

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

May 4, 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. **April 6, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220003426 - 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 Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element and Rural Golden Gate Estates Future Land Use Map and Map Series to revise the Immokalee Road – Estates Commercial Subdistrict to add 2.69± acres to the subdistrict; to allow 130,000 square feet of gross floor area of indoor self storage; and to reduce commercial uses from 200,000 square feet to 100,000 square feet of gross floor area on property consisting of 21.82± acres; 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 is located approximately one-half mile north of Randall Boulevard on the west side of Immokalee Road, in Section 22, Township 48 South, Range 27 East, Collier County Florida. (Companion item PUDR PL20220003428) [Coordinator: Rachel Hansen, Planner III]**

2. **PL20210003428-BCHD 1 PUDR - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 2021-20, the BCHD 1 Commercial Planned Unit Development, by adding acreage and uses; by amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code, by amending the appropriate zoning atlas map or maps by changing the zoning classification of an additional 2.69± acres of land zoned Estates (E) to the BCHD 1 Commercial Planned Unit Development (CPUD); by adding 130,000 square feet of gross floor area of indoor self-storage; by reducing commercial uses from 200,000 square feet to 100,000 square feet of gross floor area; by amending the master plan; by amending the legal description; by adding a deviation to off-street parking design; by updating development commitments; and by providing an effective date. (Companion Item PL20220003426 BCHD 1 PUDR) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**
3. **PL20190001540 - Brookside Marina (Rezone) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2004-41, as amended, the Collier County Land Development Code, which established 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 a Residential Single Family 4 (RSF-4) Zoning District to a General Commercial (C-4) Zoning District limited to a marina use, for the property located on Davis Boulevard approximately 2/10 of one mile east of Tamiami Trail East in Section 2, Township 50 South, Range 25 East, consisting of 4.4± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
4. **PL20210002658 - Stor All Storage Rezone (RZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida, rezoning of property from Commercial Intermediate District (C-3) to Heavy Commercial District (C-5), subject to conditions, for a self-storage facility and general commercial district (C-4) uses on the north side of Tamiami Trail East (US 41) just east of Collier Boulevard (CR 951), by amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code, which established 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 consisting of approximately +/-5.98 acres, located on Lots 2 and 3 of Inland Village, in Section 3, Township 51 South, Range 26 East, in Collier County, Florida; providing for repeal of Ordinance No. 2005-35 and Resolution No. 2014-140; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager]**

B. Noticed

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