot process with the new state legislation were passed by the board at their last meeting, it is officially in effect. Working on an updated application that will be on the website shortly. Will be down one utility inspector.
 - b. **Code Enforcement Division- [Thomas Iandimarino]**

Contractor licensing, state-licensed contractors, and local licensed contractors are all caught up. Interviewing, continuing to restaff.
 - c. **Community Planning & Resiliency Division - [Christopher Mason]**

N/A
 - d. **Building Review & Permitting Division - [Richard Long]**

Update on 3,359 permits. FEMA runs about 28 days, Structural runs about 14 days, Residential 7 days. We've created a certificate of use permit for change of use or occupancy.

The certificate of use, we're going to have an inspection involved in it. Both fire districts already have their own system for this type of permit, so we'll need the fire compliance certificate that they issue, not requiring signed and sealed drawings.

Permits run about \$165 plus tax, \$50 review, and \$50 inspection. The current process is a little clunky and then finding out it's not making any changes we then do an owner-builder permit. All are now connected, building, fire, and tax.

e. Public Utilities Department- [**Matt McLean or designee - Claudia Vargas**]

We've been back to a 10-day business turnaround. We would also like to request a vote to appoint a vice chair for our utility subcommittee.

Mario Valle was voted in to be Vice Chair of the Subcommittee for Utilities.

f. Housing Policy & Economic Development Division - [**Cormac Giblin**]

This month the Board of County Commissioners has approved 123 new affordable housing units to be built through their zoning actions, which brings the total approved for fiscal year 24 which just ended three days ago to 492 new affordable units zoned in that year. I rarely talk about any economic development activities, but I'll give you this one this month we paid our third payment to the Great Wolf Lodge of \$4 million, they completed their construction, and received their TCO, which was a trigger for that payment, which brings our fiscal year to date total in economic development assistance payments to about \$7.2 million that we disbursed this fiscal year. This month 600 jobs have been created and validated and fiscal year to date that's about 2,067 jobs, some quick statistics on housing policy and economic development.

Robert Mulhere - "I saw an article recently that the number of apartments in Collier County is increasing to the point where the supply may be either meeting demand or exceeding demand. Do you have any insight on that?"

"I can tell you that anecdotally, the number of multi-family approvals has increased over the past several years, couple few years. A lot of them have been including a portion of affordable units within them. So, you have a luxury apartment complex that has normal market-rate apartments of \$3,000 to \$4,000 a unit. will include a certain percentage of affordable units within that, which would go for maybe 2,000 or 1,700. The statistics, though, from the University of Florida Schoenberg Center still show a very deep need for more affordability in our multifamily apartment sector."

g. Transportation Engineering Division - **[Jay Ahmad or designee]**

Project 1-Vanderbilt Beach Road Extension Phase 1, doing really well and moving ahead about on schedule. Roadway that starts at Collier, goes east for about seven miles, three lanes in each direction, up to Wilson, and goes two lanes to 16th, one lane in each direction. We are on track for completion in March 2026.

Project 2-Vanderbilt Beach Road Extension Phase 2, starts where we end at 16th, and it goes for approximately two miles to Everglades Boulevard. It's one lane in each direction, similar to the section just to the west.

Project 3-Goodland Bridge, we were hoping to start in December and start repairing this bridge.

William Varian - "Did I see a sign on Green 'Blvd' about something going up? Is that under transportation? So, no new lanes or anything like that?"

Yes, it is. We are doing shoulder improvements, long green from Collier to Santa Barbara, roughly, and includes about, you know, it's a grant project to do shoulder improvements. No lanes, yeah, it's just... I think about a six-foot shoulder inside.

h. Collier County Fire Review- **[Michael Cruz, Captain]**

Chief Wolf has now been appointed our chief.

Deputy Chief Bauer now been with us for a couple months.

Chief McLaughlin just retired a couple days ago. So, Chief's Stirns is taking his role as an Assistant Chief for facilities.

We're hiring for additional inspectors

Our inspection is going according to plan, and we had a great meeting with Costco.

Going to go into the corner right now, prospectively on Rattlesnake and Collier.

We have apartments going up everywhere from Santa Barbara on. And now we're reaching out into the East Trail by 7-Eleven. So, there's some future projects going out there.

William Varian - From an inspection point of view, next day or are you still a couple of days out?

We're about 48 hours out now for our inspections.

Prevention Day October 12th at Coastland Mall

i. North Collier Fire Review - [Cpt. Bryan Horbal]

We had 733 reviews in the month of September just for reconstruction. Slow month for inspections, 1,077 inspections.

Next day inspections

Regular new construction is 4 days out

Planning permits are 7 days out and had 62 this month.

j. Operations & Regulatory Mgmt. Division - [Michael Stark]

The department receives 3,717 permit applications with a year-to-date total of 49,703

This is the end of our fiscal year, so we're actually only down about 1.8% from last year.

186 of these permits were for Hurricane Ian.

The average turnaround time for intake staff is 1.5 days.

We welcomed 1,221 customers to our business center and satellite offices and staff has answered 5,993 calls in our call center.

Growth Management currently employs 341 employees with 32 vacancies.

Our newly formed human resources team led by Stephanie and Sandra continues their efforts to recruit for multiple job classifications, and this includes 10 new positions for code enforcement.

The team continues to focus on any possibilities for finding staff at this point.

We do have an update really quick on the text message deployment, which is set for October 18th and 19th, we do have a sprint and our technology team is in the works for Trying to recruit from all over the building to make sure that it's a successful deployment as well. Staff has also been working with a consultant, so Mike Losey as well as Jamie Cook and myself have been working with a consultant to take a look at internal processes as well as developing efficiencies through zoning and planning and develop a review process. That has to do with making sure we have consistency internally and then taking a look at opportunities with the pre-application meetings, looking at any delays that were caused in the past, documenting those, taking a look at new forms, some other things that are kind of happening as a part of that. We've updated some of these internal forms.

As of October 1st, we do have a change to the EPR form.

Chris Mason wasn't here today but I just want to give a quick update for the community planning and resiliency team with last week's storm events our rapid response teams including Chris Mason, William Lang, Jason Regular, and Kevin Summers as well as many others throughout the building ended up responding to the event to make sure that we were doing the rapid assessment throughout the county for any flooding events and damage assessment as well.

That really is about all the different updates that I have for you as well. We have started the new fiscal year. So, we've been, our financial team has really been working diligently. They had 91 purchase requisitions in yesterday with about \$8.3 million already allocated

throughout the building. So, purchase orders are moving forward. That's about all the updates I have for you.

Jeff Curl- “In your study among, I guess, the three of you, how are you going to flush out delays that may not be direct through those departments?”

I think it really comes down to what were some of the highest priorities. I know that from our perspective, it was talking to many of our customers, including you as well, to hear back. Pre-apps were taking anywhere around... sometimes up to 60 days, 30 to 60 days to even get scheduled. And so, we're working with the consultant on the beginning part of the process and then moving through as far as standardization of forms, training opportunities. I think a big part to this is making sure that we and we take a look at the internal processes, how it moves forward as you were talking through with Rich as well, that is this truly needed? And so maybe it's the consultant that we had, they were really good about 121-page document of everything that we were walking through. So, you're right, not everything is going to get flushed out of this, but maybe it is an opportunity for us to share some of those findings with the team here as well. just to see if these are the same things that you're seeing as a customer.

A lot of these vacancies were caused by internal promotions

So, it's something where we've got some repeat high school interns that are coming back as graduate interns as well. Mike and I and Jamie, we talked about this. Sometimes there's not a degree program that exists, whether it's Florida Gulf Coast University or others that, you know, it says the planning degree, I think, was one of the ones that's really not offered in our local. I mean, and so some of those same functions, though, from maybe a project manager side, you know, that we need to take a look at, and train internally is an important part of this. They are looking at those opportunities but you're right I mean it's a small talent pool that already exists government pays what it does so we have to figure out a better way that we're going to be some other recruiting tools that we can utilize you know benefits maybe not high on the list of things but if we could take a look at leveraging the housing where you know maybe all teenagers you know even my own, they want to get out of the house. Can we create that type of environment? I think Arthrex is looking at a similar situation where they're already creating housing for their employees. So is that something also that we have to look at for something else in the HR world as a tour of duty. We're recruiting from across the nation that maybe it's a one year where we can guarantee them some housing and a part of this. Just some ideas.

k. Zoning Division - [Mike Bosi]

Costco is a prime example of what we're trying to do. Trying to do short trip lanes. We're trying to shorten the trip length by placing neat facilities that households exert on a regular basis in closer proximity to where those households are. When you have one Costco and it's in the north side of town, all these folks have to drive from all these other places to go there. So yeah, at that one localized intersection, which is an activity center, so those activity centers are the most intense areas designed by our growth management plan within our transportation network. Land use arrangement, it would expect the highest intensity of density and the highest intensity of commercial use or non-commercial use. So that is the location. I do agree, it creates some operational issues. That's why we have operational analysis, trying to do turn lanes, things like that. I think once it's in, everyone's going to love it. It's going to create some more activity. It's going to shorten trip lengths.

On the 24th of September, the Board of County Commissioners approved another project, a multi-family project, a unique project, a vertical apartment complex, Duplexes, single stories, all in a single parcel of land, all managed by a single entity, but the rentals. And the 30% were dedicated to affordable housing, so we're going to have 62 additional income restrictions. A total of 310 that's going to add to your supply and hopefully we start seeing these projects continue to come out of the ground and the supply and demand factor starts to work and starts putting more of a downward pressure in terms of what the rents we're getting.

We've got three vacancies right now within our department.

Planning Commission on the 17th, the Board of County Commissioners on the first meeting in December, the only meeting in December, the meeting in November. outlook for the Planning Commission, we've got one meeting, or we've got one, we just canceled the third, which is tomorrow. Yeah, tomorrow. And the 17th, we only have one petition. We have five petitions on the first meeting of November, and then we have zero petitions all the way out right now until January. We've got a little lag that's going on. I'm not sure why that is, but we have this tendency that February, March, and April tend to stack up pretty heavy for our seasonal residents.

Chair Bill Varian asked to go back to item 3b. DSAC-LDR Meeting minutes for May 21, 2024. DSAC-LDR Chair Clay Brooker asked for a vote to approve the minutes.

Jeff Curl Made a motion to approve the minutes. Mark McLean seconded. Motion passed unanimously.

6. New Business

- N/A

7. Old Business

- N/A

8. Committee Member Comments

- There are five of us, we talked last month about they're up for renewal. Four of us have already submitted.
- **Marco Espinar**
- Two Updates: Everything's back to the Corps.
- New bond at that consultation protocol, consultation stayed the same. Collier County added two new layers: Ad HOC and Assume Habitat basically all of Florida Counties covered. North, Lee County, Charlotte County. But that's half of it right there, but basically, the bottom line is everybody's going to be paying money. \$4,800 per acre, could be as high as \$7,800 per acre for the plant. Physically surveying, with 3D survey, as of now it's more of an acoustic survey. Pick-ups sonar detection, and basically, it's like a reporter. It records it, and then the program, every batch has its own batch frequency, and it deciphers every batch.

9. Adjourn

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 4:13 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE**



William Varian, Chairman

These minutes were approved by the ~~Committee~~/Chairman on 11/6/24.
(check one) as submitted or as amended _____.



Collier County

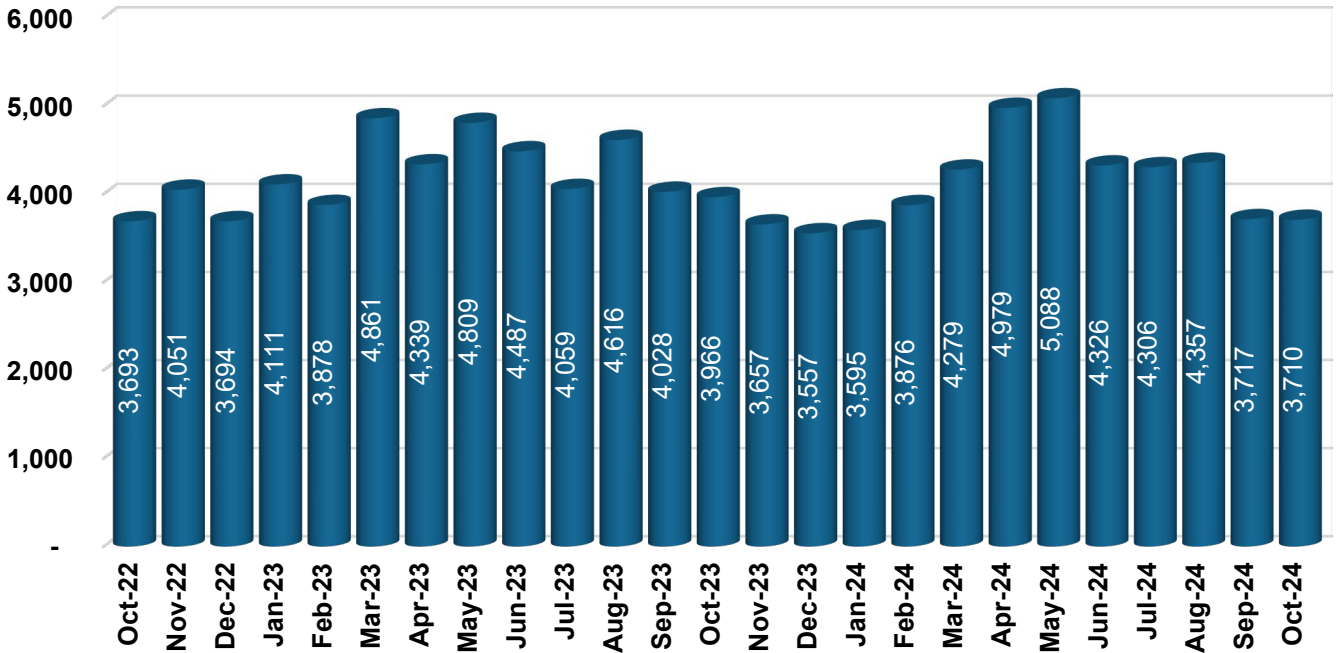
October 2024

Monthly Statistics

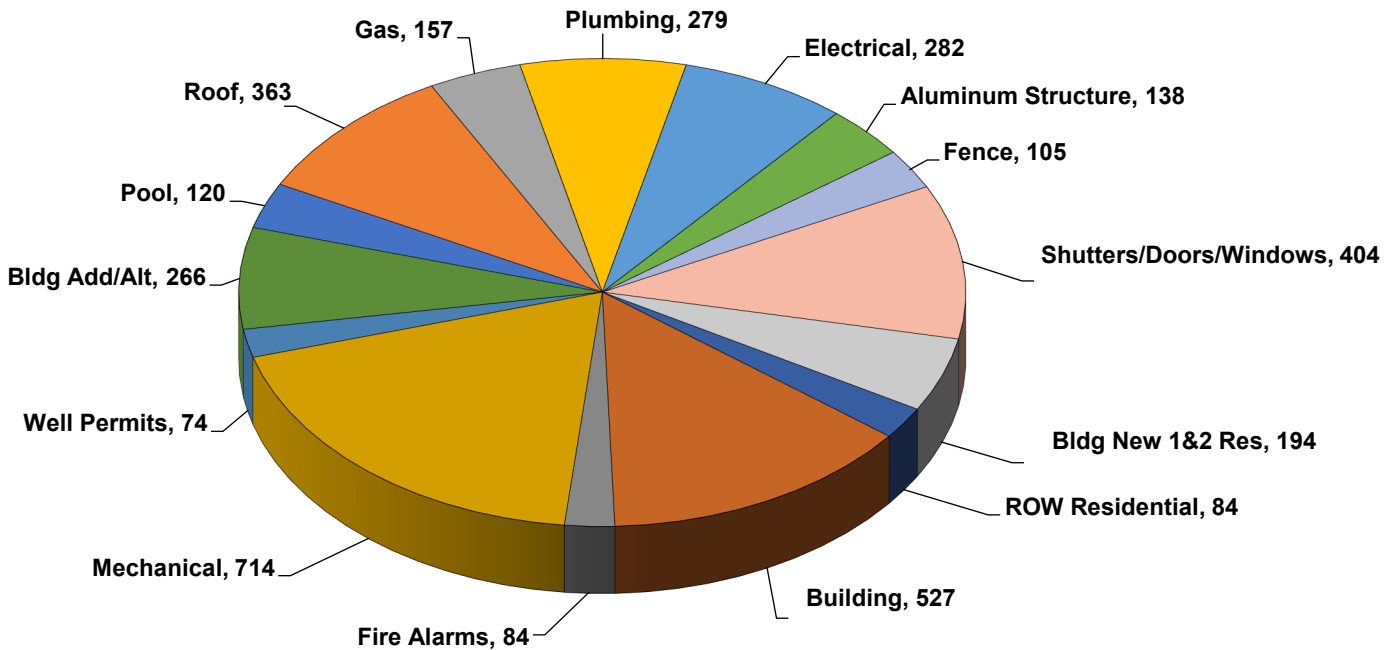


Building Plan Review Statistics

All Permits Applied by Month

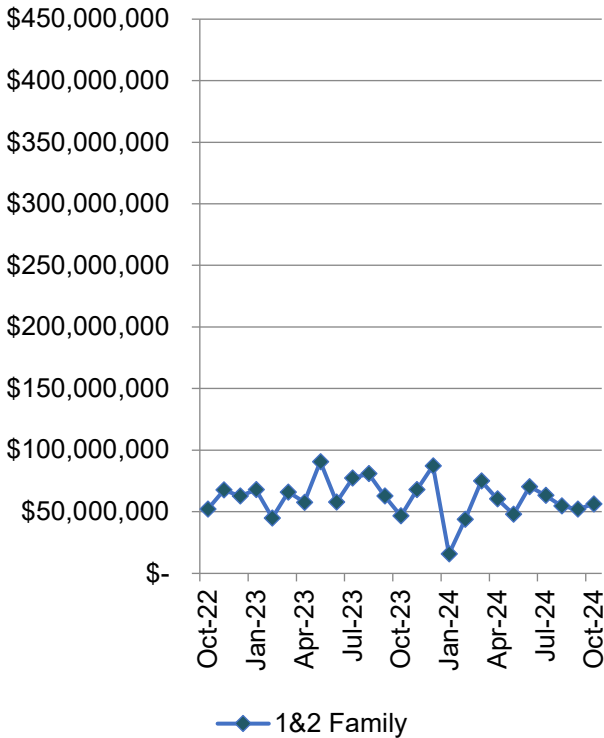


Top 15 of 35 Building Permit Types Applied

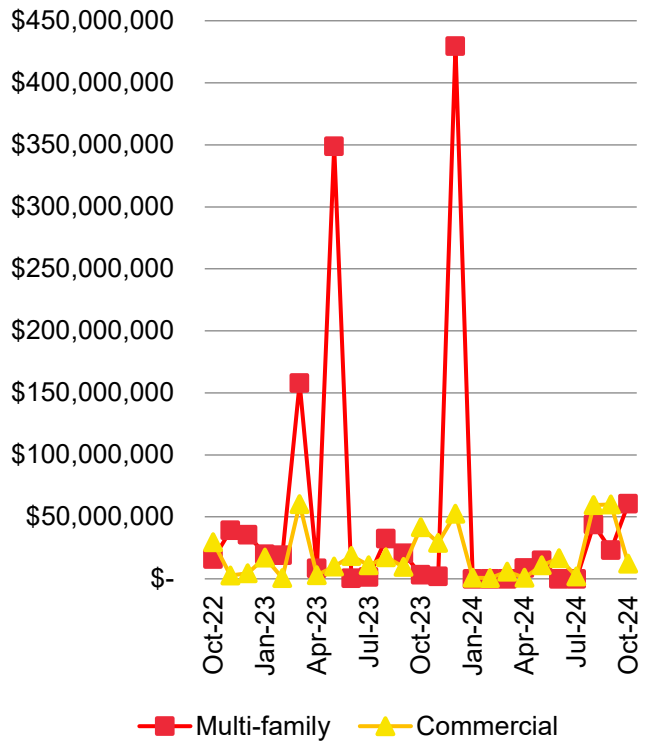


Building Plan Review Statistics

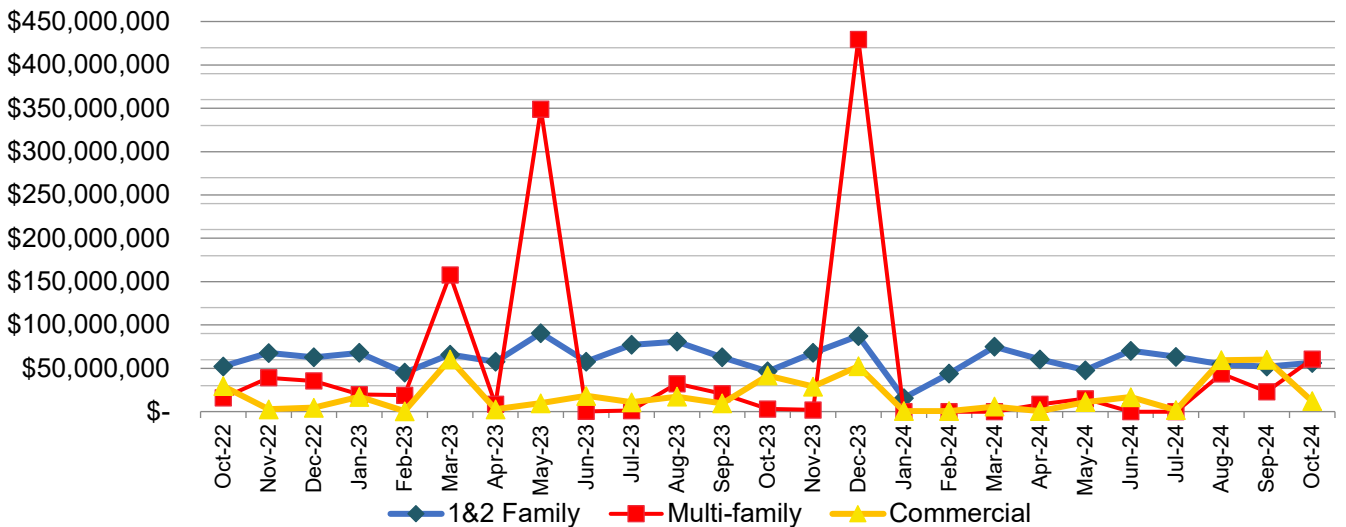
Monthly 1 & 2 Family Total
Construction Value by Applied Date



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

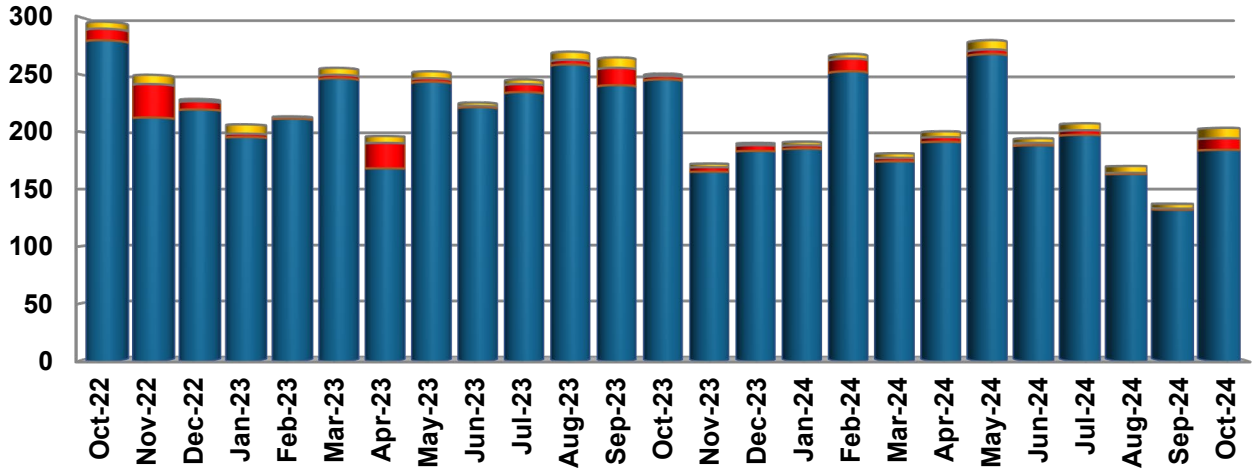


Monthly Total Construction Value by Applied Date



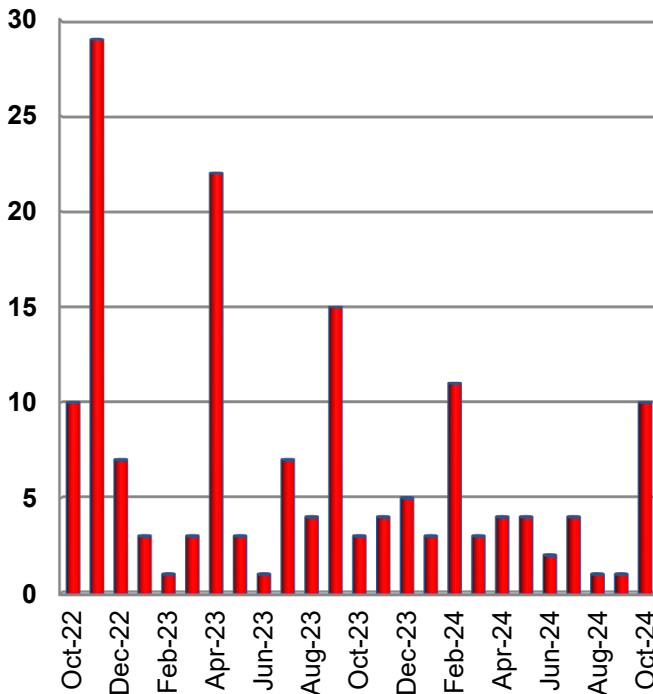
Building Plan Review Statistics

New Construction Building Permits Issued by Month

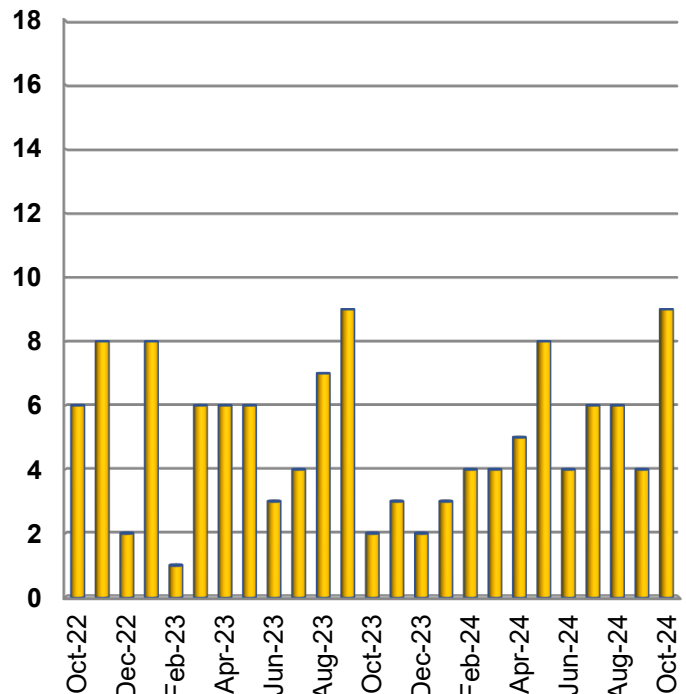


	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
Commercial	6	8	2	8	1	6	6	6	3	4	7	9	2	3	2	3	4	4	5	8	4	6	6	4	9
Multi-family	10	29	7	3	1	3	22	3	1	7	4	15	3	4	5	3	11	3	4	4	2	4	1	1	10
1&2 Family	279	212	219	195	211	246	168	243	221	234	258	240	245	165	183	185	252	174	191	267	188	197	163	132	184

New Multi-family Building Permits Issued by Month

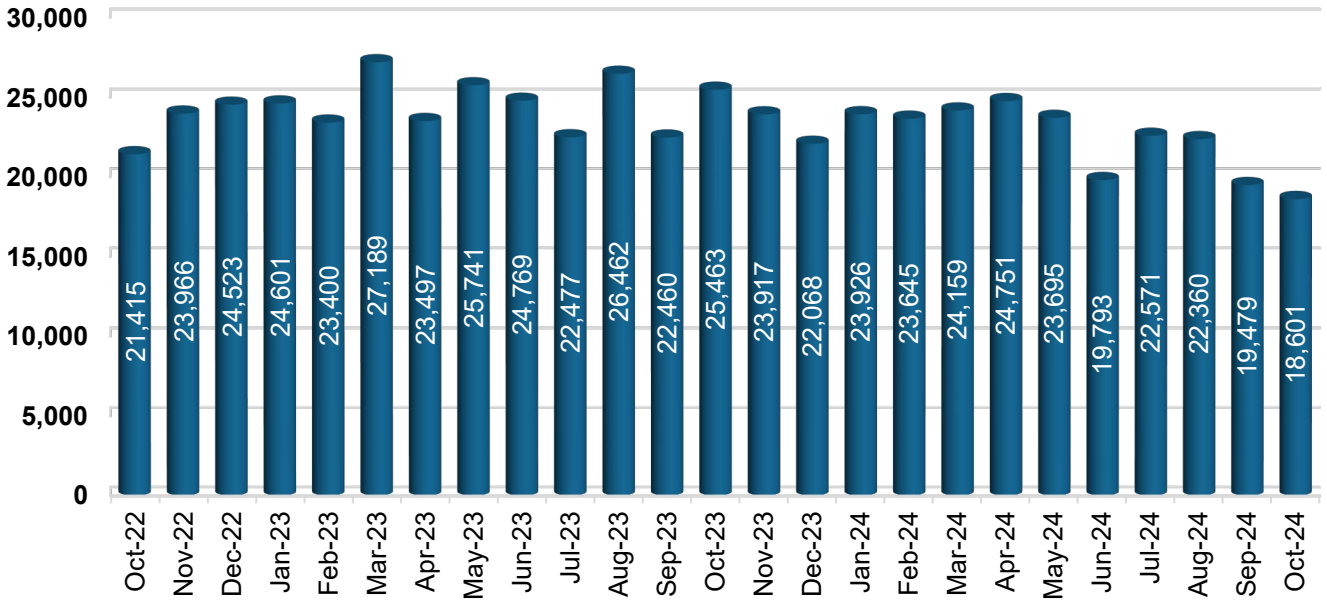


New Commercial Building Permits Issued by Month

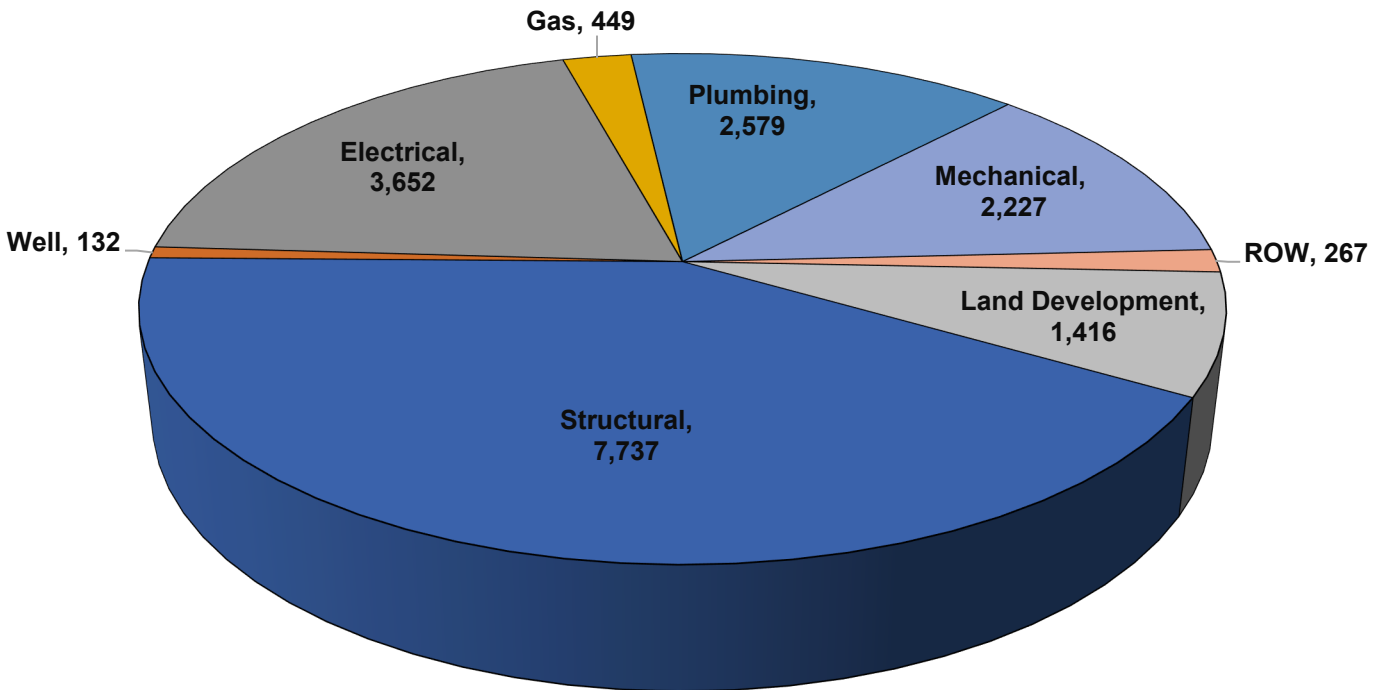


Building Inspections Statistics

Building Inspections

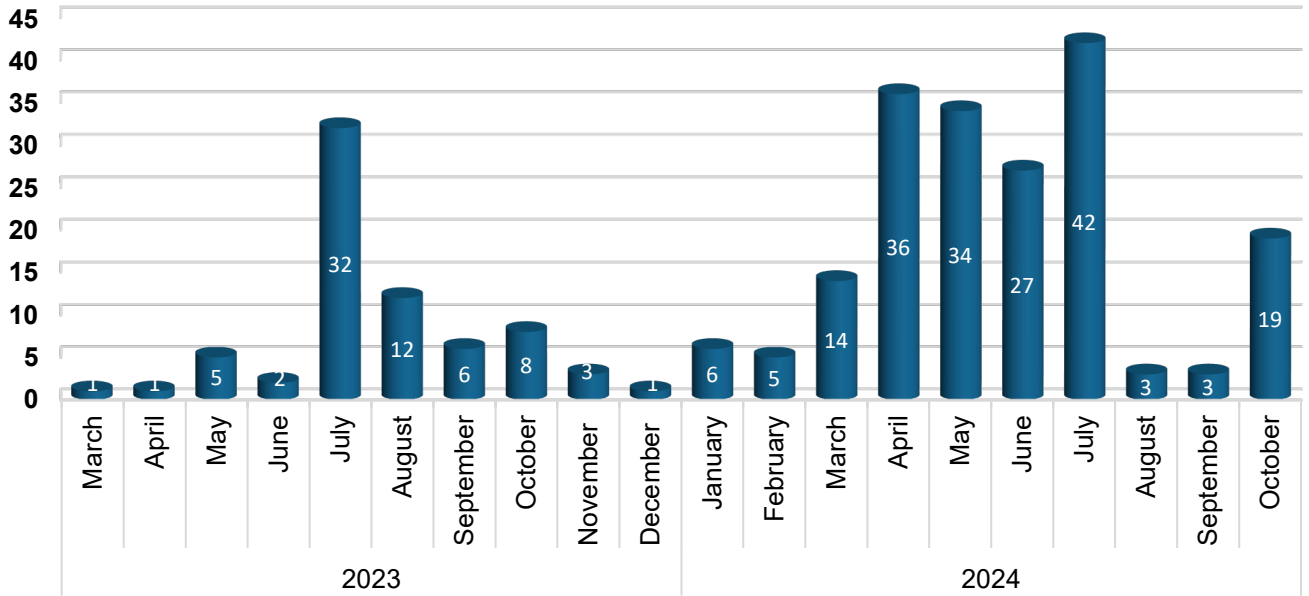


Types of Building Inspections

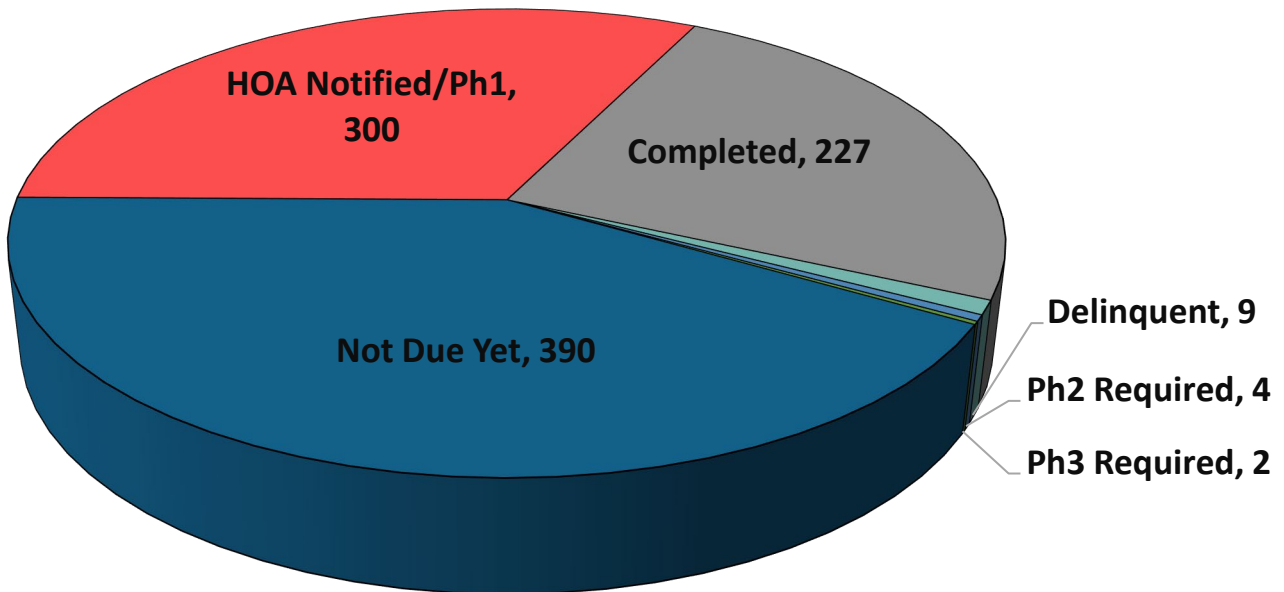


Building Inspections Statistics

Milestones Received by Month

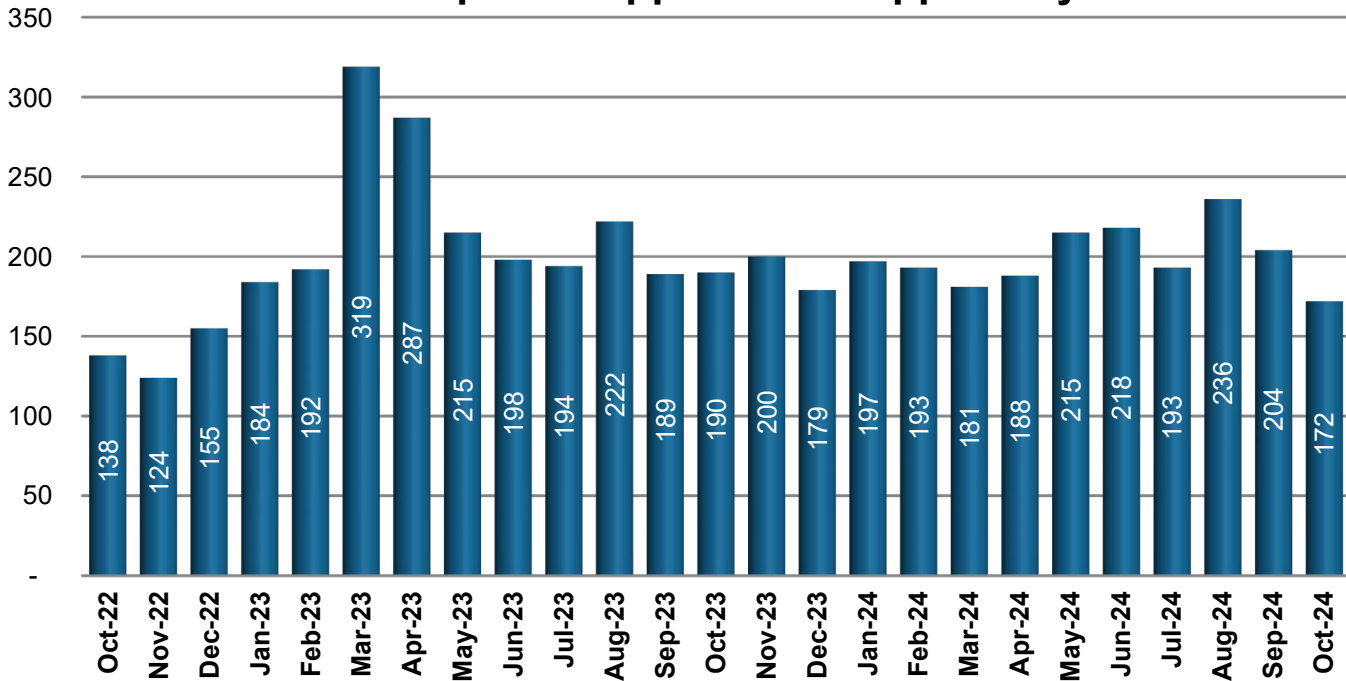


Milestone Inspection Status

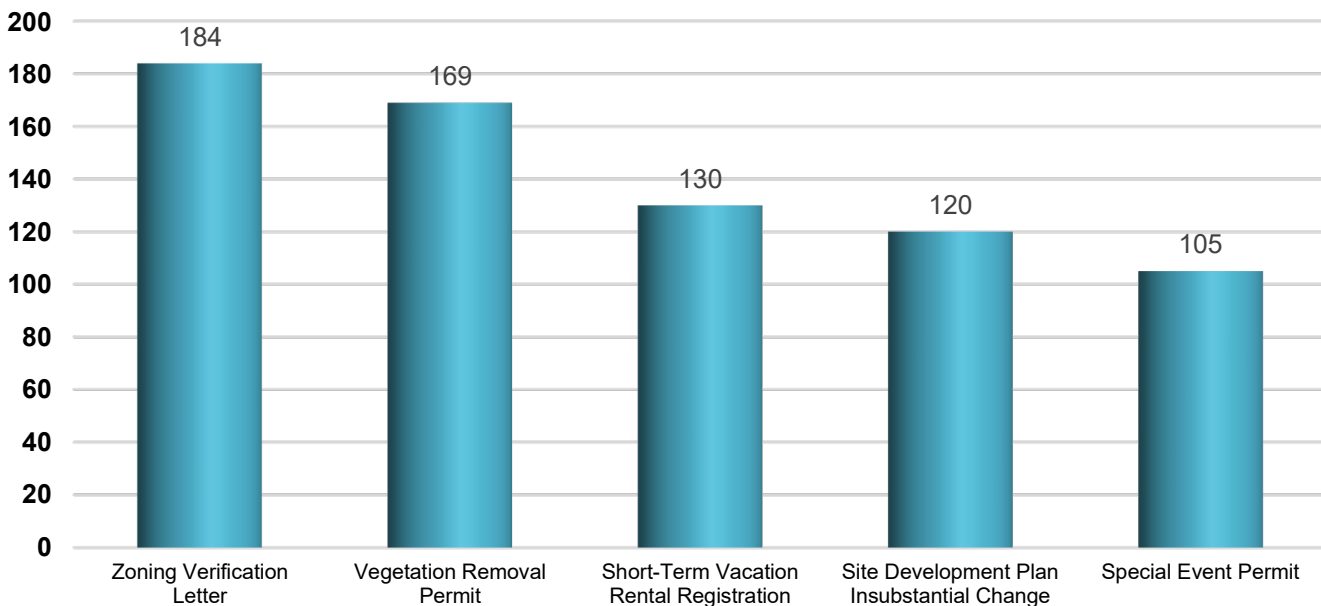


Land Development Services Statistics

All Land Development Applications Applied by Month

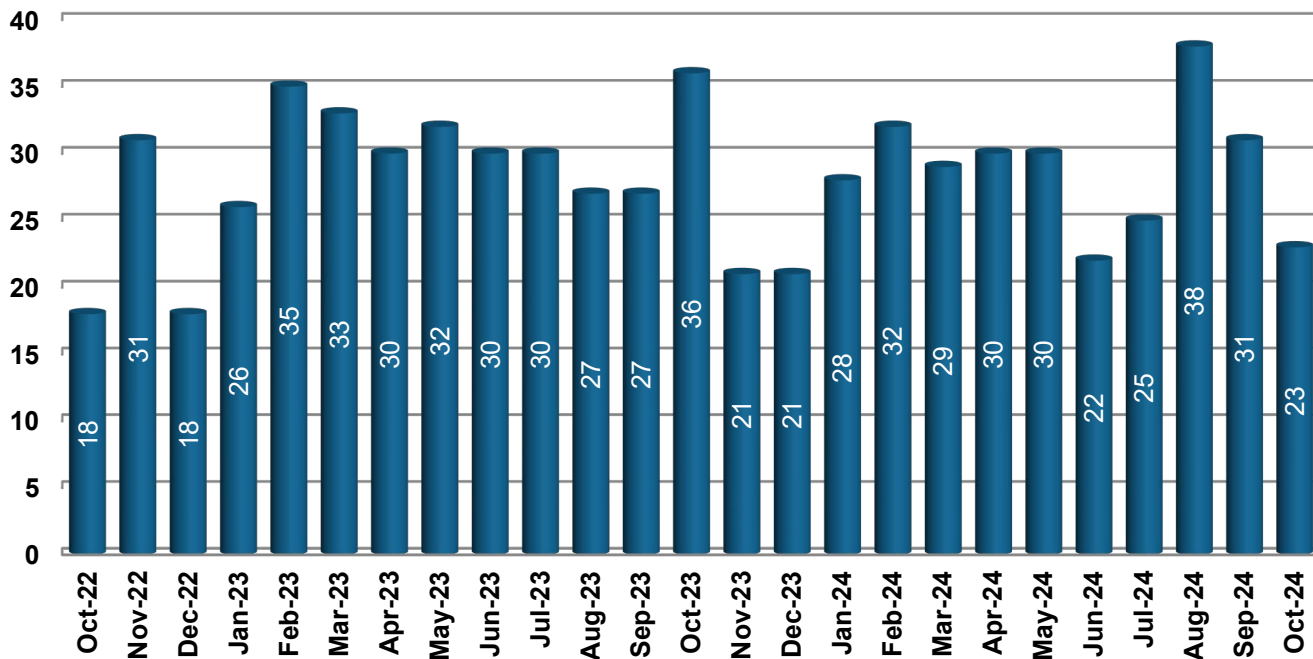


Top 5 Land Development Applications Applied within the Last 6 Months

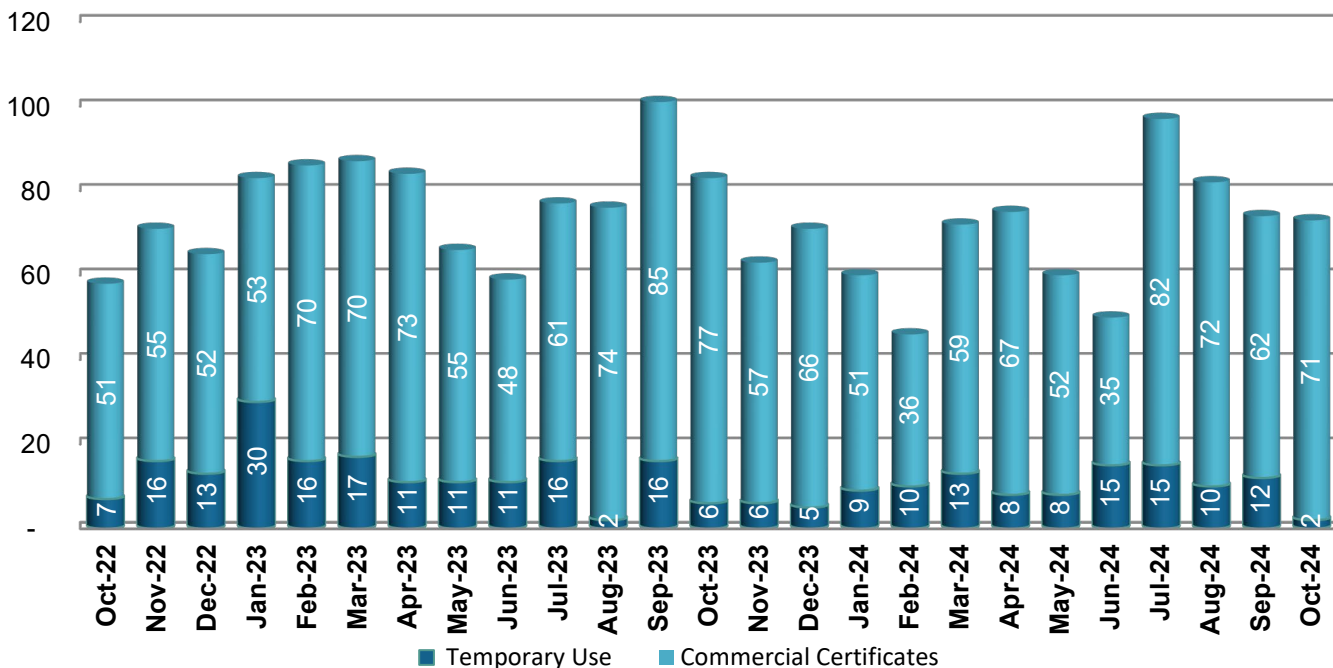


Land Development Services Statistics

Pre-application Meetings by Month

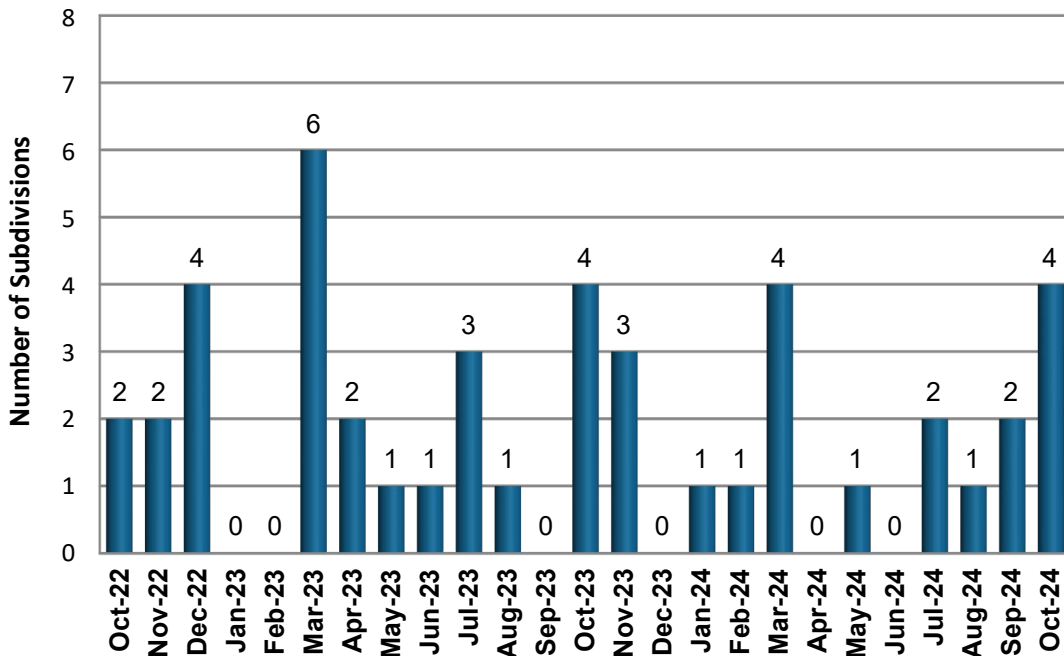


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

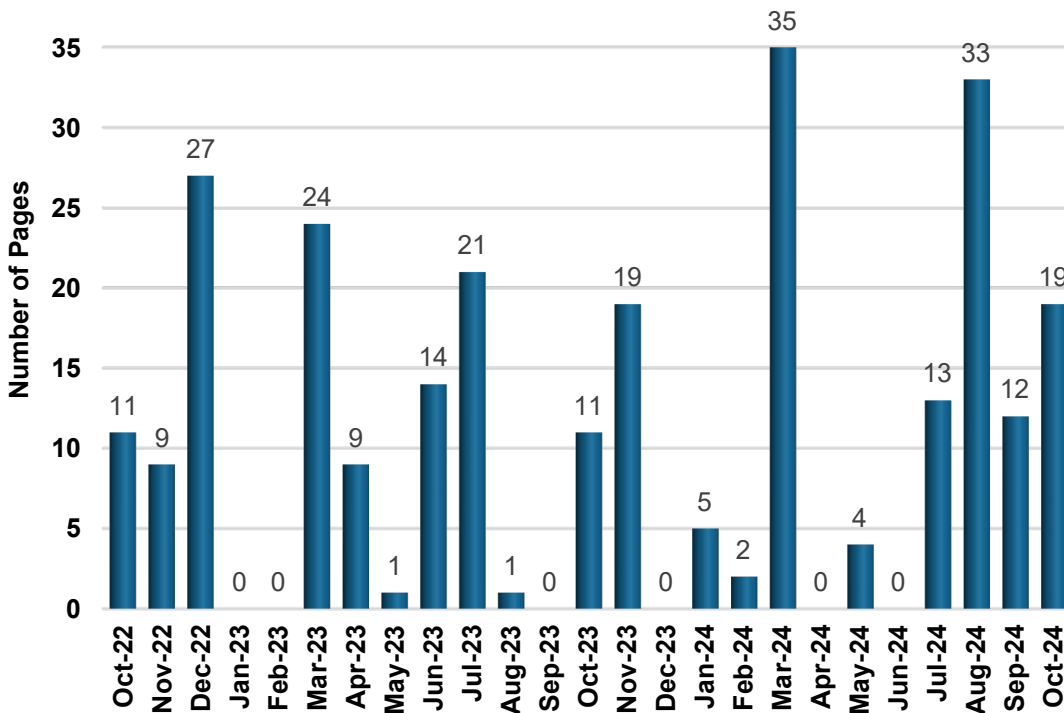
Number of New Subdivisions Recorded per Month



Yearly Totals Subdivisions
 2020 – 25
 2021 – 33
 2022 – 29
 2023 – 21
 2024 YTD – 16

Yearly Totals Lots
 2021 – 1353
 2022 – 3100
 2023 – 1212
 2024 YTD – 1096

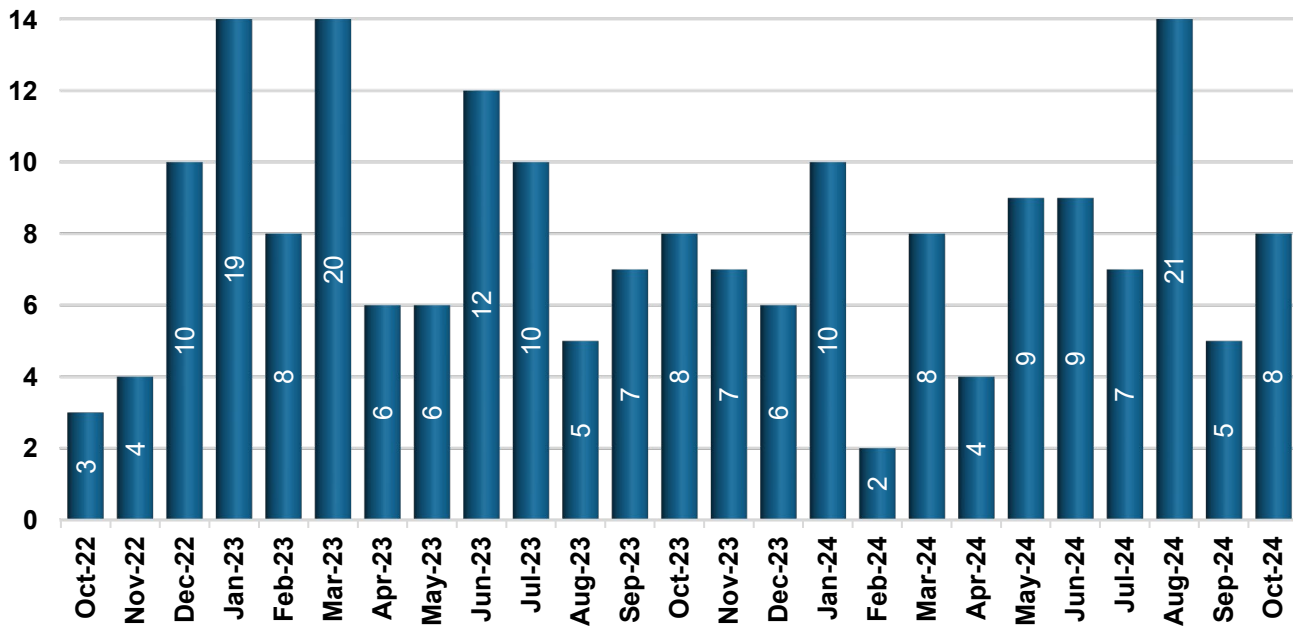
Plat Pages Recorded per Month



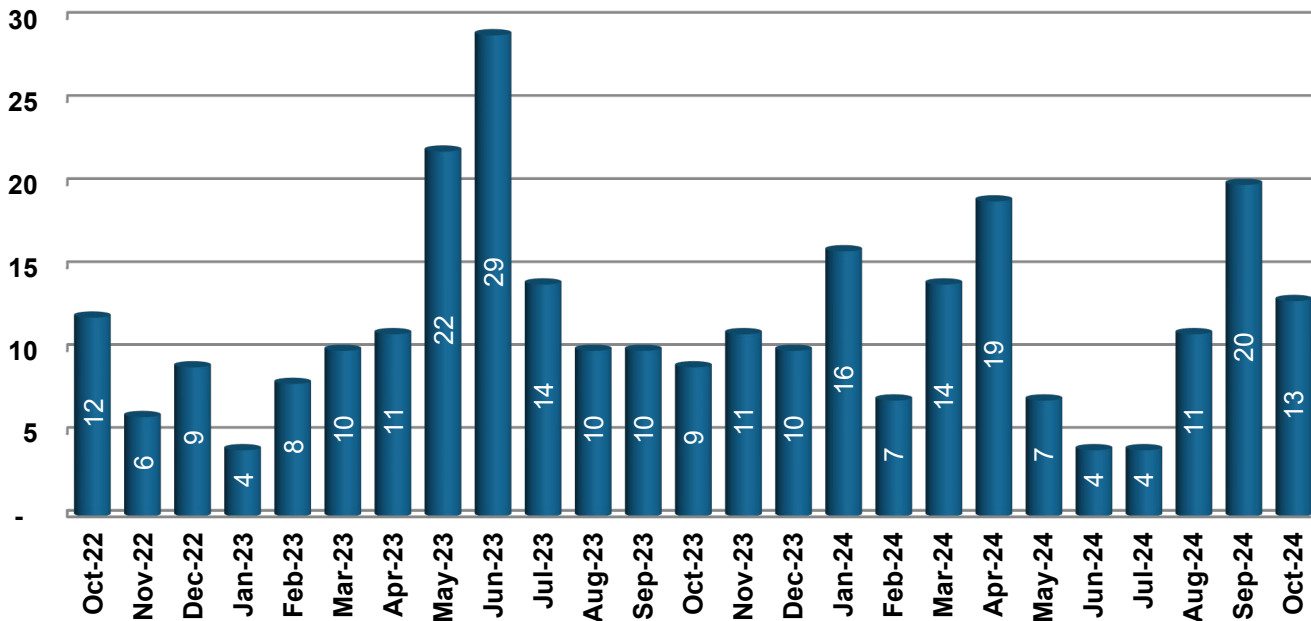
Yearly Totals Pages
 2020 – 152
 2021 – 188
 2022 – 175
 2023 – 100
 2024 YTD – 128

