

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**April 17, 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**
- 6. BCC Report - Recaps**
- 7. Chairman's Report**
- 8. Consent Agenda**

9. Public Hearings

- 9.A. **PL20240001700 - GMPA - 951 Vehicle Suites Commercial Subdistrict - west side of Collier Boulevard north of Championship Drive** - 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 map series by changing the land use designation of property from Urban, Mixed-Use District, Urban Coastal Fringe Subdistrict to Urban, Urban-Commercial District, 951 Vehicle Suites Commercial Subdistrict, To allow 135,000 square feet of gross floor area of indoor air-conditioned vehicle storage including automobiles, recreational vehicles, swamp buggies, four wheelers and boats (Sic Code 4225), 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 is located on the west side of Collier Boulevard north of Championship Drive and 1.5 miles south of Tamiami Trail East, in Section 15, Township 51 South, Range 26 East, Collier County, Florida, consisting of 9.30± acres. (Parker Klopff, Planner III) [**Companion Item PL20240001704- PUDZ- 951 Vehicle Suites CPUD**] (2025-979)
- 9.B. **PL20240001704 - PUDZ - 951 Vehicle Suites CPUD -west side of Collier Boulevard north of Championship Drive** - The petitioner requests that the Collier County Planning Commission consider 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 or Maps by changing the zoning classification of the herein described real property from the Rural Agricultural (A) zoning district to the Commercial Planned Unit (CPUD) zoning district for a project to be known as 951 Vehicle Suites CPUD to allow up to 135,000 square feet of indoor air-conditioned Vehicle Storage including automobiles, recreational vehicles, swamp buggies, four wheelers, and boats (SIC Code 4225); and by providing an effective date. The subject PUD, consisting of 9.30± acres, is located on the west side of Collier Boulevard north of Championship Drive and 1.5 miles south of Tamiami Trail East, in Section 15, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCD, Zoning Division) [**Companion to GMPA- PL20240001700, 951 Vehicle Suites Commercial Subdistrict GMPA**] (2025-1056)
- 9.C. **PL20230016340 - GMPA - Sabal Palm Road Residential Subdistrict** - 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 Future Land Use Element and Future Land Use Map and map series to change the land use designation from Agricultural/Rural Designation, Rural Fringe Mixed Use District-Sending Lands toAgricultural/Rural Designation, Agricultural/Rural Mixed Use District, 341 Sabal Palm Road Residential Subdistrict to allow up to 450 owner-occupied dwelling units with affordable housing and providing for transmittal of the amendment to the Florida Department of Commerce. The subject property is ± 169.19 acres and is located on the south side of Sabal Palm Road, approximately 1.4 miles East of Collier Boulevard in Section 14, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator Parker Klopff, Planner III) (2025-978)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn