

**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

**July 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**
  - A. **May 2, 2024 CCPC Meeting Minutes**
  - B. **May 16, 2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
  - A. **Advertised**
    1. **PL20240000400 - GMPA 10-Year Water Supply - An Ordinance 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]**

2. **PL20230017241 - Immokalee One-Stop (PUDZ) -750 S. 5th Street - 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 the Estates (E) Zoning District within the Airport Overlay (APO) and Wellfield Risk Management Special Treatment Overlay Zones W-2 and W-3 (Zones ST/W-2 and ST/W-3) to a Mixed Use Planned Unit Development (MPUD) Zoning District within the Airport Overlay (APO) and Wellfield Risk Management Special Treatment Overlay Zones W-2 and W-3 (Zones ST/W-2 and ST/W-3) to be known as the Immokalee One-Stop MPUD, to allow construction of either a maximum of 40,000 s.f. of gross floor area of limited commercial land uses or up to 61 multi-family residential dwelling units, on 3.84± acres of property located at 750 S. 5th Street, Immokalee, on the east side of the intersection of Stokes Ave and S. 5th Street, in Section 9, Township 47 South, Range 29 East; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
3. **PL20220005665 Elanto at Naples RPUD - north side of US 41 approximately 0.3+/- miles southeast of the intersection with Greenway Road - 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 a Rural Agricultural (A) Zoning District within the Rural Fringe Mixed Use District Zoning Overlay-Receiving Lands and Airport Overlay to a Residential Planned Unit Development (RPUD) District within the Rural Fringe Mixed Use District Zoning Overlay-Receiving Lands and Airport Overlay, for a project to be known as Elanto Naples RPUD to allow construction of up to 310 horizontal multi-family rental units with an affordable housing agreement, on property located on the north side of US 41, approximately 0.3+/- miles southeast of the intersection of US 41 and Greenway Road, in Section 18, Township 51 South, Range 27 East, consisting of 51.83+/- acres; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager]**
4. **PL20210003111 - Fiddler's Creek 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 Future Land Use Element and map series by adding the Fiddler's Creek Section 29 Development Area and amending the allowable uses in the Neutral Lands within the Rural Fringe Mixed Use District, Agricultural/Rural designation, to remove development restrictions on Section 29 and allow 750 additional residential dwelling units, 30% of which will be rent restricted as affordable, on 49.91± acres of property located ¾ miles south of Tamiami Trail East (U.S. 41) and ¾ miles east of Auto Ranch Road, in Section 29, Township 51 South, Range 27 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. [Coordinator: James Sabo, AICP, Planning Manager] (Companion to Item DOA-PL20210003115, Fiddler'sCreek DOA, AND PUDA-PL20210003112, Fiddler's Creek Section 29 PUDA)**

5. **PL20210003112 - Fiddler's Creek PUDA -** The petitioner requests that the Collier County Planning Commission, sitting as the Environmental Advisory Council, consider amending Ordinance No. 84-42, as amended, 96-74, 98-13, 18-27, and 2000-84, the Marco Shores/Fiddler's Creek Planned Unit Development, to increase the number of dwelling units from 6,000 to 6750 by adding 750 multi-family units with some affordable housing to Section 29; increase the residential development area from 1,280 acres to 1,330 acres, and decrease Park and reconfigure Preserve acreage in Section 29; provide for a conversion factor for multi-family and single-family dwelling units excluding Section 29; to change intensity of group housing from 26 units per acre to a floor area ratio of .60; to add adult congregate living facilities as a land use to the Residential district and the Business district; to remove lakes and reconfigure Residential and Business tracts along the north side of the Collier Boulevard entrance; to amend Master Plan Exhibit FC-A1; providing for conflict and severability; and providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III] (Companion to Item DOA-PL20210003115, Fiddler's Creek DOA, AND GMPA-PL20210003111, Fiddler's Creek Section 29 GMPA)
  
6. **PL20210003115 Fiddler's Creek DRI D.O. Amendment (DOA) -** Resolution of the Board of County Commissioners of Collier County, Florida, amending Development Order 84-3, as amended, for the Marco Shores/Fiddler's Creek Development of Regional Impact, by providing for Section One: Amendments to Development Order 84-3, as amended, to add 750 multi-family dwelling units for a total of 6,750 single family and multi-family dwelling units; to add conversion of single family dwelling units to multi-family dwelling units; to limit the number of dwelling units outside of Section 29 to 6,000; to limit the additional 750 multi-family dwelling units to Section 29 only and disallow them from the conversion formula; and to correct a scrivener's error; Section Two: Amendment to Exhibit FC-A1, Master Development Plan, to increase the residential development area at Collier Boulevard and Fiddler's Creek Parkway by redesignating a portion of Business Tract to Residential Tract and a portion of Residential Tract to Business Tract; and to add residential development area to Section 29 by redesignating a portion of Park Tract to Residential Tract and adding a project entrance; Section Three: Findings of Fact; Section Four: Conclusions of Law; Section Five: Effect of Previously Issued Development Order, Transmittal to Florida Department of Commerce and providing an effective date. The subject property consisting of 3,932 acres is located east of Collier Boulevard (CR 951) and south of Tamiami Trail East (US 41) in Sections 11, 13, 14, 15, 22, 23 and 24, Township 51 South, Range 26 East and Sections 18, 19, and 29, Township 51 South, Range 27 East, in Collier County, Florida. [Coordinator: Ray Bellows, Planning Manager] (Companion to Item Fiddler'sCreek GMPA-PL20210003111, Fiddler's Creek Section 29 GMPA, AND PUDA-PL20210003112, Fiddler's Creek Section 29 PUDA)

**B. Noticed**

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

**13. Adjourn**