Land Development Services Statistics

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

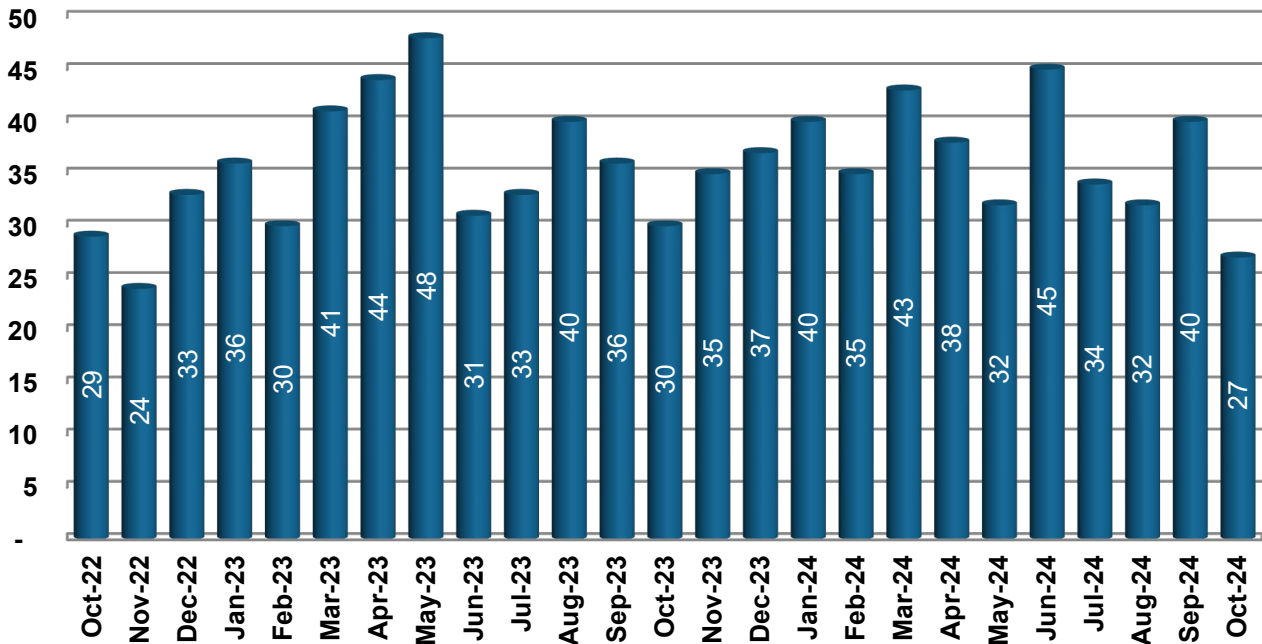


**Monthly Total of Subdivision Re-submittals/Corrections
(PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month**

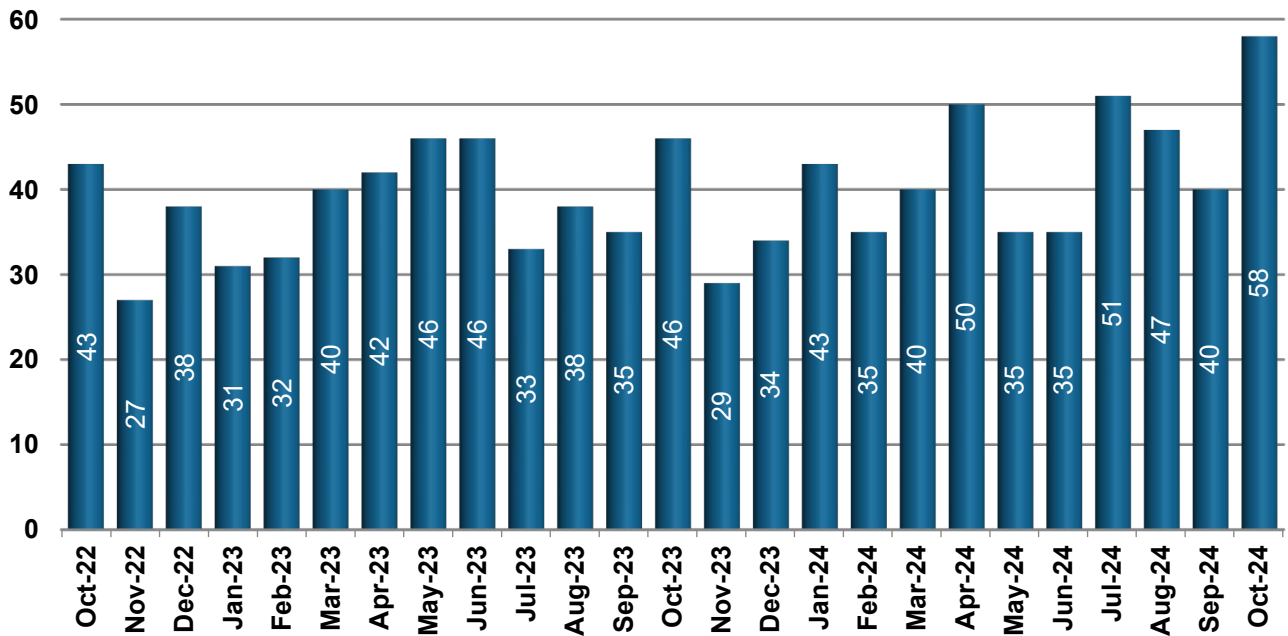


Land Development Services Statistics

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

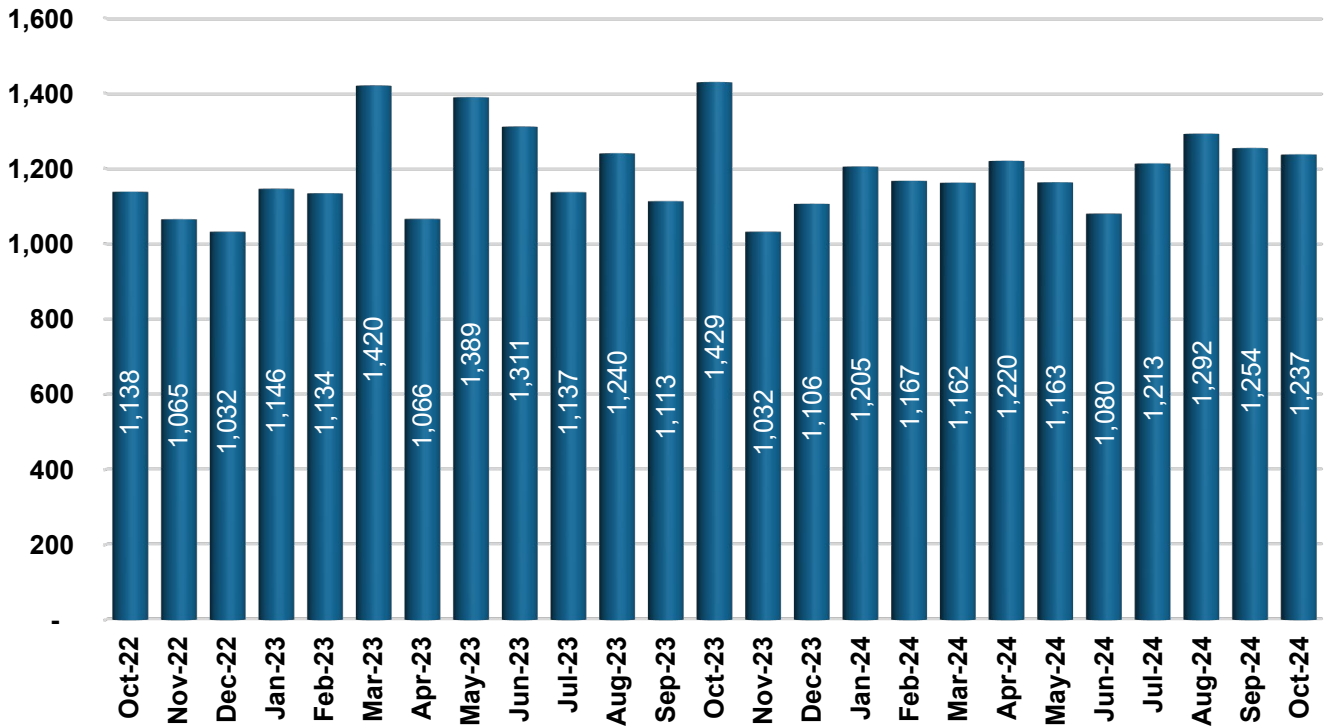


**Monthly Total of Site Plan Re-submittals/Corrections
(SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month**

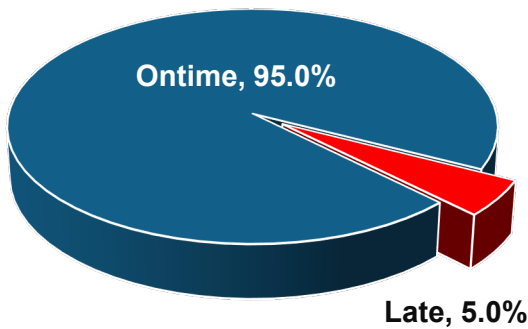


Reviews for Land Development Services

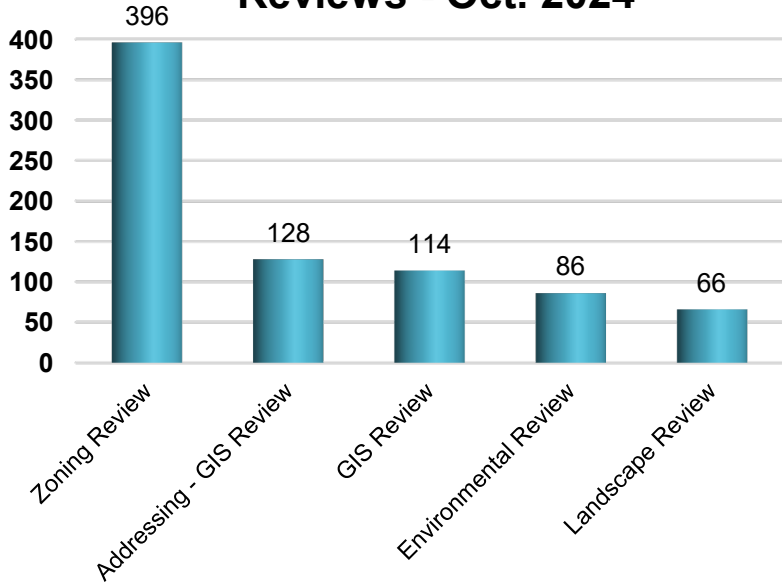
Number of Land Development Reviews



Percent Ontime for the Month

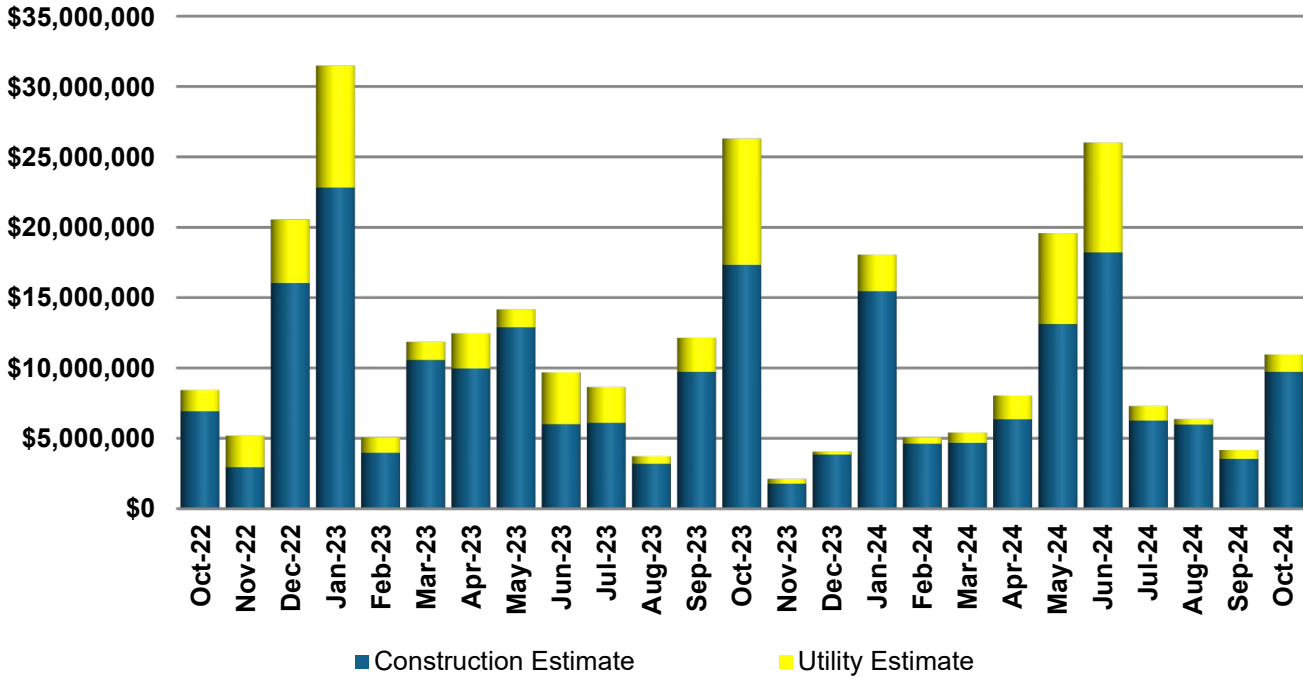


Top 5 Land Development Reviews - Oct. 2024

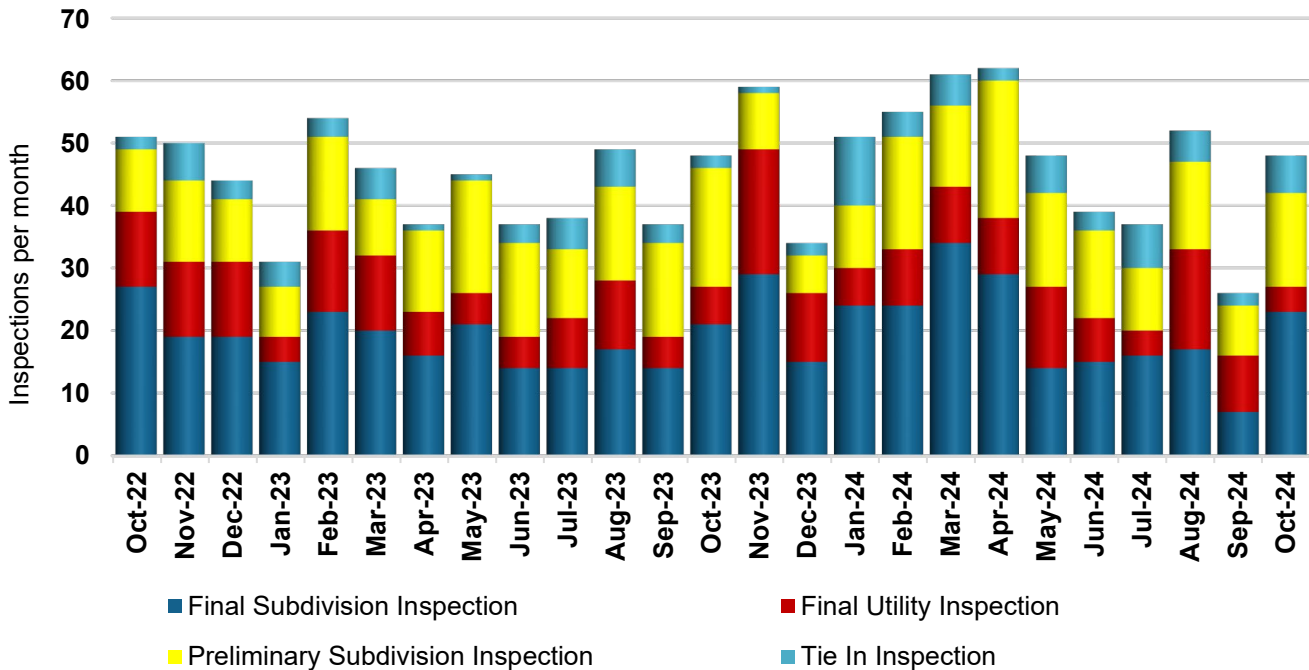


Land Development Services Statistics

Total Applied Construction Valuation Estimate

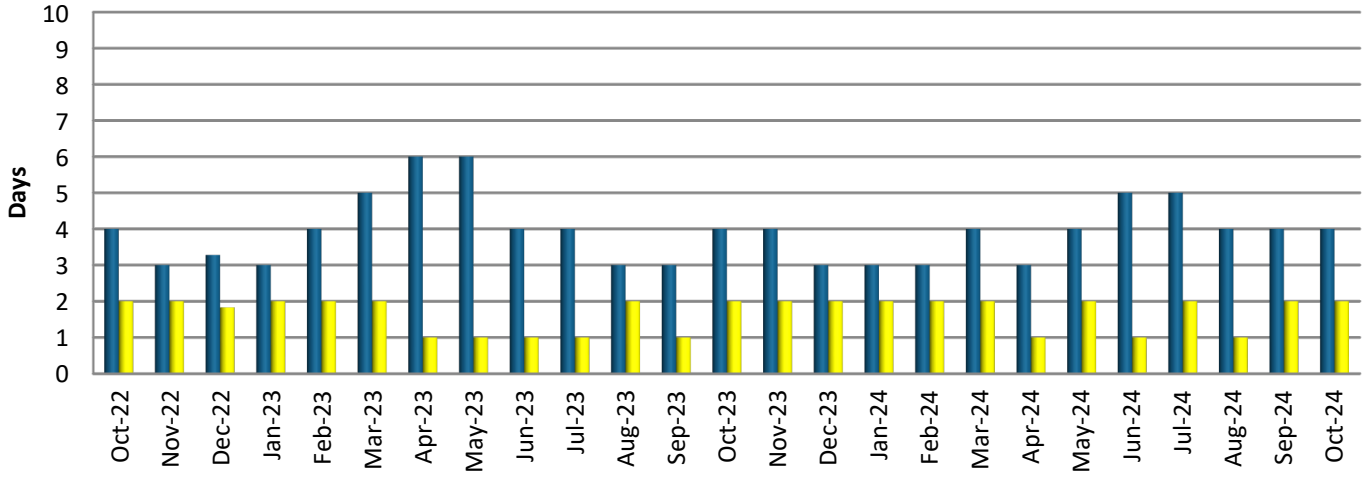


Site & Utility Inspections



Fire Review Statistics

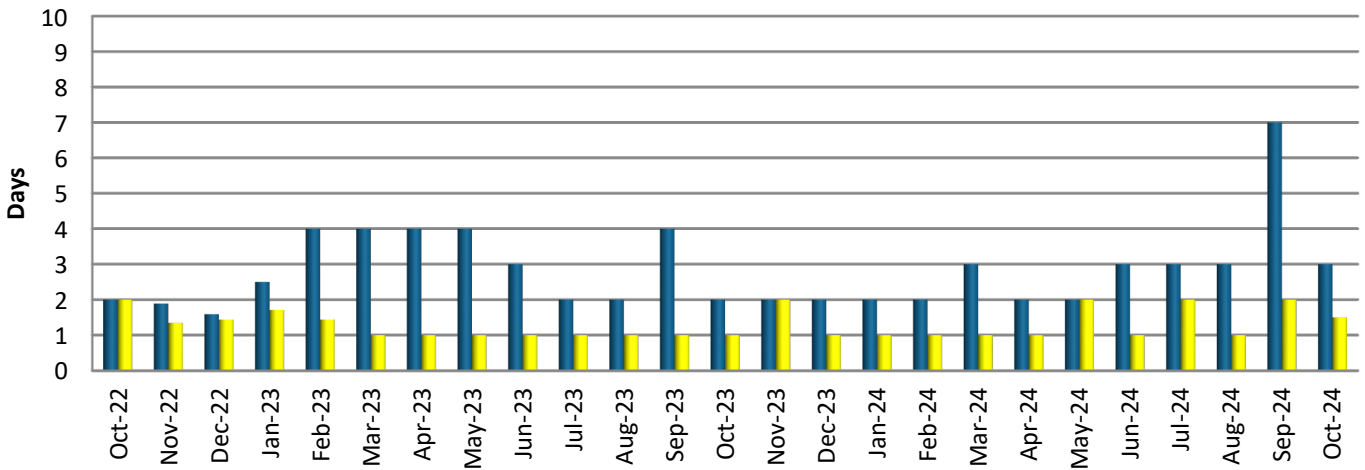
Building Fire Review Average Number of Days



Total Number of Building Fire Reviews by Month

Fire District	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
North Collier	466	449	391	444	450	583	490	692	650	627	636	525	616	543	411	459	406	508	581	684	634	647	646	733	655
Collier County (Greater Naples)	422	317	374	347	448	539	408	500	447	391	428	397	442	395	403	382	429	425	552	517	511	482	407	464	447

Planning Fire Review Average Number of Days



Total Number of Planning Fire Reviews by Month

Fire District	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24
North Collier	55	27	41	42	28	46	25	47	56	54	50	37	52	48	57	60	57	37	44	40	43	51	51	62	63
Collier County (Greater Naples)	57	46	62	56	68	70	63	82	91	43	43	60	62	50	39	56	53	60	75	61	55	68	67	64	48



Collier County

October

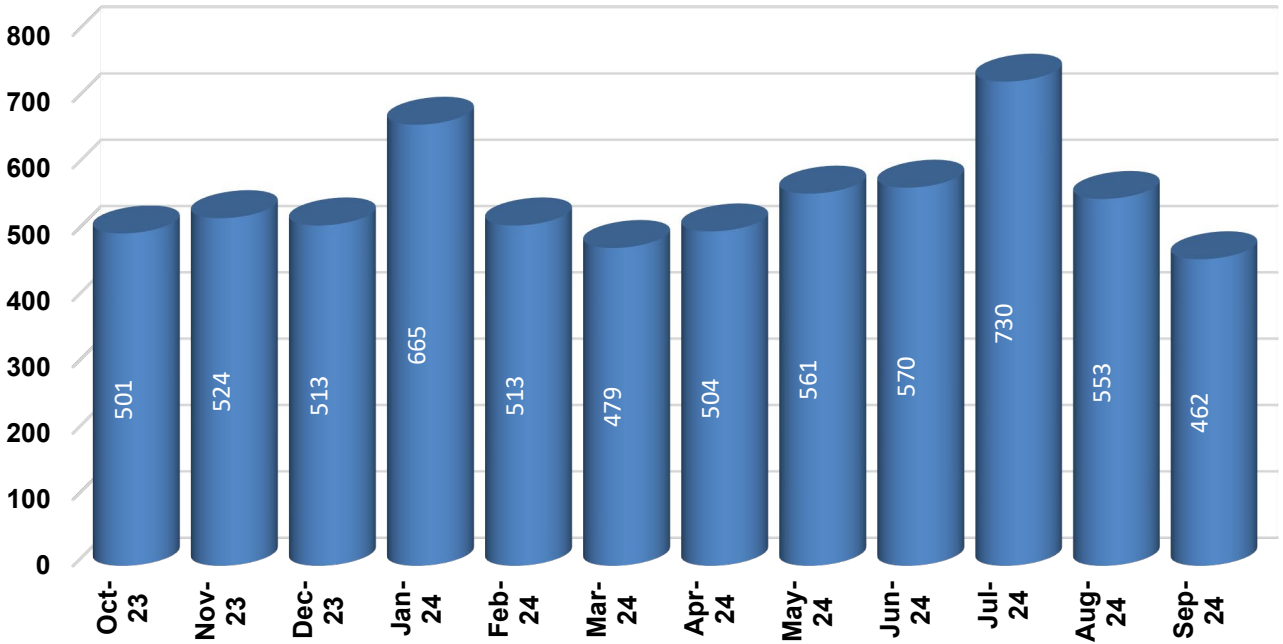
*2024 Code Enforcement
Monthly Statistics*



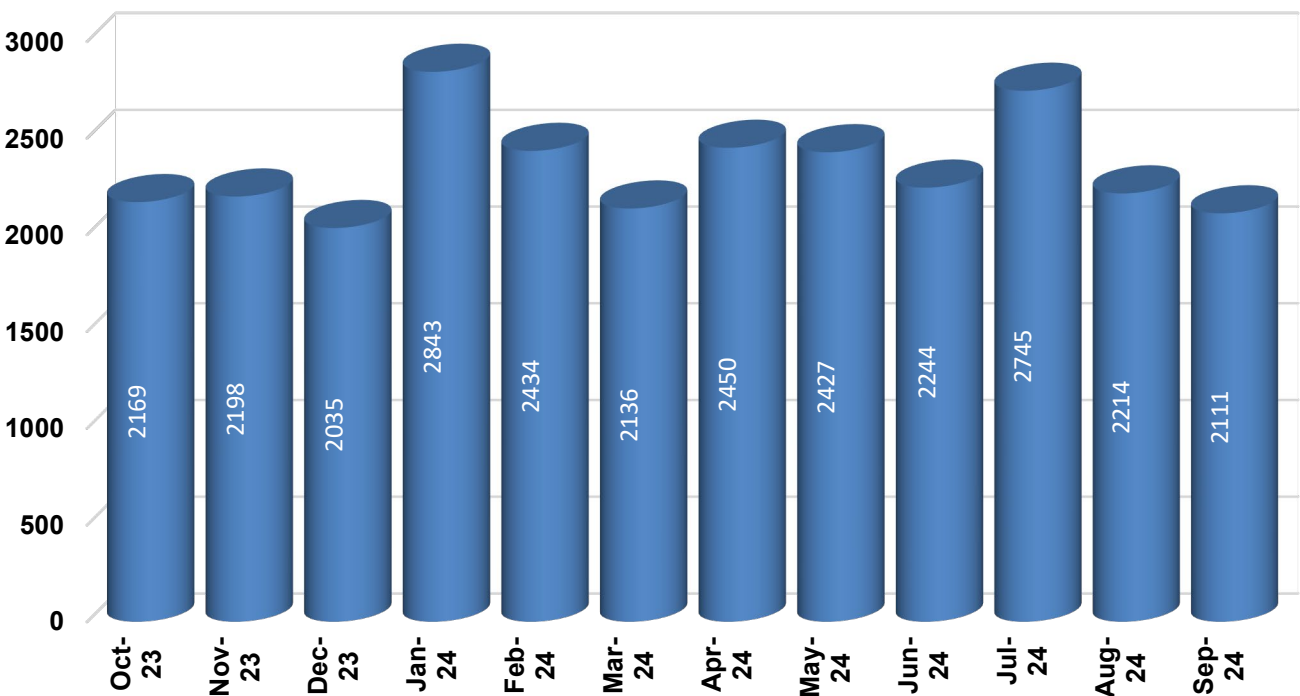
Code Enforcement Reports



Cases Opened Per Month



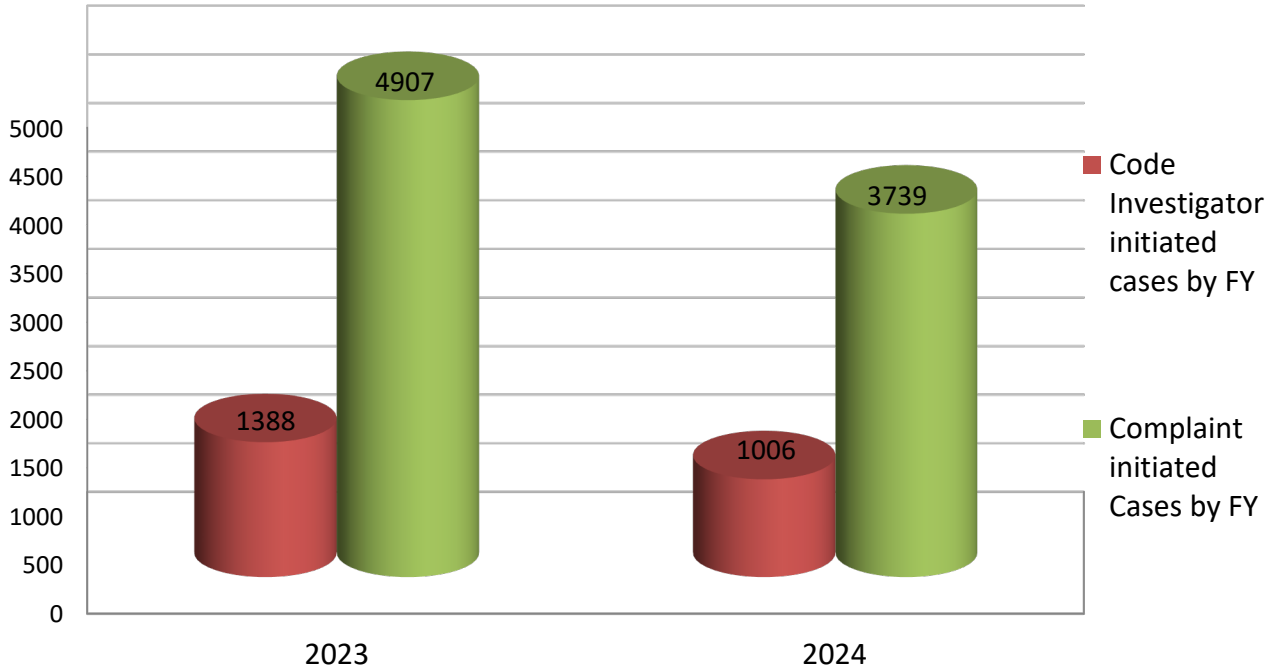
Code Inspections Per Month



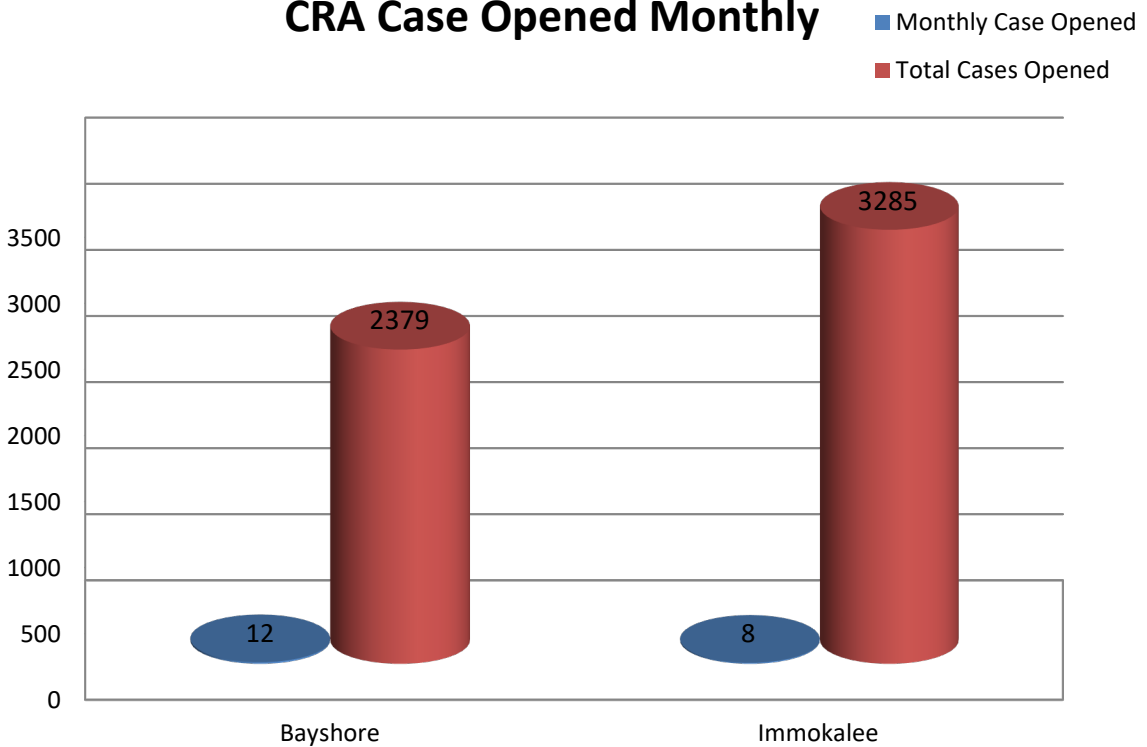
Code Enforcement Reports



Origin of Case



CRA Case Opened Monthly



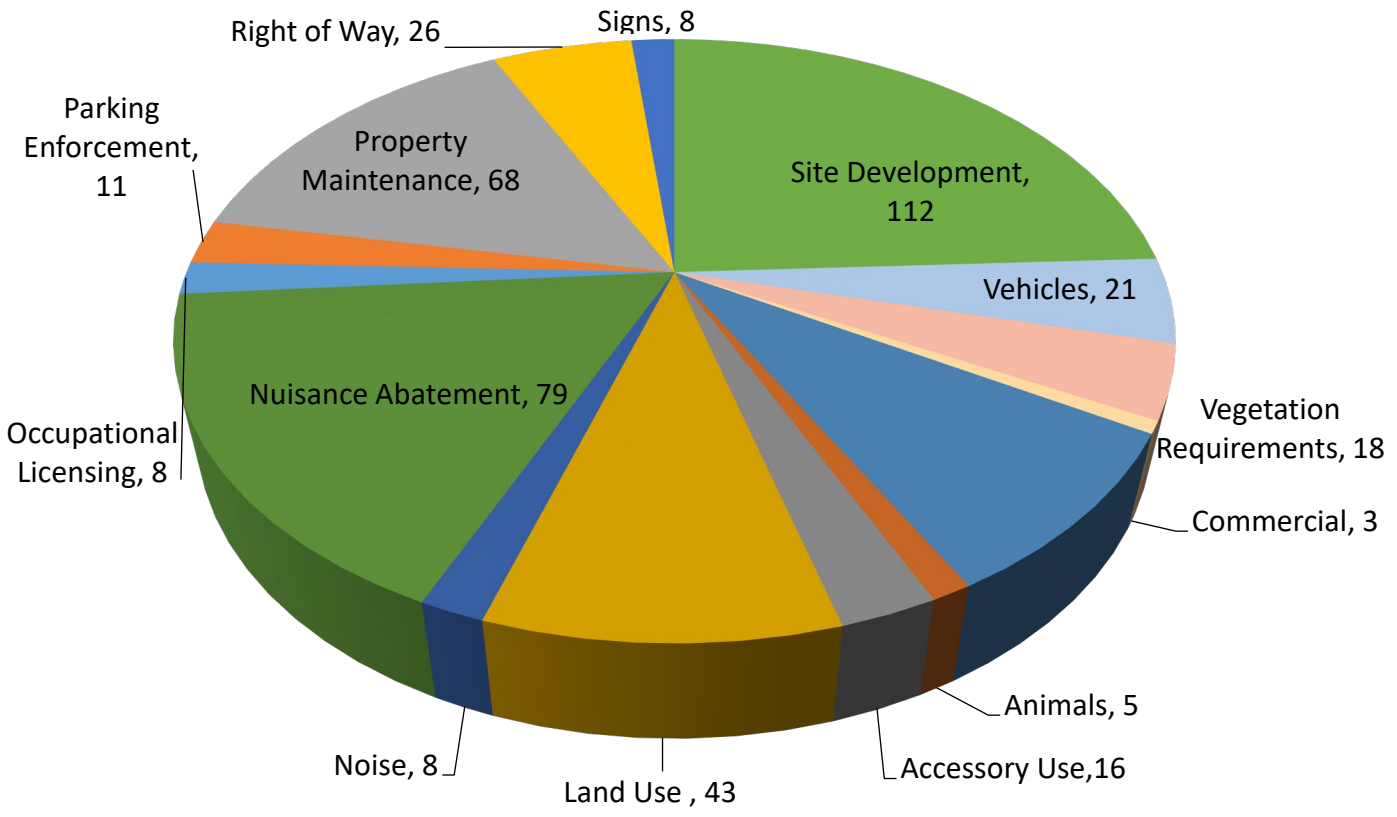
Code Enforcement Reports



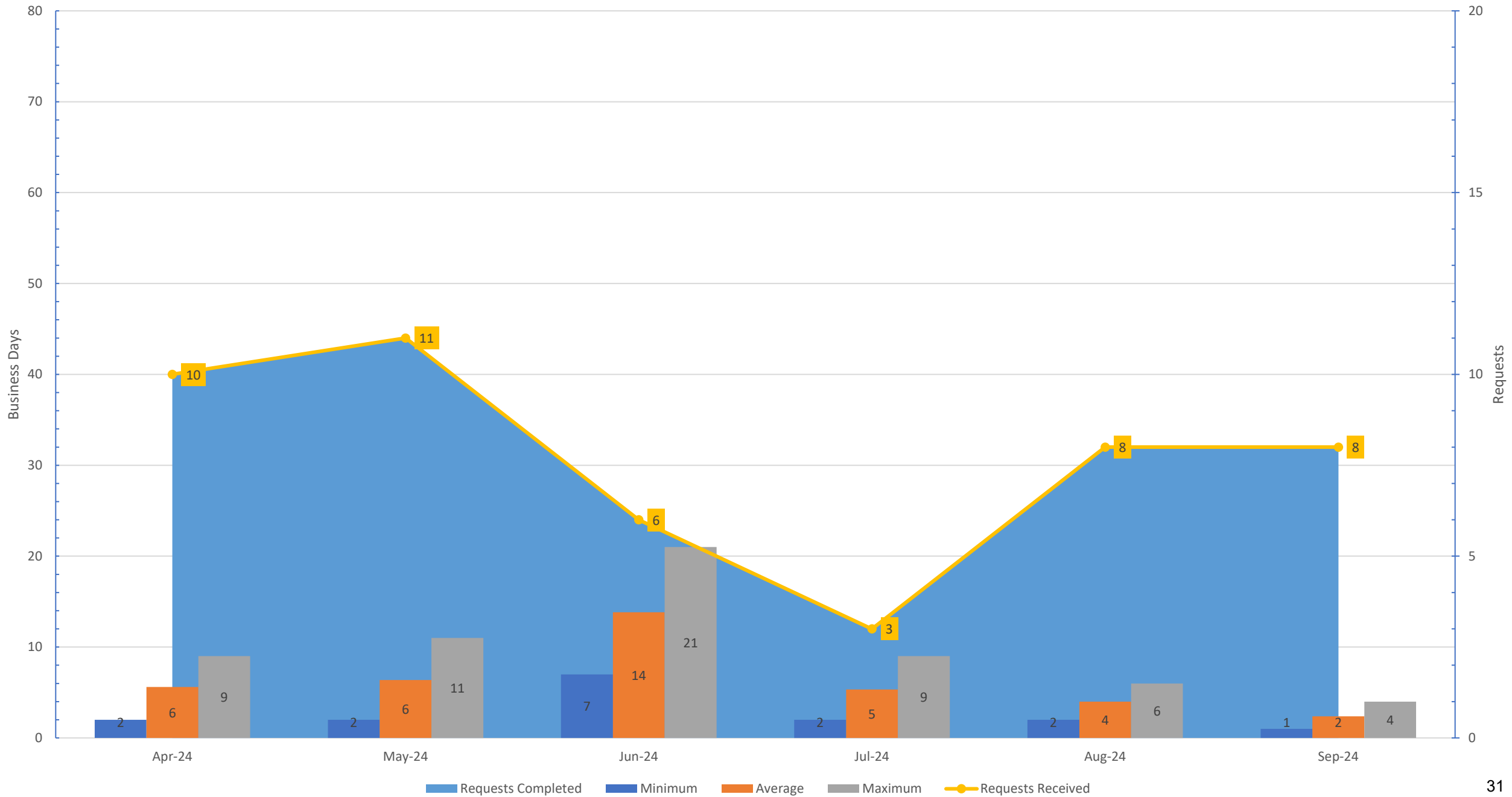
September 22, 2024 – October 21, 2024 Highlights

- Cases opened: 462
- Cases closed due to voluntary compliance: 173
- Property inspections: 2111
- Lien searches requested: 391

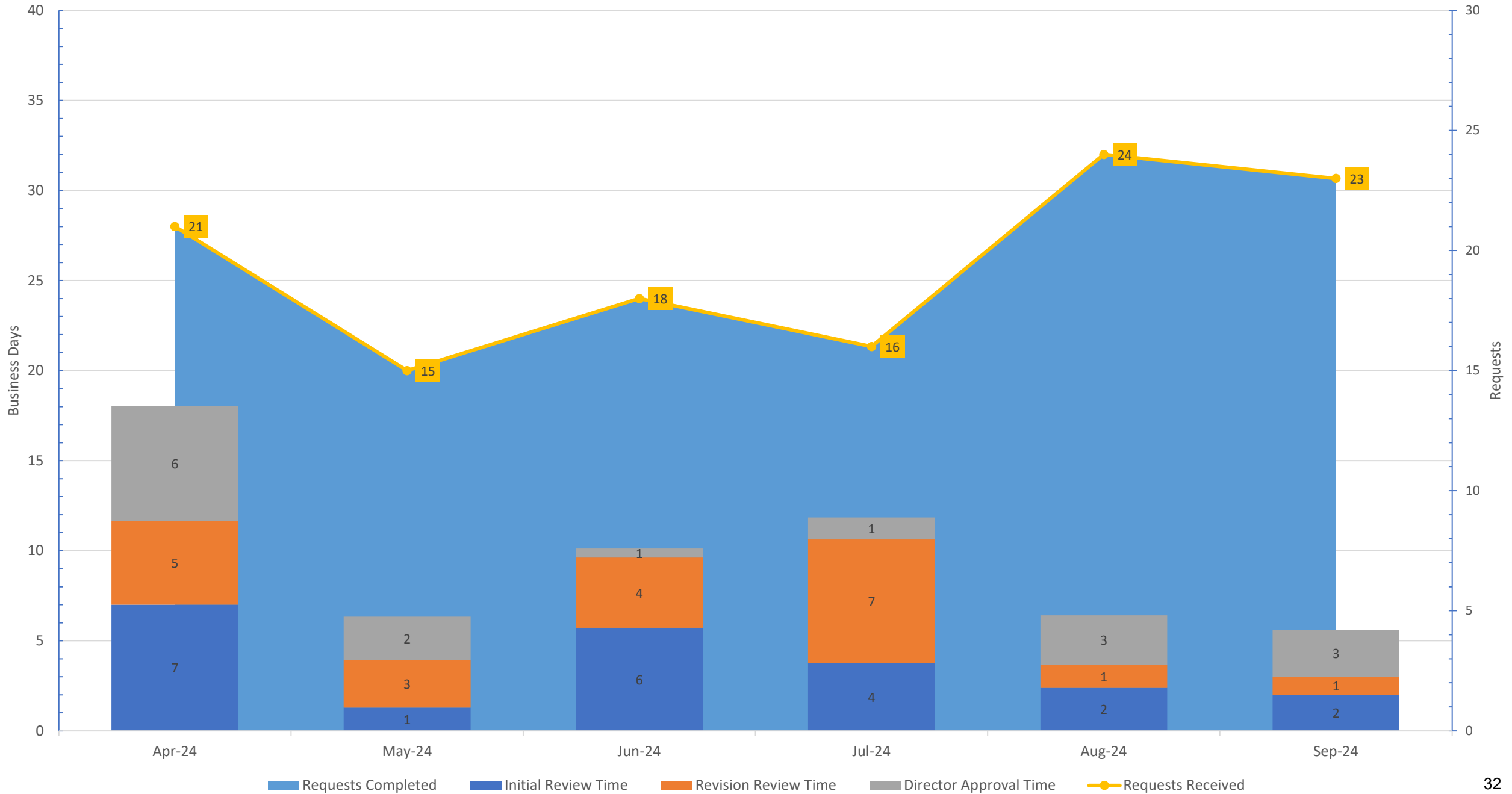
Top 15 Code Cases by Category



Response Time - Letters of Availability



Response Time - FDEP Permits



DSAC Committee Members

	Member	Category	Term Expires
iv.	William J. Varian - Chair	General Contractor	12/14/2024
	Blair Foley, P.E. - Vice Chair	Civil Engineer	12/14/2027
	James Boughton	Architect	12/14/2025
	Clay Brooker	Attorney	12/14/2025
	Jeffrey Curl	Landscape Architect	12/14/2025
v.	David Dunnavant	Developer	12/14/2024
	John C. English	Civil Engineer	12/14/2027
	Marco Espinar	Environmental Consultant/Biologist	12/14/2027
	Norman Gentry	General Contractor	12/14/2027
i.	Mark McLean	Architect	12/14/2024
	Chris Mitchell, P.E.	Engineer	12/14/2025
ii.	Robert Mulhere, FAICP	Planner	12/14/2024
	Laura Spurgeon DeJohn	Land Planner	12/14/2027
iii.	Jeremy Sterk	Environmental Consulting	12/14/2024
	Mario Valle	Residential/Commercial Construction	12/14/2027
	Hannah Roberts	AHAC Representative (Non-Voting)	10/01/2026

Terms are 4 years.

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 09/26/2024 02:44:59 PM

Name: Mark Diamond McLean

Email Address: mmclean@mhkarchitecture.com

Home Address: 10510 Ventana Lane

City/Zip Code: Naples, 34120

Primary Phone: 239-250-9915

Secondary Phone: 239-331-7092

Board or Committee: Development Services Advisory Committee

Category (if Applicable): Committee Member

Place of Employment? MHK Architecture

Do you or your employer do business with the County? Yes

Explain: We are an Architectural firm that does Master Planning and Construction Documents for building permits

How many years have you lived in Collier County? More than 15

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: Development Services Advisory Committee (DSAC)

Please list your community activities and positions held: Ventana Pointe HOA Board Member

Education: College Graduate

Experience / Background: College Graduate

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 09/26/2024 02:29:33 PM

Name: Robert J. Mulhere

Email Address: rmulhere@bowman.com

Home Address: 3613 Recreation Lane

City/Zip Code: Naples , 34116

Primary Phone: 239-825-9373

Secondary Phone: 239-254-2000

Board or Committee: Development Services Advisory Committee

Category (if Applicable): Land Use Planner

Place of Employment? Bowman Consulting, LTD

Do you or your employer do business with the County? Yes

Explain: This is a civil Engineering, Planning, and Survey Company, formerly Hole Montes, now Bowman. For more than 50 years Hole Montes (now Bowman) has provided consulting services to Collier County, mostly in the area municipal of water and sewer facility and infrastructure design, and occasionally also in the area Planning services and stormwater design services.

How many years have you lived in Collier County? More than 15

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

If yes, Please Explain: The DSAC reviews Land Code Amendment's and makes a recommendation related to its review to the CCPC and BCC. On occasion I may be representing a client who could directly benefit from a specific proposed Land Code Amendment. However, in all such cases, I have recused myself from voting and participating in the DSAC consideration of the particular amendment. This has only occurred a handful of times over my more than 20 years on the DSAC.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: DSAC (for 22 years)

Please list your community activities and positions held: : Formerly: President of United Way of Collier County, Board of Directors Naples Chamber of Commerce, Chairman of Collier County Economic Development Council, Chairman of Marco Island Charter Middle School Board, Marco Island YMCA.

Education: Undergraduate degree: St. Michael's College (Vermont) Master's degree in Public Administration: FGCU

Experience / Background: Undergraduate degree: St. Michael's College (Vermont) Master's degree in Public Administration: FGCU

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 10/02/2024 02:03:27 PM

Name: Jeremy Sterk

Email Address: jeremys@eteflorida.com

Home Address: 614 111th Ave North

City/Zip Code: Naples, 34108

Primary Phone: 239-595-4929

Secondary Phone: 239-304-0030

Board or Committee: Development Services Advisory Committee

Category (if Applicable): Environmental Consultant

Place of Employment? Earth Tech Environmental

Do you or your employer do business with the County? Yes

Explain: We provide consulting services and ecosystem restoration services to multiple County departments. If a conflict arises, I will fill out the appropriate paperwork and notify the chairman.

How many years have you lived in Collier County? More than 15

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

If yes, Please Explain: We provide consulting services and ecosystem restoration services to multiple County departments. If a conflict arises, I will fill out the appropriate paperwork and notify the chairman.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: Conservation Collier & DSAC

Please list your community activities and positions held: FWC Local Rule Review Committee (Manatee Protection Speed Zones). Judge for Collier County science fair - multiple years. Florida Association of Environmental Professionals (FAEP) - past secretary, Vice President, & President of SW FL Chapter.

Education: B.S. Aquatic Biology Certified Environmental Professional #1692037, Academy of Board-Certified Environmental Professionals

Experience / Background: B.S. Aquatic Biology Certified Environmental Professional #1692037, Academy of Board-Certified Environmental Professionals

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 09/25/2024 01:08:04 PM

Name: William J Varian

Email Address: bill@varianconstruction.com

Home Address: 3520 17th Ave SW

City/Zip Code: Naples, 34117

Primary Phone: 230-289-8013

Secondary Phone:

Board or Committee: Development Services Advisory Committee

Category (if Applicable): General Contractor

Place of Employment?

Do you or your employer do business with the County? Yes

Explain: We have a contract with CAT to refurbish bus shelters

How many years have you lived in Collier County? More than 15

How many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: Collier County Development Services Advisory Committee (DSAC) General Contractor Appointment 2004-2005, 2007- present Chairman 2007- present Collier County Board of Adjustments and Appeals General Contractor Appointment 2002-2004 Collier County Fire Review Task Force DSAC member appointee 2007, Vice Chair

Please list your community activities and positions held: Community Involvement: Member of the Saint Elizabeth Seton School Board 2005- 2013 President 2009-2010, 2010-2011, 2011-2012, 2012-2013 school years Knights of Columbus—4th Degree member of the St. Elizabeth Seton Council #4357 Financial Secretary 2011-2019 Housing Development Corp of Southwest Florida (HDC); Board Member 2011-2016 President 2013-2015 Catholic Charities district 3(Collier County) Board Member 2011-2018 Diocese of Venice School Board Member 2013- 2021 President 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 school years Catholic Charities Diocese of Venice Board Member 2016-2018 Leadership Collier Class of 2016 Professional Associations: Local: Collier Building Industry Association • President of the Collier Building Industry Association (CBIA) for 2005 • Presidential Appointee to the executive committee 2009 • Chairman of the Board CBIF 2009-2012 • President of the Collier Building Industry Foundation (CBIF) 2006-2008 • Charter Member of the CBIA Remodelers Council (1999) • Chairman of the Remodelers Council of the CBIA (2003) (2009) • Chairman of the Finance Committee of the CBIA (2003) • Named CBIA Builder of the year 2007 • Named CBIA Remodeler of the year 2003, 2005, 2010 State: Florida Home Builders Association • Builder director 2000-present • Trustee for the Future Builders of America Foundation 2005-2008 • President of the FBA Foundation 2010-2011 • Chairman of the FBA Leadership Camp 2008,2009,2010 • Chairman of the Remodelers Council 2009-2010 • Education and Training committee • 2009 FHBA Remodeler of the Year National: National Association of Home Builders • Builder Director 2000-present • National Remodelers Council- member • Remodeler 20 club (NAHB Group) Chairman of group #1 (Fat Cats) 2006 • NAHB Safety Committee member 2007 • 2009 CADRE award for best local council chairman Southern Building Code Congress International-member

Education: 1985- 1987 Massasoit Community College Canton, Ma. Associates Degree in Applied Science Specified area of education in Structural Engineering 1999—2008 NAHB Designation classes Various Locations CGR Designation Received 2001 CAPS Designation Received 2002 CGP Designation Received 2008 2001 University of Florida Naples, Fl. Fast Track Business Planning 2003 Intense training program on running and managing your business. Continuing Education: 1989—Present State of Florida Approved Various Locations Continuing Education as required to keep license—14 hours every 2 years Includes Workman’s Comp, Wind Mitigation, OSHA, Business Practices.

Experience / Background: 1985- 1987 Massasoit Community College Canton, Ma. Associates Degree in Applied Science Specified area of education in Structural Engineering 1999—2008 NAHB Designation classes Various Locations CGR Designation Received 2001 CAPS Designation Received 2002 CGP Designation Received 2008 2001 University of Florida Naples, Fl. Fast Track Business Planning 2003 Intense training program on running and managing your business. Continuing Education: 1989—Present State of Florida Approved Various Locations Continuing Education as required to keep license—14 hours every 2 years Includes Workman’s Comp, Wind Mitigation, OSHA, Business Practices.

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 10/28/2024 01:46:11 PM

Name: Nicholas J. Kouloheras

Email Address: nkouloheras@barroncollier.com

Home Address: 6130 Cypress Hollow Way

City/Zip Code: Naples, 34109

Primary Phone: 239-438-0934

Secondary Phone:

Board or Committee: Development Services Advisory Committee

Category (if Applicable): Developer

Place of Employment? Barron Collier Companies

Do you or your employer do business with the County? No

How many years have you lived in Collier County? More than 15

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

If yes, Please Explain: There are items that DSAC reviews and comments on that may change codes or ordinances that could potentially affect future development standards.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Please list your community activities and positions held: Collier Building Industry Association, Urban Land Institute. Past member superintendents advisory board, past member of ULI/Collier County housing committee.

Education: Bachelor of Science in Business Administration. Minor Public Administration

Experience / Background: Bachelor of Science in Business Administration. Minor Public Administration

Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 09/30/2024 03:48:25 PM

Name: Afif Eljizi

Email Address: alex@aeconstructionfl.com

Home Address: 8250 Promoso Court

City/Zip Code: Naples, 34114

Primary Phone: 586-439-8800

Secondary Phone: 239-283-7400

Board or Committee: Development Services Advisory Committee

Category (if Applicable):

Place of Employment? A & E Construction of Florida Inc

Do you or your employer do business with the County? Yes

Explain: General Contractor -Own a business that services SWFL

How many years have you lived in Collier County? 1-2

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Please list your community activities and positions held:

Education: Bachelors Finance

Experience / Background: Bachelors Finance

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LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20240009067

ORIGIN

Board of County
Commissioners (Board)

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	<u>11/06/2024</u> TBD
DSAC-LDR	<u>10/15/2024</u> TBD

SUMMARY OF AMENDMENT

This LDC amendment establishes interim regulations for the rental of guesthouses within ~~urban the Urban Golden Gate~~ Estates zoned lots. LDC amendments are reviewed by the Board, Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

LDC SECTION TO BE AMENDED

2.03.01	Agricultural Districts
5.03.03	Guesthouses

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
Approval ~~TBD~~

DSAC
TBD

CCPC
TBD

BACKGROUND: The provisions for guesthouses were first adopted in 1974 when the Coastal Planning Area District regulations were established. This ordinance defined them as an “accessory dwelling unit,” which was to be “used exclusively for the non-commercial accommodation of friends or relatives of the occupant or owner of the principal dwelling.” In 1976, the provisions were clarified to prohibit the leasing or renting of a guest accommodation facility and to allow one guest house to be a permitted accessory use in both the Agricultural (A) and Estates (E) zoning districts. Since then, the guesthouse provisions have been amended from time to time, but the prohibition of renting them has remained.

On February 14, 2023, the Board discussed an item sponsored by Commissioner McDaniel that sought to amend the LDC to allow the rental of guesthouses. During the presentation, Commissioner McDaniel suggested that the rental of guesthouses should be restricted to homesteaded properties located in the urban Estates—the rationale of the restriction being that on-site landlords do a good job of managing the actions of their tenants. The Board members further discussed the prospect of amending the LDC but later agreed that Commissioner Hall should first discuss the matter with the Affordable Housing Advisory Committee (AHAC) before the Board gives direction to staff. On May 15, 2023, staff presented the prospect of guesthouse rentals within the Urban Golden Gate Estates to the AHAC. The AHAC supported looking at the rental of guesthouses as a possible solution to the affordable housing shortage within the County. The motion recognized that it was the desire of AHAC to increase supply and to allow this in the Urban Estates. It also was their desire to recommend exploring guesthouse rental for the Rural Estates. Finally, the program should be offered to homesteaded properties (and that the exemption would remain) and that it should be kept at market-rate rents. The AHAC wanted staff to provide the Board with the rent-ranges and the percentage of homesteaded properties out of the 3,559 targeted properties. On May 14, 2024, the Board discussed Item 11.A. under the County Manager’s Report, which was a recommendation to provide staff direction on the Board’s request for staff to gather input on the community’s desire to allow for the legal renting of guesthouses within the urban Estates Zoning District, based upon the conclusions provided for within the Guesthouse Rental White Paper. By a vote of 4-1, the Board directed staff to move forward with an LDC amendment with the provision in writing of the one-year revisit and a specific report from Code Enforcement.

The provisions for the Density Rating System in the Future Land Use Element (FLUE) of the Growth

Management Plan (GMP) recognizes that guesthouses are considered accessory dwellings and are not counted toward density. However, the Density Rating System in the FLUE is only applicable to certain geographic areas of the County and yields to either the Immokalee Area Master Plan or Golden Gate Area Master Plan (GGAMP), where applicable, in matters of density and application. The geographic area encompassed by this LDC amendment is located within the jurisdiction of the GMP but with a majority of the lots located within the GGAMP, specifically the Urban Golden Gate Estates Sub-Element (see Exhibit A). According to the Estates Designation of the Urban Golden Gate Estates Sub-Element of the GGAMP, this designation is characterized by low density semi-rural residential lots within limited opportunities for other land uses. Typical lots are 2.25 acres; however, there are some legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings are prohibited in all Districts and Subdistricts in the Estates Designation. The density exclusion for guesthouses is also provided for in the Residential Estates Subdistrict of the Estates – Mixed Use District. Since the Urban Golden Gate Estates Sub-Element is silent with respect to the rental of guesthouses, no GMP amendment will be necessary or required to amend the LDC to allow guesthouse rentals in the Estates zoning district. Transportation Planning staff reviewed the proposed Amendment and anticipates that there will be minimal impacts on the road network based on the following findings:

- There are a limited number of parcels effected by the amendment.
- The Urban Subdistrict contains an established road network with major north-south and east-west arterials and collectors.
- Traffic impacts resulting from the rental units should more widely be distributed within the subdistrict compared to traditional PUD developments with single point trip impacts.
- There is a reasonable network of interconnected local-neighborhood roads providing alternative routes.
- There are numerous goods/services/employment opportunities adjacent to this subdistrict area to reduce trip lengths on the network compared to longer rural commuter-residential trips.

The DSAC-LDR recommended approval of the amendment on October 15, 2024. However, two noteworthy changes were made since the hearing. The first change was to incorporate a sunseting clause of five years. The second change was to specify a minimum duration of nine month for any lease agreement between a lessor and lessee of the guesthouse. A minimum duration will help to ensure the guesthouses will not be used for short-term lodging but to remain as part of the County's housing supply, to indirectly promote the goal of addressing the affordable housing problem.

FISCAL & OPERATIONAL IMPACTS

There are no anticipated fiscal impacts to the County, except for the cost of advertising an ordinance amending the LDC, which is estimated \$50.00. Funds are available within the Unincorporated Area General Fund (1011) and Zoning & Land Development Cost Center (138319). Property owners who wish to rent their guesthouse will bear the cost of a registration fee, which is anticipated to be \$50 from Zoning and any fee that is typically charged for the Business Tax Receipt. Fiscal and operational impacts are to be determined.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GGAMP.

EXHIBITS: A) Boundary Map; None B) Public Comments at DSAC-LDR; and C) Apartment Survey

DRAFT

Amend the LDC as follows:

2.03.01 - Agricultural Districts

A. Rural Agricultural District (A). The purpose and intent of the rural agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County, are permissible as conditional uses in the A district. The A district corresponds to and implements the Agricultural/Rural land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum density permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the density rating system contained in the future land use element of the GMP. The maximum density permissible or permitted in A district shall not exceed the density permissible under the density rating system. The maximum density permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the density permissible or permitted under the agricultural/rural district of the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the rural agricultural district (A).

* * * * *

b. Accessory uses.

* * * * *

6. One guesthouse ~~Guesthouses~~, subject to LDC section 5.03.03.

* * * * *

#

5.03.03 – Guesthouses

Where a guesthouse is an allowable use, it shall be permitted only in compliance with the following standards. See LDC section 1.08.02 Guesthouse for additional information.

A. No guest accommodation facility in a single-family residential district, whether a freestanding guest house or guest accommodations which are structurally integrated with the main dwelling, may be utilized for commercial purposes.

B. Leasing or renting a guest accommodation facility shall constitute a violation of this LDC, except as provided for in LDC section 5.03.03 F.

DRAFT

- 1 C. If the principal dwelling ~~a main residence~~ is leased or rented, a guest accommodation
- 2 facility accessory to it may not be occupied by the property owner, since that would
- 3 constitute the unlawful utilization of single-family zoned property for two-family dwelling
- 4 purposes.
- 5
- 6 D. The following site design standards apply to all guest-houses:
- 7
- 8 1. Minimum lot area shall be 43,560 square feet.
- 9
- 10 2. Minimum lot width shall be 105 feet.
- 11
- 12 3. The maximum floor area shall be forty (40) percent of the air-conditioned, enclosed
- 13 living area (excluding garages, carports, patios, porches, utility areas, and the like)
- 14 of the principal dwelling.
- 15
- 16 4. Detached guest-houses shall not be closer than twenty (20) feet to the principal
- 17 dwelling.
- 18
- 19 E. A guesthouse may be constructed prior to a principal dwelling, provided the guest house
- 20 meets the minimum requirements of a single-family residence in the district in which it is
- 21 being constructed. At such time as a principal residence is constructed, then the floor area
- 22 percentages listed above shall apply.
- 23
- 24 F. The leasing or renting of a guesthouse shall be prohibited unless the following
- 25 requirements are met:
- 26
- 27 1. The subject property is located within the Estates (E) zoning district west of Collier
- 28 Boulevard.
- 29
- 30 2. The subject property is owner-occupied where the landlord, as defined by Florida
- 31 Statutes section 83.43, makes permanent residence within the principal dwelling
- 32 and to whom a homestead exemption, as defined in Florida Statutes section
- 33 196.031, has been granted and continues or remains.
- 34
- 35 3. If the Property Appraiser determines the landlord is no longer eligible, entitled, or
- 36 qualified to receive the homestead exemption, the continued leasing or renting of
- 37 the guesthouse shall constitute an unlawful utilization of the guesthouse, effective
- 38 upon the date when the Property Appraiser provides written notification via certified
- 39 letter of the denial of the homestead exemption.
- 40
- 41 4. The guesthouse must contain sleeping facilities, a bathroom, and a kitchen.
- 42
- 43 5. A minimum of one off-street parking space shall be required for each guesthouse
- 44 permitted under this subsection.
- 45
- 46 6. The Administrative Code for Land Development shall establish the process and
- 47 application submittal requirements to lease or rent a guesthouse under this
- 48 section.
- 49

DRAFT

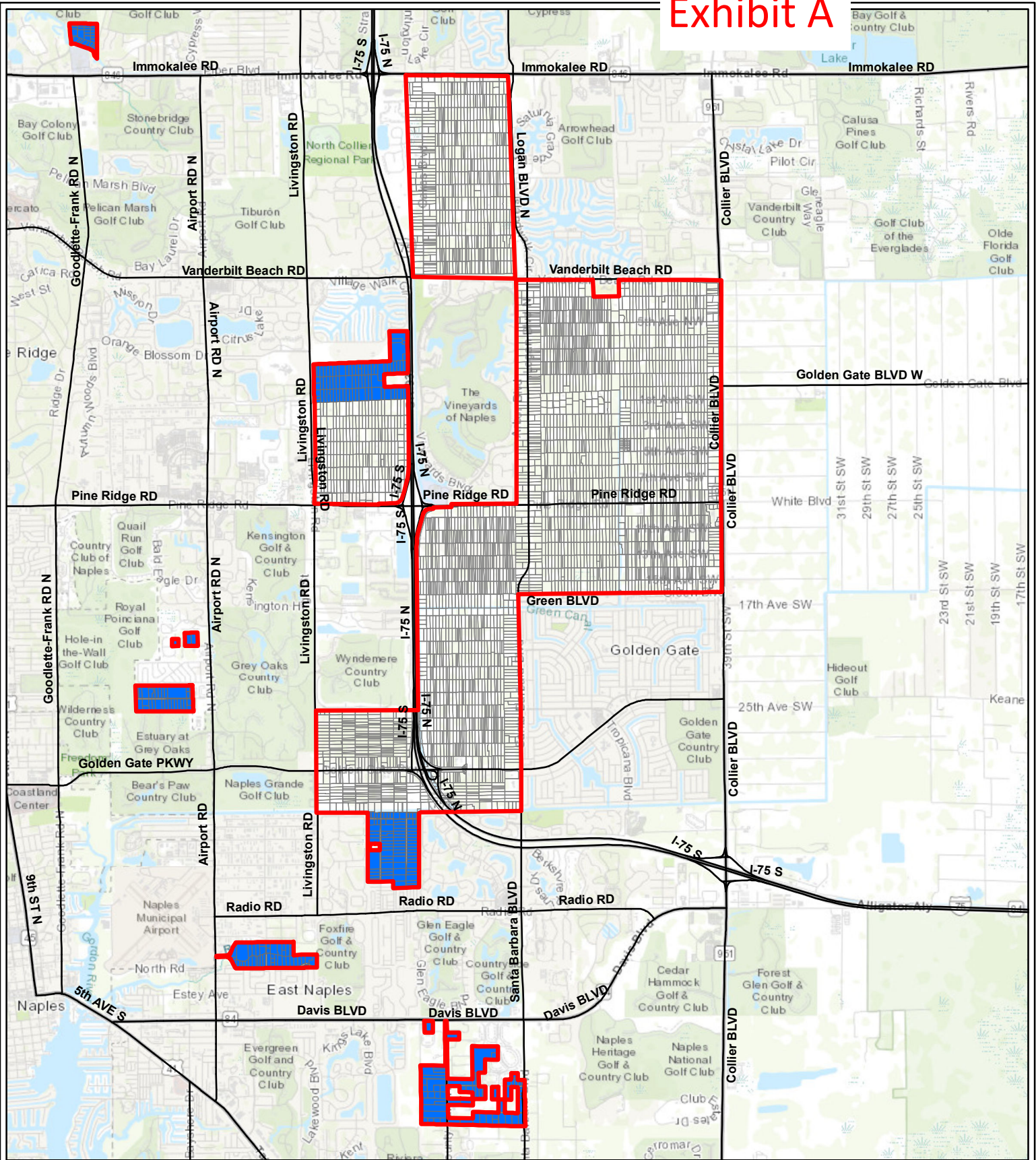
1 7. The minimum duration of any lease between a lessor and lessee shall be nine
2 months.

3
4 8. The provisions of LDC section 5.03.03 F. shall sunset five years from [the adoption
5 date of this LDC amendment] unless extended by the Board of County
6 Commissioners by resolution.

7
8 # # # # # # # # # # # # #

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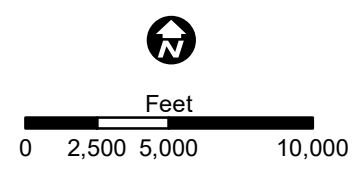
Exhibit A



Collier County
 Growth Management
 Community Development Department

Date: 10/21/2024

- Guest House Study Area
(Estates zoned parcels west of Collier Blvd.)
- Parcels in Study Area
- Parcels in Study Area but Outside the Urban GGAMP



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Exhibit B

Comments for Tuesday, October 15th DSAC LDC Subcommittee

- 1) The study identified 352 guest houses within the Urban Golden Gate Estates, however, it did not identify which of these were homesteaded vs. non-homesteaded properties. I requested this information and was sent a link to Building Permit Reports. **Does anyone have this information? If not, how do I go about getting this?**
- 2) The consultant, Agnoli, Barber & Brundage, Inc. stated in their May 5, 2023 memorandum that there are “many nuances to the impacts a rented guest house would have on the taxable value of a property,”
 - a. On Homesteaded Properties – the guest house structure is lessed out of the assessed value of the Homestead portion and then assessed separately as a non-homestead structure. **This would subject the non-assessed portion to a 10% cap on property taxes (instead of 3%), plus in my opinion it also removes the structure from the homestead liability protection. Homestead protection is a fundamental property right and removing that protection, can subject the non-homestead structure to judgment creditors. This may be an unintended consequence and should be addressed prior to implementing this program.**
 - b. If the property owner decides to discontinue renting the guest house, then the guest house structure will be reassessed at the current market value, which will be higher than the original assessed value before renting the guest house. Resulting in an increase in taxes. **(Which, if the house has been homesteaded for a significant portion of time, can be unduly burdensome increased cost on the property owner).**
 - c. If the property appraiser can prove that the guest house has been historically rented, then the property owner can be

back charged to recoup taxes not paid at the non-homesteaded valuations.

- d. Tax collector would collect taxes on guest houses rented for six (6) months or less. These short term rentals would also require a Business Tax License, sales taxes and Tourist Development Taxes. **How will this program deter short-term rentals? Who will monitor registration of short-term rentals?**
 - e. Attachment 1 to the Memo shows there are 6 parcels within Urban GGE that have 2 guest houses. **Are any of those homesteaded properties and, if so, will the property owner be permitted to rent both guest houses.**
 - f. The consultant recommended a 5 year pilot program, however the County Attorney stated at a BCC meeting that once you grant property rights to a property owner, you cannot restrict those rights in the future. You can always expand property rights, but cannot restrict property rights. **In fact, the only way the County would be able to restrict those rights afterwards would be upon payment of “just compensation,” since it would in effect be a “taking” by the County under Constitutional Law.**
- 3) A number of issues were raised at the various Affordable Housing Advisory Committee (AHAC) meetings that have yet to be answered and/or addressed:
- a. The guest house would be reclassified as an investment property, which can affect mortgages, homeowners insurance, federal income tax, business registration and taxes, and potential annual inspections.
 - b. Water/Sewer/Septic/Well Issues. Guest houses are typically sporadically used. Full-time use will put a strain on water, sewer, septic and well systems. Staff had advised AHAC that the Department of Health and DEP would need to look into whether the property owner would be required to add

- additional septic systems or wells. Will this also have an adverse effect on those homes with County water and sewer? **(This could be a very big issue and a large unexpected expense).**
- c. Cannot prohibit short-term rentals. The State has pre-empted short-term rentals and once a rental is available, short-term rentals cannot be prohibited **(unless the prohibition was grandfathered, which is not the case here)**. There was a lot of discussion about the problems Collier County already faces with short-term rentals, such as, damaged property, litter on property and beaches, weddings with 50-60 guests on site. Big parties and too many cars and people causing lots of chaos.
 - d. The proposed program will most-likely have little effect on the housing shortage. Throughout all of the AHAC meetings, there were numerous comments that this program would not really help the housing shortage and maybe 2 dozen rentals will be added. Others stated time, money and effort was better spent on multi-family housing in the Activity Centers.
- 4) Costs – What has this proposed program cost the taxpayers so far? At the 2/24/2023 BCC meeting the agenda stated that the fiscal impact would only be \$1,625 for legal ads, since the Zoning Division maintains a fully-budgeted sub-section staff whose sole responsibility is to amend the LDC. However, at that same meeting it was disclosed that there was inadequate staff available, due to current staff assignments at that time and a third-party consultant was needed. From the materials I've reviewed, it appears there were expenses for the consultant and report, the online survey company, legal ads for the Public Information Meetings, post-cards for the PIM meetings, etc. What other costs are anticipated and if it will only add a couple dozen units to the housing inventory, do the costs outweigh the benefit?

Exhibit C

Property Name	Property Address	Phone #	Minimum Rental Duration
Goodlette Arms	950 Goodlette Rd N Naples, FL - 34102	(239) 262-3229	no limit / waiting list 4-5 years
Wolfe Apartments	4620 16th Pl SW #303, Naples, FL 34116	(239)-353-8746	recovery program 1 year long lease up to 2 years max
Bembridge- The Harmony on Santa Barbara (Ekos)	4640 Santa Barbara Blvd	(239) 686-0050	12-Month
Saddlebrook Village	8685 Saddlebrook Cir, Naples, FL 34104	(239) 354-1122	12-Month
Whistler's Green*	4700 Whistlers Green Cir, Naples, FL 34116	(239) 352-2999	12-Month
Bear Creek	2367 Bear Creek Dr, Naples, FL 34109	(239) 514-0600	12-Month
Brittany Bay	14815 Triangle Bay Dr, Naples, FL 34119	(239) 354-2002	11-Month
Brittany Bay II	14925 Lighthouse Rd, Naples FL 34119	(239) 354-2002	11-Month
Brittany Bay III- Vanderbilt Place	14915 Lighthouse Rd, Naples FL 34119	(239) 354-2002	Not part of Brittany Bay - Vanderbilt Place Condo Assoc. / LiftMaster Dealer or Installer today
Osprey's Landing	100 Ospreys Landing, Naples, FL 34104	(239) 261-5454	12-Month
Jasmine Cay	100 Jasmine Circle Naples, FL - 34102	(239) 963-9920	12-Month
Noah's Landing- Golden Gate Commerce Park PUD	10555 Noah's Cir, Naples, FL 34116	(239) 775-7115	12-Month
Tuscan Isle - Saddlebrook Village	8650 Weir Dr, Naples, FL 34104	(239) 304-3668	12-Month
Whistler's Cove	11400 Whistlers Cove Blvd, Naples, FL 34113	(239) 417-3333	12-Month
Villas of Capri	7725 Tara Cir, Naples, FL 34104	(239) 455-4600	12-Month

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME VARIAN William J	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE DSAC
MAILING ADDRESS 3520 17 th Ave S.W.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY Naples FL 34107 Collier	NAME OF POLITICAL SUBDIVISION: Collier
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, WILLIAM JAZIA, hereby disclose that on NOV 6, 20 24:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:


RE APPOINTMENT TO POSITION

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

11/6/24

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Robert J. Mulhese, hereby disclose that on Nov. 6, 2024:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Bowman Consulting, LTD., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

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11/6/2024
Date Filed

[Signature]
Signature

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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>McLean MARK D</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>DSAC</i>
MAILING ADDRESS <i>10510 Kentwood Lane Collier</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Naples Collier</i>	NAME OF POLITICAL SUBDIVISION: <i>Collier</i>
DATE ON WHICH VOTE OCCURRED <i>11/6/24</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

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* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

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WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Mark Nelson, hereby disclose that on Nov 6, 2024:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Re-appointment to position

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

11/6/24

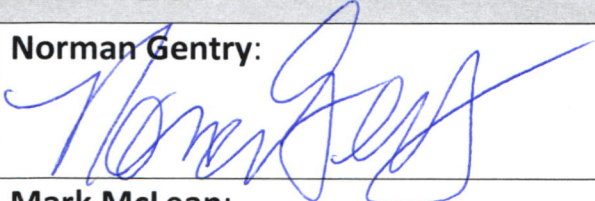



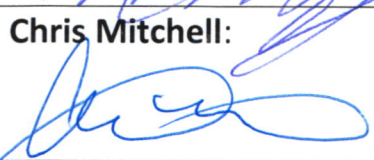




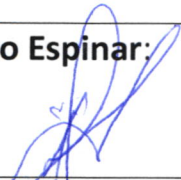


Signature



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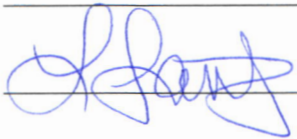
Development Services Advisory Committee

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

Committee Members	
James Boughton: <i>Excused</i>	Norman Gentry: 
Clay Brooker: 	Mark McLean: 
Jeffrey Curl: 	Chris Mitchell: 
Laura Spurgeon DeJohn: 	Robert Mulhere: 
David Dunnavant: 	Jeremy Sterk: <i>Excused</i>
John English: <i>Excused</i>	Mario Valle: 
Marco Espinar: 	William Varian: 
Blair Foley: 	Hannah Roberts:

Development Services Advisory Committee

Staff Members

James French Department Head, GMCDD	Present
Thomas Iandirmarino Director, Code Enforcement	Present
Jay Ahmad or designee Director, Transportation Engineering	
Matt McLean or designee Director, Public Utilities	
Michael Stark Director, Operation & Regulatory Support	
Jaime Cook Director, Development Review	Present
Michael Bosi Director, Planning & Zoning	Present
Christopher Mason Director, Community Planning & Resiliency	Present
Cormac Giblin Director, Housing Policy and Economic Development	Present
Diane Lynch, Management Analyst II Staff Liaison, Operations & Regulatory Management	
Rey Torres Fuentes, Operations Support Specialist I Staff Liaison, Operations & Regulatory Management	Present

Other County Staff Presenting NOT listed above.

Name	Signature
Jason Badge, Supervisor - Project Management	
Claudia Vargas, Project Manager	
Lorraine Lantz, Manager - Transportation Planning	

PLEASE PRINT CLEARLY



Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: 66

Agenda Item Topic: Guest Home Rentals

Meeting Date: 11/6/24

(For Public Comment, list topic)

Name: JILL ROSENFIELD

Address: 2230 10th AVE NE

Representing/Petitioner: _____

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

YOU ARE LIMITED TO THREE (3) MINUTES FOR YOUR COMMENTS AND ARE TO ADDRESS ONLY THE CHAIR.

PUBLIC COMMENT IS NOT INTENDED TO BE A FORUM FOR SELF-PROMOTION. PUBLIC COMMENT SPEAKERS WHO ENGAGE IN ADVERTISING THEIR BUSINESS, PERSONAL POLITICKING, OR OTHER FORMS OF SELF-PROMOTION, WILL BE ASKED TO LEAVE THE PODIUM.

PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.

PLEASE PRINT CLEARLY



Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: 6

Agenda Item Topic: Guest House Rentals

Meeting Date: 10/6/24

(For Public Comment, list topic)

Name: Buddy Smith

Address: 5170 Boxwood Way Naples FL 34116

Representing/Petitioner: _____

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

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PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.