

COLLIER COUNTY
Collier County Planning Commission



AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

April 20, 2023

9: 00 AM

Edwin Fryer- Chairman
Joseph Schmitt, Environmental - Vice-Chair
Paul Shea, Environmental - Secretary
Christopher Vernon
Robert Klucik, Jr.
Randy Sparrazza
Chuck Schumacher
Amy Lockhart, Collier County School Board

Note: Individual speakers will be limited to 5 minutes on any item. Individuals selected to speak on behalf of an organization or group are encouraged and may be allotted 10 minutes to speak on an item if so recognized by the chairman. Persons wishing to have written or graphic materials included in the CCPC agenda packets must submit said material a minimum of 10 days prior to the respective public hearing. In any case, written materials intended to be considered by the CCPC shall be submitted to the appropriate county staff a minimum of seven days prior to the public hearing. All material used in presentations before the CCPC will become a permanent part of the record and will be available for presentation to the Board of County Commissioners if applicable.

Any person who decides to appeal a decision of the CCPC will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

1. **Pledge of Allegiance**
2. **Roll Call by Secretary**
3. **Addenda to the Agenda**
4. **Planning Commission Absences**
5. **Approval of Minutes**
 - A. **March 16, 2023, CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220000289 - Shamrock Self Storage - 4050 13th AVE SW (GMPA) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element and Urban Golden Gate Area Future Land Use Map and Map Series by changing the designation from Estates-Mixed Use District, Residential Estates Subdistrict to the Estates-Commercial District, 13th Avenue SW Commercial Infill Subdistrict to allow up to 174,000 square feet of gross floor area of self-storage and mini-warehousing (SIC 4225); and furthermore, directing transmittal of the adopted Amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. The subject property consisting of 5.53± acres is located southwest of the intersection of 13th Avenue SW and Collier Boulevard, north of Green Boulevard in Section 15, Township 49 South, Range 26 East, Collier County, Florida. (Companion Item PUDZ PL20210003321) [Coordinator: Rachel Hansen, Planner III]**

2. **PL20210003321 – 4050 13th Ave. PUDZ – An ordinance of the Board of County Commissioners of Collier County, Florida, amending ordinance number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive zoning regulations for the unincorporated area of Collier County, Florida, by amending the appropriate zoning atlas map or maps by changing the zoning classification of the herein described real property from the Estates (E) zoning district to a commercial planned unit development (CPUD) zoning district for a project to be known as 4050 13th Avenue Commercial Planned Unit Development to allow development of up to 174,000 square feet of gross floor area of self-storage and mini warehousing (SIC 4225). The property is located southwest of the intersection of 13th Avenue SW and Collier Boulevard, north of Green Boulevard in Section 15, Township 49 South, Range 26 East, Collier County, Florida consisting of 5.53± acres, providing for repeal of Resolution Nos. 00-444, 04-50, 06-188, 06-306 and 07- 338 relating to a Conditional Use for a model home and sales center; and by providing an effective date. (Companion Item PL20220000289)[Coordinator: Eric Ortman, Planner III]**
3. **PL20210000419 - Collier Boulevard Mixed-Use Commerce Center (PUDA) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2001-10, the Collier Boulevard Mixed Use Commerce Center Planned Unit Development (PUD), to increase the maximum number of dwelling units by 413 for a total of 846 dwelling units for the PUD; by changing the Commercial Tract to the Commercial Tract-Mixed Use to allow 413 multi-family dwelling units in addition to the allowed commercial uses; by revising the master plan; and revising development standards. The subject property is located in the Activity Center #9 Overlay and within Special Treatment Wellfield Zone 4 (ST/W-4), west of Collier Boulevard and south of Magnolia Pond Drive; in Section 34, Township 49 South, Range 26 East, Collier County, Florida, consisting of 70.00± acres; and by providing an effective date. (Companion Item PL20210000150) [Coordinator: Timothy Finn, AICP, Planner III]**
4. **PL20210000150 - Golden Gate Commerce Park (PUDA) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2000-15, the Golden Gate Commerce Park Planned Unit Development (PUD), within Special Treatment Wellfield Zone 3 (ST/W-3) and Special Treatment Wellfield Zone 4 (ST/W-4) and the activity center #9 Overlay zoning districts, as amended, by changing the Commercial Tracts to Commercial Mixed Use Tracts; by adding fabricated metal products as a permitted use in the Commercial Mixed Use Tracts; by removing restrictions on the Commercial Mixed Use Tracts; and by amending the Master Plan. The subject property is located on the west side of C.R. 951 and north of I-75, consisting of 74.2± acres in Section 34, Township 49 South, Range 26 East, Collier County, Florida; and by providing an effective date. (Companion Item PL20210000419) [Coordinator: Timothy Finn, AICP, Planner III]**

5. **PL20210002041-Ave Maria SRAA- A Resolution of the Collier County Board of County Commissioners designating an additional 951.8± acres within the Rural Lands Stewardship Area Zoning Overlay as part of the Town of Ave Maria Stewardship Receiving Area and removing 50.6± acres, and amending Resolution Nos. 2004-89 and 2005-234A, as amended, the Town of Ave Maria Stewardship Receiving Area (SRA) to add 901 net acres to the SRA, and revise the SRA Town Plan and Master Plan in accordance with Section 4.08.07.F of the Land Development Code, and specifically to: add 520± acres at the corner of Camp Keais Road and Oil Well Road which will become Town Center 2b and Neighborhood General, add 326± acres northwest of the existing northwestern boundary to become University, add 106± acres north of the existing northeast boundary to become Neighborhood General, remove 50 acres on the western boundary just west of Neighborhood General, to provide that campus housing including up to 160 single-family residences is not subject to the maximum number of residential units in the SRA unless associated with the University golf course, revise the development parameters, amend the master plan, and to amend the legal description. The subject property, consisting of 5,928 acres, is located north of Oil Well Road and west of Camp Keais Road in Sections 31 through 33, Township 47 South, Range 29 East and Sections 4 through 9 and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**

B. Noticed

10. **Old Business**
11. **New Business**
12. **Public Comment**
13. **Adjourn**