

**COLLIER COUNTY
Planning Commission**



AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

**February 20, 2025
9:00 AM**

**Joseph Schmitt, Environmental - Chairman
Chuck Schumacher - Vice-Chair
Paul Shea, Environmental - Secretary
Randy Sparrazza
Charles (Chap) Colucci
Michelle L. McLeod
Mike Petscher
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**
- 3. Addenda to the Agenda**
- 4. Planning Commission Absences**
- 5. Approval of Minutes**
 - 5.A. January 16, 2025, CCPC Meeting Minutes (2025-389)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Public Hearings**

9.A. **PL20230017521- GROWTH MANAGEMENT PLAN REFORMATTING (GMPA) -**

Ordinances of the Board of County Commissioners proposing amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, relating to staff initiated reformatting and specifically amending the Future Land Use Element and maps; the Golden Gate City Sub-Element of the Golden Gate Area Master Plan Element and maps; the Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element and maps; the Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element and maps; the Immokalee Area Master Plan Element and maps; the Conservation and Coastal Management Element; the Potable Water Sub-Element of the Public Facilities Element; and the Wastewater Treatment Sub-Element of the Public Facilities Element; furthermore directing transmittal of the amendments to the Florida Department of Commerce. (Adoption Hearing) [Coordinator: David Weeks, AICP, Senior Project Manager, GMCDD, Zoning Division] (2025-326)

9.B. ***** This item has been continued from the January 16, 2025, CCPC Meeting *****

PL20230017980- NC Square Mixed Use Overlay (GMPA)- 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 to amend the NC Square Mixed-Use Overlay to decrease the commercial uses from 44,400 square feet to 36,500 square feet of gross floor area, remove the 12,000 square foot daycare use and increase the maximum residential units from 129 to 249 with affordable housing in the NC Square Planned Mixed Use Development, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is 24.4± acres and located at the southwest corner of Immokalee Road and Catawba Street, approximately 1.6 miles west of Wilson Boulevard in section 29, township 48 south, range 27 east, Collier County, Florida. **(Companion Item PL20230017979)** [Parker Klopf, Planner III] (2024-2273)

9.C. ***** This item has been continued from the January 16, 2025, CCPC Meeting**

***** PL20230017979 - NC Square (PUDR) - Immokalee Road and Catawba Street-** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 2021-18 as amended, the NC Square Mixed Planned Unit Development to decrease the commercial uses from 44,400 square feet to 36,500 square feet of gross floor area, remove the 12,000 square foot daycare use and increase the maximum residential units from 129 to 249 with affordable housing. The property is located at the southwest corner of Immokalee Road and Catawba Street, approximately 1.6 miles west of Wilson Boulevard in Section 29, Township 48 South, Range 27 East, Collier County, Florida, consisting of 24.4± acres, and by providing an effective date. **(Companion Item PL20230017980)** [Coordinator: Timothy Finn, Planner III] (2024-2208)

9.D. **PL20230007471 - TAMIAMI TRAIL 50-ACRE SUBDISTRICT (GMPA) -** The petitioner requests that the Collier County Planning Commission (CCPC) consider an Ordinance of the Board of County Commissioners of Collier County, Florida, specifically amending the Future Land Use Element and Future Land Use Map and Map Series by changing the land use designation of the property from Agricultural/Rural Designation, Rural Fringe Mixed Use District-Receiving Lands to Agricultural/Rural Mixed Use District, Tamiami Trail 50-Acre

Mixed Use Subdistrict, to allow up to 400 dwelling units with affordable housing, up to 100,000 gross square feet of non-residential uses, and up to 80,000 gross square feet of mini-warehouse use, and directing transmittal of the adoption amendment to the Florida Department of Commerce. The subject property is located north of Tamiami Trail East, approximately 1,000 feet west of the intersection of Tamiami Trail East and Recycling Way, in Section 18, Township 51 South, Range 27 East, consisting of 50+ acres. **(Companion Item PUDZ-PL20230007470, Tamiami 58-Acre Mixed-Use Planned Unit Development)** [Coordinator: Michele Mosca, AICP, Planner III, GMCDD, Zoning Division] (2025-327)

- 9.E. **PL20230007470 - TAMAMI 58-ACRE MIXED-USE PLANNED UNIT DEVELOPMENT- PUDZ- (MPUD)** 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 No. 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 Rural Agricultural (A) zoning district with Rural Fringe Mixed Use-Receiving Lands and Airport Overlays (A-RFMUO-Receiving-Airport Overlay) for the project known as Tamiami 58-Acre MPUD, to allow construction of up to 400 residential dwelling units with affordable housing, up to 100,000 gross square feet of commercial and light industrial uses, and an additional 80,000 square feet of mini-warehouse use, on a property consisting of 58.22± acres; and by providing an effective date. **(Companion to GMPA-PL20230007471, Tamiami Trail 50-Acre Mixed-Use Subdistrict)** [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2025-319)

- 9.F. **PL20240007860 - Naples Senior Center CFPUD (PUDA)** - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 20-51, Naples Senior Center Community Facility Planned Unit Development (CFPUD), by modifying its programs offered and hours of operation, traffic control commitment, and renaming the CFPUD to Baker Senior Center Naples CFPUD, for property located on the southeast corner of the intersection of Oakes Boulevard and Autumn Oaks Lane, approximately 350 feet south of Immokalee Road, in Section 29, Township 48 south, Range 26 east, consisting of 13.6± acres; by renaming the Ordinance to Baker Senior Center Naples CFPUD; and by providing an effective date. [Coordinator: Timothy Finn, Planner III] (2025-303)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn