

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

January 18, 2024

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**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220006561 - GMPA Oil Well and Everglades Neighborhood Center - 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 by changing the designation of property in the Estates – Mixed-Use District from Residential Estates Subdistrict to Neighborhood Center Subdistrict, and adding the Oil Well Road and Everglades Boulevard North Center to allow intermediate commercial uses including up to one 5,000 square foot drive through restaurant use. The subject 5.47± acre property is located at the northwest corner of Oil Well Road and Everglades Boulevard, in Section 18, Township 48 South, Range 28 East, Collier County, Florida, and furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability; and providing for an effective date. (Companion Item PUDZ PL20220005805) [Coordinator: Rachel Hansen, AICP, Planner III]**

2. **PL20220005805 – Oil Well and Everglades Neighborhood Center (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida 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 from an Estates (E) Zoning District to a Commercial Planned Unit Development (CPUD) Zoning District for a project to be known as Oil Well and Everglades Neighborhood Center CPUD to allow one 5,000 square foot gasoline service station use with an associated 1,100 square foot car wash and an additional 13,900 square feet of commercial uses, totaling 20,000 square feet of gross floor area of commercial uses on 5.47± acres on property located at the northwest corner of Oil Well Road and Everglades Boulevard, in Section 18, Township 48 South, Range 28 East, Collier County, Florida; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III] (Companion item PL20220006561)**
3. **PL20210001954 - GMPA East Tamiami Trail Industrial Subdistrict- An ordinance of the Board of County Commissioners amending ordinance 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 and Future Land Use Map and map series to create the East Tamiami Trail Mixed Use Subdistrict by changing the designation of the property from agricultural rural, rural industrial district and agricultural rural, rural fringe mixed use district-receiving lands to agricultural rural, agricultural/rural mixed-use district, East Tamiami Trail Mixed Use Subdistrict, to allow up to 356,000 square feet of gross floor area of heavy commercial and industrial uses, and up to 75 travel trailer-recreational vehicle campground units, and directing transmittal of the adoption amendment to the Florida Department of Economic Opportunity. The subject property is located 450± feet northeast of the intersection of Basik Drive and Tamiami Trail East, 5 miles east of Collier Boulevard, in section 18, township 51 south, range 27 east, Collier County, Florida, consisting of 33.523± acres. [Coordinator: Parker Klopf, Planner III] (Companion Item PL20210001593)**
4. **PL20210001953 – NBC RV MPUD (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida, creating a Mixed Use Planned Unit Development, 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 from Industrial (I), Rural Agricultural-Rural Fringe Mixed-Use District-Receiving Land (A-RFMUD-Receiving), and Travel Trailer-Recreational Vehicle Campground-Rural Fringe Mixed-Use District- Receiving Land (TTRVC-RFMUD-Receiving) Zoning Districts, to a Mixed-Use Planned Unit Development to be known as NBC RV Mixed-Use Planned Unit Development, a portion of which remains in the Rural Fringe Mixed Use District-Receiving Lands Zoning Overlay, to allow up to 356,000 square feet of commercial and industrial uses and 75 Travel-Trailer-Recreational Vehicle campground units on property located 450± feet northeast of the intersection of Basik Drive and Tamiami Trail East, 5 miles east of Collier Boulevard in Section 18, Township 51 South, Range 27 East, Collier County, Florida, consisting of 34± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III] (Companion item PL20210001954)**

5. **PL20220004304 - Genesis CPUD Rezone (PUDR) - Ordinance for rezoning from Clesen Commercial Planned Unit Development (CPUD) and Estates (E), to Genesis CPUD allowing up to 65,000 square feet of gross floor area of commercial uses on 10.51± acres of property located in the northwest quadrant of the intersection of Pine Ridge Road and I-75, in Section 7, Township 49 South, Range 26 East, Collier County, Florida; and repealing Clesen CPUD, Ordinance No. 05-48, as amended. [Coordinator: Ray Bellows, Zoning Manager]**
6. **PL20230010984 - Collier MPUD Commerce Center Magnolia Pond - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2001-10, as amended, the Collier Boulevard Mixed Use Commerce Center Planned Unit Development (MPUD) by increasing the maximum building height from 50 feet to 55 feet on Lot 2 in the residential tract on 4.49± acres out of 70± acres of property located on the south side of Magnolia Pond Drive near the southwest corner of the intersection of Collier Boulevard (C.R. 951) and Magnolia Pond Drive, located within Interchange Activity Center #9, in Section 34, Township 49 South, Range 26 East, Collier County, Florida; and providing an effective date. [Coordinator: Eric Ortman, Planner III]**

B. Noticed

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