

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**July 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**
 - 5.A. May 15, 2025, CCPC Meeting Minutes (2025-2239)
- 6. BCC Report - Recaps**
- 7. Chairman's Report**

8. Consent Agenda

9. Advertised Public Hearing

- 9.A. **PL20240011790 - Costco Wholesale (ASW) - Intersection of Collier Boulevard and Rattlesnake Hammock Road** - A resolution of the Board of Zoning Appeals of Collier County, Florida, granting a waiver from the minimum required separation of 500 feet between facilities with fuel pumps pursuant to section 5.05.05.B of the Land Development Code for the development of a Costco Wholesale, with a resulting separation distance of 132 feet from the property line of the existing 7-Eleven. The subject property is located in the Commercial Tract of the Hacienda Lakes MPUD at the southeast corner of the intersection of Collier Boulevard and Rattlesnake Hammock Road in Section 23, Township 50 South, Range 26 East, Collier County, Florida, consisting of ± 25.86 acres of the $\pm 2,262$ -acre MPUD. [Ray Bellows, AICP, Zoning Manager] **[Companion Item PL20240011559 - Costco Wholesale (PDI)]** (2025-2227)
- 9.B. **PL20240011559 - Costco Wholesale (PDI) - Intersection of Collier Boulevard and Rattlesnake Hammock Road** - An ordinance amending Ordinance No. 11-41, as amended, titled Hacienda Lakes Mixed-Use Planned Unit Development, to approve an Insubstantial Change to the PUD, to add deviations for relief from the Collier County Land Development Code relating to architectural glazing standards, building facade massing, light fixture heights, loading spaces, landscape standards for interior vehicular use areas, and signage, to revise a transportation commitment, and providing for an effective date. The subject parcel is in the commercial tract of the MPUD and is located at the southeast corner of the intersection of Collier Boulevard and Rattlesnake Hammock Road in Section 23, Township 50 South, Range 26 East, Collier County, Florida, consisting of ± 25.86 acres of the $\pm 2,262$ acre MPUD [Ray Bellows, AICP, Zoning Manager] **[Companion Item PL20240011790 - Costco Wholesale (ASW)]** (2025-2229)
- 9.C. **PL20240010278 - Forest Glen of Naples PUD Amendment (PUDA) - 3864 Beck Boulevard** - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 99-69, as amended, the Forest Glen of Naples Planned Unit Development (PUD), by adding up to 36,720 square feet of membership sports and recreation clubs, (Group 7997, except no gun clubs or shooting clubs); indoor only use, subject to the limitation of 100,000 square feet for all uses on the Commercial Tract, and modifying the Commercial Tract access to allow connection to the existing easterly frontage drive that connects to Beck Boulevard and removes access from Collier Boulevard, on the ± 9.6 -acre Commercial Tract located at the southeast corner of the intersection of Collier Boulevard and Beck Boulevard, which is part of the ± 635 -acre PUD located in Section 2, Township South, Range 26 East, Collier County, Florida. [Ray Bellows, AICP, Zoning Manager] (2025-2119)
- 9.D. **PL20240007926 - Brightshore Village SRAA - North side of Immokalee Road, northeast of the intersection of Immokalee Road and Red Hawk Lane** - A Resolution of the Collier County Board of County Commissioners amending Resolution No. 2022-209, which established the Brightshore Village Stewardship Receiving Area (SRA), to change the size of the SRA from $681.5\pm$ acres to $671.4\pm$ acres; to move the southern SRA boundary to accommodate the expansion of Immokalee Road; to change the stewardship credits needed from 5198.4 to 5103.2 credits; to revise the SRA Development Document and SRA Master Plan, and to revise the Stewardship Receiving Area Credit Agreement for Brightshore Village SRA. The subject property is located on the north side of Immokalee Road, northeast of the intersection of Immokalee Road and Red Hawk Lane, in Sections 18 and 19, Township 47

South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Planner III] (2025-2182)

- 9.E. **PL20240003946 - 3001 Bailey Lane RZ** - 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, 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 area herein described real property from the Estates (E) zoning district to the Residential Single-family-3 (RSF-3) zoning district to allow up to three single-family dwelling units with a maximum density of up to one dwelling unit per .85± acres on 2.56± acres of property located west of Airport-Pulling Road on the north side of Bailey Lane, at 3001 Bailey Lane, in Section 23, Township 49 South, Range 25 East, Collier County, Florida.[Coordinator: Nancy Gundlach, AICP, PLA, Planner III] (2025-2191)
- 9.F. **PL20240001079 - GMPA- Premier Vehicle Storage Commercial Subdistrict – Southeast corner of the intersection of Santa Barbara Boulevard and Polly Avenue** - An ordinance of the Board of County Commissioners amending Ordinance No. 89-0S, 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, Urban Mixed Use District, Urban Residential Subdistrict, to Urban, Urban Commercial District, Premier Vehicle Storage Commercial Subdistrict, to allow 60,000 square feet of gross floor area of indoor air-conditioned warehousing and self-storage for vehicles, including automobiles, recreational vehicles, boats, and other vehicles, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is situated on the southeast corner of the intersection of Santa Barbara Boulevard and Polly Avenue, in Section 16, Township SO South, Range 26 East, Collier County, Florida, and comprises 3.7± acres. This document provides for severability and an effective date. [Jessica Constantinescu, Planner II] [**Companion Item PL20240001081- PUDZ- Premier Vehicle Storage**] (2025-2178)
- 9.G. **PL20240001081- PUDZ - Premier Vehicle Storage - Intersection of Santa Barbara Boulevard and Polly Avenue** - 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, 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 a rural Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as Premier Vehicle Storage CPUD, to allow the development of 60,000 square feet of gross floor area of indoor air-conditioned warehousing and self-storage for vehicles, including automobiles, recreational vehicles, boats, and other vehicles on property located on the southeast corner of the intersection of Santa Barbara Boulevard and Polly Avenue, in Section 16, Township 50 South, Range 26 East, consisting of ±3.7 acres, and by providing an effective date. [Nancy Gundlach, Planner III] [**Companion Item to PL20240001079 - GMPA - Premier Vehicle Storage Commercial Subdistrict**] (2025-2234)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn