

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

September 20, 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. **February 1, 2024 CCPC Meeting Minutes**
 - B. **August 1, 2024 CCPC Meeting Minutes**
 - C. **August 15, 2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20240004018 - Rural Land Stewardship Area GMPA - Recommendation to approve a Resolution of the Board of County Commissioners proposing amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, relating to the Rural Lands Stewardship Area Overlay and specifically amending the Rural Lands Stewardship Area Overlay of the Future Land Use Element, to eliminate the cap on the size of a town and include qualified target industries as a goods and services use, and furthermore directing transmittal of the amendments to the Florida Department of Commerce. [Coordinator: James Sabo, Zoning, Planning Manager]**

2. **PL20230007876-Tollgate Housing Subdistrict (GMPA) - 3880 Tollgate Boulevard on the east side of Collier Boulevard, north of Beck Boulevard - An Ordinance of the Board of County Commissioners amending Ordinance 89-05, as amended, the Collier County Growth Management Plan, Specifically amending The Future Land Use Element and Future Land Use Map Series to add the Tollgate Housing Parcel to property designated as Urban, Urban Commercial District, Interchange Activity Center Subdistrict, Activity Center #9 to allow construction of 110 multi-family rental units with affordable housing on 5 acres of land also known as parcel 11 of the commercial areas, "A" parcels, on the Tollgate Commercial Center Planned Unit Development Master Development Plan, As an alternative to commercial uses, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is located on the east side of Collier Boulevard, North of Beck Boulevard at 3880 Tollgate Boulevard in Section 35, Township 49 South, Range 26 East, Collier County, Florida (Parker Klopff, Planner III) (Companion Item PUDA PL20230007874, Tollgate Commercial Center and DOA PL20230007875, Toll Gate Commercial Center DRI)**
3. **PL20230007874 Tollgate Commercial Center PUDA - 3880 Tollgate Boulevard on the east side of Collier Boulevard, north of Beck Boulevard - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 92-10, as amended, the Tollgate Commercial Center Planned Unit Development (PUD), within the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO), by amending the PUD document to allow development of 110 multi-family rental units with affordable housing on Parcel 11 of the Commercial Areas, "A" Parcels, as shown on the PUD Master Plan, as an alternative to commercial uses; and by providing an effective date. The subject property is located in Section 35, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20230007876, Tollgate Housing Subdistrict and DOA-PL20230007875, Toll Gate Commercial Center DRI)**
4. **PL20230007875 Tollgate Commercial Center DRI DO Amendment - 3880 Tollgate Boulevard on the east side of Collier Boulevard, north of Beck Boulevard - A Resolution amending Development Order 84-1, as amended, for the Toll Gate Commercial Center Development of Regional Impact by providing for: Section One, Amendments to Development Order and the Master Development Plan (Map H) to allow development of 110 multi-family rental units with affordable housing on Parcel 11 of the Commercial Areas, "A" Parcels, as shown on the Master Development Plan, as an alternative to commercial uses, comprising +/-5 acres of the Development of Regional Impact; by extending the expiration date and buildout date to August 1, 2030; Section Two, Effect of Previously Issued Development Orders, Transmittal to the Florida Department of Commerce and Effective Date. The subject property is located in Section 35, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (Companion to Item GMPA-PL20230007876, Tollgate Housing Subdistrict and PUDA-PL20230007874, Tollgate Commercial Center)**

5. **PL20230011318 - Palm River Corporate Housing Residential Subdistrict - east side of Palm River Boulevard at Viking Way - 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 Palm River Corporate Housing Residential Subdistrict to The Urban Mixed-Use District to allow up to 41 multi-family rental units. The subject property is located on the east side of Palm River Boulevard at Viking Way, in Section 23, Township 48 South, Range 25 East, Collier County, Florida, Consisting of 2.06± acres; 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: Parker Klopf, Planner III] (Companion Item PUDZ-PL20230011319 Palm River Corporate Housing Residential Subdistrict)**
6. **PL20230011319 - Palm River Corporate Housing RPUD - east side of Palm River Boulevard at Viking Way - An Ordinance amending the Zoning Atlas Map or Maps by changing the zoning classification of the herein described real property from Residential Multi-family-16 Zoning District (RMF-16) to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Palm River Corporate Housing RPUD, to allow up to 41 multi-family rental units on 2.06+/- acres of property in Section 23, Township 48 South, Range 25 East, Collier County, Florida; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20230011318 Palm River Corporate Housing Residential Subdistrict)**
7. ****This item was continued from the 8/15/2024 CCPC Meeting to the 9/20/2024 CCPC Meeting and further continued indefinitely*** 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)**

8. ****This item was continued from the 8/15/2024 CCPC Meeting to the 9/20/2024 CCPC Meeting and further continued indefinitely** PL20220005096 Hope Home II CFPUD -3150 62nd Street S.W.- 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 three 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**