

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

March 7, 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**
 - A. **2/15/2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220003225 - GMPA - Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict - 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 and Future Land Use Map and map series by changing the designation of 2.4 acres of land from Urban Residential Subdistrict, Mixed Use District to Urban-Commercial District, Livingston Road/Veterans Memorial Boulevard Commercial Infill District and amending the Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict to add 100,000 square feet of gross floor area of indoor air-conditioned mini and self-storage warehouse (SIC Code 4225), and add select convenience retail and service uses including gas stations and car washes to the allowed 50,000 square feet of gross floor area of commercial uses. The subject property is located at the southeast intersection of Livingston Road and Veterans Memorial Boulevard in Section 13, Township 48 South, Range 25 East, consisting of 4.68± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. [Coordinator: Rachel Hansen, AICP, Planner III] (Companion Item PUDZ PL20220003226)**

2. **PL20220003226 - CPUD - Livingston Veterans - 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 of Maps by changing the zoning Classification of the herein described Real Property from the Rural Agricultural (A) zoning district and commercial professional and General Office District (C-1) zoning district, to the Commercial Planned Unit Development (CPUD) zoning district for a project to be known as Livingston Veterans CPUD to allow up to 100,000 square feet of gross floor area of indoor air-conditioned mini- and self-storage warehouse (SIC Code 4225), and up to 50,000 square feet of gross floor area of commercial uses including gas stations and car washes. The property is located at the southeast intersection of Livingston Road and Veterans Memorial Boulevard in Section 13, Township 48 South, Range 25 East, Collier County, Florida, consisting of 4.68± acres; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III] (Companion Item PL20220003225)**
3. **PL20240000400 - GMPA 10-Year Water Supply - A Resolution of the Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Potable Water Sub-Element of the Public Facilities Element to amend Policy 1.7 to reference the updated ten year water supply facilities work plan, and amending the Capital Improvement Element to change the level of service standards for county potable water systems and county sanitary sewer-wastewater treatment systems; furthermore directing transmittal of the amendment to the Florida Department of Commerce. [Coordinator James Sabo, AICP, Comprehensive Planning Manager]**
4. **PL20200002204 – GMPA – Emmanuel Lutheran Community Facilities and Service Subdistrict - 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 Mission Subdistrict of the Mixed Use District, to add 14 acres to Subdistrict; to change the name of the subdistrict to Emmanuel Lutheran Church community Facilities and Services Subdistrict; to allow additional uses including Colleges and Universities, Social Service Uses, Government Uses, Medical Office, Physical Fitness Facilities, Food Trucks and Recreational Facilities on property consisting of 35.92± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. [Coordinator: Kathy Eastley, AICP, Planner III] (Companion Item PL20200002198)**

5. **PL20200002198 - PUD - Emmanuel Lutheran Church Community Facilities -An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 11-23, the Emmanuel Evangelical Lutheran Church of Naples, Inc. Community Facilities Planned Unit Development and 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 14+/- acres from the Estates zoning district to Emmanuel Lutheran Church Community Facilities Planned Unit Development (CFPUD), to add principal uses including colleges and universities, social service uses, government uses, medical office, physical fitness facilities, food trucks, and recreational facilities; to add accessory uses for lodging/dormitory and retail sale of agricultural products; to revise development standards, the legal description and Master Plan, for property located on the south side of Oil Well Road, in Section 19, Township 48 South, Range 28 East, Collier County, Florida, consisting of 35.92+/- acres; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III] (Companion GMPA-PL20200002204.)**
6. ****This item has been continued from the 2/15/2024 CCPC Meeting **
PL20230018350 LDCA - Updates to Removal of Exotic Vegetation - 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 (LDC) & Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to update the provisions related to the requirements for the removal of exotic vegetation. [Coordinator: Maria Estrada, Planner II]**

B. Noticed

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