

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

August 15, 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. **July 18, 2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20230018187 Immokalee Road Estates - Commercial Subdistrict 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 to revise the Immokalee Road – Estates Commercial Subdistrict to increase the maximum commercial gross floor area from 100,000 to 130,000 square feet with no change to the indoor self-storage floor area and to add indoor golf cart retail sales as a permitted use; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. The subject property consisting of 21.82± acres 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. [Coordinator: Stephenne Barter, Planner II] (Companion to Item GMPA-PL20230017803, Immokalee Road-Estates Commercial Subdistrict)**

2. **PL20230017803 BCHD 1 PUDA-The petitioner requests that the Collier County Planning Commission (CCPC) consider an Ordinance of the Board of Collier County Commissioners of Collier County, Florida, amending Ordinance Number 2021-20 as amended, the BCHD 1 Commercial Planned Unit Development (CPUD), by increasing the maximum commercial gross floor area from 100,000 to 130,000 square feet with no change to the indoor self-storage floor area and adding indoor golf cart retail sales as a permitted use. The 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, with the entire PUD consisting of 21.82 acres. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III] (Companion to Item GMPA-PL20230018187, Immokalee Road-Estates Commercial Subdistrict)**
3. **PL20240008157-LDCA-Updated Approval of Residential Building Permits-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 Land Regulations for the Unincorporated Area of Collier County, FL. to allow for issuance of building permits after Board approval of Final Subdivision Plats but before recordation, and renaming Optional Preliminary Subdivision Plats to Conceptual Plat with Deviations, by providing for: Section 1, Recitals; Section 2, Findings of Fact; Section 3, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter 1-General Provisions, including Section 1.08.01 Abbreviations; Chapter 2-Zoning Districts and Uses, including Section 2.03.01 Agricultural Districts, Section 2.03.02 Residential Zoning Districts, Section 2.03.07 Overlay Zoning Districts, and Section 2.08.08 Rural Fringe Zoning Districts; Chapter 3 – Resource Protection, including Section 3.05.07 Preservation Standards; Chapter 4-Site Design and Development Standards, including Section 4.03.03 Subdivision Exemptions, and Section 4.06.02 Buffer Requirements; Chapter 5-Supplemental Standards, including Section 5.04.04 Model Homes and Model Sales Centers; Chapter 6- Infrastructure Improvements and Adequate Public Facilities Requirements, including Section 6.01.02 Easements, Section 6.05.01 Water Management Requirements, Section 6.06.01 Street System Requirements; and Chapter 10-Application, Review, and Decision-Making Procedures, including Section 10.02.01 Pre-Application Conference Required, Section 10.02.04 Requirements for Subdivision Plats; Section 10.02.14 Landscape Plans, and Section 10.08.00 Conditional Use Procedures, Section 4, Conflict and Severability; Section 5, Inclusion in the Collier County Land Development Code; and Section 6, Effective Date. [Coordinator: Richard Henderlong, Zoning Planner III]**
4. **An Ordinance amending the Code of Laws and Ordinances of Collier County, Florida, amending Article IV, which regulates excavations within the unincorporated area of Collier County, as promulgated by Ordinance No. 04-55, as amended, amending Section 22-110, pertaining to excavation review procedures; providing for conflict and severability; providing for inclusion in the Collier County Code of Laws and Ordinances; and providing for an effective date. [Coordinator: Jaime Cook, Division Director, Development Review]**

5. **** This item has been continued to the 9/20/2024 CCPC Meeting ****
PL20220005195- Hope Home II Institutional Sub-district -3150 62nd Street SW -
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 Urban Golden Gate Estates sub-element of the Golden
Gate Estates Master Plan Element and Urban Golden Gate Estates future land use
map and map series to create the Hope Home II Institutional sub-district by
changing the land use designation from Mixed Use District, Urban Residential Sub-
district to Estates-Commercial District, Hope Home II Institutional sub-district to
allow a recovery residence limited to 27 residents and three resident supervisors,
and directing transmittal of the adopted amendment to the Florida Department of
Commerce. The subject property is 4.47± acres and located at 3150 62nd Street SW
in section 29, township 49 south, range 26 east, Collier County,
Florida.[Coordinator: Parker Klopf Planner III] (Companion to Item PUDZ-
PL20220005096)
6. **** This item has been continued to the 9/20/2024 CCPC Meeting **** **PL20220005096**
Hope Home II CFPUD-The petitioner requests that the Collier County Planning
Commission (CCPC) consider 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 (LDC), 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 Community Facility Planned Unit Development (CFPUD) zoning
district for the project to be known as the Hope Home II CFPUD, to allow a
recovery residence limited to 27 residents and 3 resident supervisors, and a single-
family dwelling/family care facility, for property located at 3150 62nd Street S.W.
in Section 29, Township 49 South, Range 26 East, Collier County, Florida,
consisting of 4.47± acres. [Coordinator: Nancy Gundlach, AICP, PLA, CSM,
Planner III] (Companion to Item GMPA-PL20220005195, Hope Home II
Subdistrict)

B. Noticed

10. **Old Business**
11. **New Business**
12. **Public Comment**
13. **Adjourn**
14. **Planning Commission Action Items**