

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

June 1, 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 20, 2023 CCPC Meeting Minutes**
 - B. **May 4, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220004546 - CPUD (PUDZ) Dunkin Donuts Collier Boulevard - An Ordinance rezoning property to establish the Dunkin Donuts Collier Boulevard CPUD to allow up to 10,000 square feet of C-1, C-2, and C-3 uses on 1.98± acres of property located on the west side of Collier Blvd 350± feet north of Pine Ridge Road in Section 15, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager]**
 2. **PL20230002800 - Golden Gate Golf Course MPUD (PUDA) - An Ordinance amending Ordinance No. 2022-13, the Golden Gate Golf Course Mixed-Use Planned Development (MPUD) by reducing the setback and Greenway on the Public Use Tract if required by the State of Florida for the Veterans' Nursing Home, adding parking lots as a principal use on the Community Facility Tract, and revising the Master Plan. The subject property consisting of 171.6+/- acres, is located on the southwest corner of Golden Gate Parkway and Collier Boulevard in Section 27, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager]**

3. **PL20220003494 - GMPA - Orange Blossom Airport Road - 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 Future Land Use Element by amending the Orange Blossom/Airport Crossroads Commercial Subdistrict to increase the commercial square footage allowed on Parcel 2 from 40,000 square feet of gross leasable area to 75,000 square feet of gross leasable area of commercial uses and up to 104,000 square feet of gross leasable area of indoor self-storage including automobile storage, and incidental retail uses. The subject property is located on the west side of Airport Road North approximately 320 feet south of Orange Blossom Drive in Section 2, Township 49 South, Range 25 East, consisting of 5± acres of the 10± acres Subdistrict; and furthermore, directing Transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. [Coordinator: Kathy Eastley, AICP, Planner III] (Companion Item PUDR PL20220000533) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**
4. **PL20220000533 - Lutgert Airport Road CPUD - 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 Rural Agricultural (A) zoning district to the Commercial Planned Unit Development (CPUD) zoning district for a project to be known as Lutgert Airport Road CPUD, to allow up to 75,000 square feet of gross leasable area of commercial uses and up to 104,000 square feet of gross leasable area of indoor self-storage including automobile storage. The property is located on the west side of Airport Road North, approximately 320 feet south of Orange Blossom Drive in Section 2, Township 49 South, Range 25 East, Collier County, Florida, consisting of 5± acres: and providing an effective date. (Companion Item to PL20220003494 Orange Blossom/Airport Road Commercial Subdistrict) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**
5. *****This item has been continued from the April 6, 2023, CCPC Meeting to the May 18, 2023, CCPC Meeting and further continued to the June 1, 2023, CCPC Meeting*** PL20220008172 -LDCA- NIM Rules of Decorum - 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 and Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to establish the Rules of Decorum related to Neighborhood Information Meetings, by providing for Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter Ten Application, Review, and Decision-Making Procedures, including Section 10.03.05 Required Methods of Providing Public Notice; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, LDC Planning Manager]**

B. Noticed

10. Old Business

11. New Business

- A. PL20210002041 Ave Maria SRA - 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 a university, to 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, provide that campus housing including up to 160 single family residences is not subject to the maximum number of residential units in the SRA, 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]**

12. Public Comment

13. Adjourn