

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**May 15, 2025
3:00 PM**

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. March 20, 2025, CCPC Meeting Minutes (2025-1413)

5.B. April 3, 2025, CCPC Meeting Minutes (2025-1414)

5.C. April 17, 2025, CCPC Meeting Minutes (2025-1510)

6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**

9.A. **PL20220002063 – Greenway-Fritchey Residential Overlay (GMPA) – Northeastern intersection of Greenway Road and Fritchey Road** - Resolutions of the Board of County Commissioners proposing amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Future Land Use Element and Map Series to create the Greenway–Fritchey Residential Overlay (GMPA) on property within the Agricultural/Rural, Rural Fringe Mixed Use District-Receiving Lands to allow up to 1,299 single family and multifamily units with affordable housing; and, the Conservation and Coastal Management Element amending Policy 6.1.7 to reduce the littoral shelf requirements for certain property within the Greenway–Fritchey Residential Overlay; furthermore directing transmittal of these amendments to the Florida Department of Commerce. The subject property is 227.09± acres and is located at the northeastern intersection of Greenway Road and Fritchey Road in Section 7, Township 51 South, Range 27 East, Collier County, Florida. (Transmittal Hearing) [Coordinator: Michele R. Mosca, AICP, Planner III, GMCDD, Zoning Division]
(2025-1387)

9.B. **PL20250000524 - Publication of Legal Notices for Neighborhood Information Meetings (LDCA)** - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 04-41, as amended, the Collier County Land Development Code, which includes the Comprehensive Land Regulations for the Unincorporated area of Collier County, Florida, to allow Legal Notice for Neighborhood Information Meetings by publication on the County Clerk’s website or a printed newspaper, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments To The Land Development Code, more specifically amending the following: Chapter Ten – Application, Review, And Decision-Making Procedures, including Section 10.03.05 Required Methods Of Providing Public Notice; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; Section Six, Effective Date. [Angela Galiano, Planner II] (2025-1330)

9.C. **** THIS ITEM WILL NOT BE HEARD BEFORE 5:05 P.M. **PL20220003445 - Rural Lands Stewardship Area Overlay Updates (LDCA)** - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 04-41, as amended, the Collier County Land Development Code, which includes the Comprehensive Land Regulations for the Unincorporated area of Collier County, Florida, to implement Rural Lands Stewardship Area Overlay provisions of the Future Land Use Element of the Collier County Growth Management Plan by providing for Section One, Recitals; Section Two, Findings of fact; Section Three, Adoption of Amendments to the Land Development Code, specifically amending the following: Chapter Four – Site Design and Development Standards, including Section 4.08.01 specific definitions applicable to the RLSA district, Section 4.08.04 Implementation of Stewardship Credits, Section 4.08.05 Baseline Standards, Section 4.08.06 SSA Designation, and Section 4.08.07 SRA Designation; Section Four, Conflict and severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Eric Johnson, AICP, CFM, Planning Manager]
(2025-1362)

9.D. **** THIS ITEM WILL NOT BE HEARD BEFORE 5:05 P.M. **PL20250000235 -**

Floating Solar Facilities (LDCA) - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 04-41, as amended, the Collier County Land Development Code, which includes the Comprehensive Land Regulations for the Unincorporated area of Collier County, Florida, to define a Floating Solar Facility and allow a Solar Floating Facility as a permitted use in the Agricultural District (A), Estate District (E), Public Use District (P), Community Facility District (CF), and as an accessory use in the Commercial Professional and General Office District (C-1), Commercial Convenience District (C-2), Commercial Intermediate District (C-3), General Commercial District (C-4), Heavy Commercial District (C-5), Travel Trailer-Recreational Vehicle Campground District (TTRVC), Industrial District (I), Business Park (BP) and to establish regulations for Floating Solar Facilities, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically, amending the following: Chapter One – General Provisions, Including Section 1.08.02 Definitions; Chapter Two – Zoning Districts and Uses, including Section 2.03.01 Agriculture Zoning Districts, Section 2.03.03 Commercial Zoning Districts, Section 2.03.04 Industrial Zoning Districts, Section 2.03.05 Civic and Institutional Zoning Districts; and Chapter Five – Supplemental Standards, by adding a new Section 5.03.08 Floating Solar Facilities; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Richard Henderlong, Planner III]

(2025-1360)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn