

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

May 18, 2023

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

A. Advertised

1. **** This item has been Continued from the April 20, 2023, CCPC Meeting ***
PL20220000289 - Shamrock Self Storage - 4050 13th AVE SW (GMPA) - 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 Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element and Urban Golden Gate Area Future Land Use Map and Map Series by changing the designation from Estates-Mixed Use District, Residential Estates Subdistrict to the Estates-Commercial District, 13th Avenue SW Commercial Infill Subdistrict to allow up to 174,000 square feet of gross floor area of self-storage and mini-warehousing (SIC 4225); and furthermore, directing transmittal of the adopted Amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. The subject property consisting of 5.53± acres is located southwest of the intersection of 13th Avenue SW and Collier Boulevard, north of Green Boulevard in Section 15, Township 49 South, Range 26 East, Collier County, Florida. (Companion Item PUDZ PL20210003321) [Coordinator: Rachel Hansen, Planner III]**

2. **** This item has been Continued from the April 20, 2023, CCPC Meeting
***PL20210003321 – 4050 13th Ave. PUDZ – 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 Estates (E) zoning district to a commercial planned unit development (CPUD) zoning district for a project to be known as 4050 13th Avenue Commercial Planned Unit Development to allow development of up to 174,000 square feet of gross floor area of self-storage and mini warehousing (SIC 4225). The property is located southwest of the intersection of 13th Avenue SW and Collier Boulevard, north of Green Boulevard in Section 15, Township 49 South, Range 26 East, Collier County, Florida consisting of 5.53± acres, providing for repeal of Resolution Nos. 00-444, 04-50, 06-188, 06-306 and 07- 338 relating to a Conditional Use for a model home and sales center; and by providing an effective date. (Companion Item PL20220000289) [Coordinator: Eric Ortman, Planner III]**
3. **PL20210001496-Town of Big Cypress SRA, A Resolution of the Collier County Board of County Commissioners creating the Town of Big Cypress Stewardship Receiving Area by amending Resolution No. 2021-119 which established the Longwater Village Stewardship Receiving Area by renaming and converting it to a town, by designating an additional 541.03 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to create the Town of Big Cypress Stewardship Receiving Area which will allow development of a minimum of 2,427 residential dwelling units and a maximum of 4,432 dwelling units, of which a minimum of 10% will be multi-family dwelling units, 10% will be single family detached and 10% will be single family attached or villa; an aggregate minimum of 753,440 square feet and an aggregate maximum of 1,390,000 square feet of Commercial/Light Industrial in the Town Core Context Zone, Business Park Context Zone, Town Center Context Zone and Neighborhood General Context Zone; an aggregate minimum of 66,480 square feet and a maximum of 86,000 square feet of civic, governmental and institutional uses in the SRA; senior housing including adult living facilities and continuing care retirement communities and limited to 300 units in the SRA; and 23.40± acres of amenity center sites; all subject to a maximum pm peak hour trip cap; and approving the amended and restated stewardship receiving area credit agreement for the Town of Big Cypress Stewardship Receiving Area and establishing that 15,797.8 stewardship credits are being utilized by the designation of the Town of Big Cypress Stewardship Receiving Area. The subject property consisting of 1544.46± acres is located east of Desoto Boulevard, north and south of Oil Well Road and west of the intersection of Oil Well Grade Road and Oil Well Road, in Sections 3, 14, 22, 23, 26, 27, 34 and 35, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, Planner III]**

4. **PL20220000890 – Roost Road RPUD - An ordinance of the Board of County Commissioners of Collier County, Florida, establishing the Roost Road RPUD to allow up to 300 residential dwelling units, by 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 Mobile Home (MH) district and Estates (E) district to a Residential Planned Unit Development (RPUD) for a project to be known as Roost Road Residential Planned Unit Development to allow up to 300 residential dwelling units on property located on the west side of Roost Road about ¼ mile south of the intersection of Roost Road and Manatee Road, in Sections 10 and 11, Township 51 South, Range 26 East, Collier County, Florida, consisting of 64.6+/- acres; and by providing an effective date. [Coordinator: Eric Ortman, Planner III]**
5. **PL20220004279 - Tree Farm MPUD (PUDA) - An Ordinance of the Board of County Commissioners of Collier County, Florida, increasing the maximum residential dwelling units from 460 to 580 in the Tree Farm MPUD, by amending Ordinance Number 07-54, as amended, the Tree Farm Mixed-Use Planned Unit Development (MPUD), by adding an additional 120 dwelling units for a total of 580 dwelling units, subject to an Affordable Housing Density Bonus Agreement; by amending the master plan and adding deviations; on 58.84± acres located at the northwest corner of Collier Boulevard and Immokalee Road, in Section 22, Township 38, Range 26, Collier County, Florida; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
6. **PL20220003327 - 13385 Collier Church-A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to allow a church within the Estates (E) Zoning District pursuant to Section 2.03.01.B.1.c.1 of the Collier County Land Development Code for a ±2.15-acre property located at 13385 Collier Boulevard, also described as the North 150 feet of Tract 114, Golden Gate Estates, Unit No. 1 subdivision, on the west side of Collier Boulevard, approximately one-half mile north of Pine Ridge Road, in Section 10, Township 49 South, Range 26 East, Collier County, Florida. (Coordinator Eric Ortman, Planner III)**
7. *****This item has been continued from the April 6, 2023 CCPC Meeting to the May 18, 2023 CCPC Meeting and further continued to the June 1, 2023 CCPC Meeting*** PL20220008172 -LDCA- NIM Rules of Decorum - 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 and Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to establish the Rules of Decorum related to Neighborhood Information Meetings, 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; and Section Six, Effective Date. [Coordinator: Eric Johnson, LDC Planning Manager]**

B. Noticed

- 10. Old Business**
- 11. New Business**
- 12. Public Comment**
- 13. Adjourn**