

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

December 1, 2022

9:00 AM

Edwin Fryer- Chairman
Joseph Schmitt, Environmental - Vice-Chair
Paul Shea, Environmental - Secretary
Christopher Vernon
Robert Klucik, Jr.
Randy Sparrazza
Commission District 3 - Vacant
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**
 - A. **November 3, 2022 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20210001860 - Orange Blossom PUDA - An ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 04 74, the Orange Blossom Ranch Planned Unit Development (PUD), to change the 43.6+ acre commercial office (C/O) tract to the mixed use (MU) tract; to allow 400 multi-family rental dwelling units with some affordable housing on a portion of the MU tracts in addition to the allowed 200,000 square feet of commercial development, changing the total density from 1950 to 2350 dwelling units and providing an effective date. The subject property is 43.6+/- acres out of the 616+/- acre PUD and located at the northwest quadrant of Oil Well Road (C.R. 858) and Hawthorn Road in Section 13, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator Eric Ortman, Principal Planner]**

2. **PL20210000045 - Basik Storage Commercial Subdistrict (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 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, Basik Drive Storage Commercial Sub-district to allow outdoor storage for mobile and towable items Including automobiles, boats, RV's, trailers, 350 outdoor storage spaces, and unlimited roofed or enclosed structures. The subject property is Located on the north side of Tamiami Trail East just west of Trinity Place in Sections 17 and 18, Township 51 South, Range 27 East, consisting of 9.47+ acres; furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. [Coordinator Parker Klopf, Planner II] (Companion item PL20210000046)**
3. **PL20210000046 - Basik Drive Storage CPUD (PUDZ) - 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 a General Commercial Zoning District within the Rural Fringe Mixed-Use District Overlay-Receiving Lands (C-4-RFMUD-Receiving) and Rural Agricultural Zoning District within the Rural Fringe Mixed-Use District Overlay-Receiving Lands (A-RFMUD-Receiving) to a Commercial Planned Unit Development (CPUD) Zoning District to be known as Basik Drive Storage CPUD to allow 120,000 square feet of indoor storage (up to 1,000 units) and 50,000 square feet of office/commercial space and up to 350 outdoor storage spaces on property located on the northeast corner of Tamiami Trail East and Basik Drive, west of Trinity Place in Sections 17 and 18, Township 51 South, Range 27 East, Collier County, Florida consisting of 13.87± acres; providing for repeal of Resolution No. 07-332, a parking exemption and Resolution No. 18-25, a conditional use for enclosed mini self-storage warehousing and partial repeal of Ordinance No. 88-61, as to the property described in this ordinance; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20210000045)**
4. **PL20210002122 - Ivy Medical Center Subdistrict GMPA - Recommendation to approve 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 Future Land Use Element and Future Land Use Map and Map Series to create the Ivy Medical Center Subdistrict by changing the land use designation of property from Urban, Urban Mixed Use District, Urban Residential Subdistrict to the Urban-Commercial District, Ivy Medical Center Subdistrict to allow up to 20,000 square feet of Commercial Professional and General Office District (C-1) uses including medical offices. The subject property is located on the south side of Immokalee Road, approximately 1,970 feet east of Logan Boulevard in Section 28, Township 48 South, Range 26 East, consisting of 3.92± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion Item PL20210002147) [Coordinator: Sue Faulkner, Principal Planner]**

5. **PL20210002147 - Ivy Medical Center Rezone (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 herein described real property from a Rural Agricultural (A) zoning district to a Commercial Professional and General Office District (C-1) zoning district for general office, medical office and business service uses on property located on the south side of Immokalee Road approximately 1,970 feet east of Logan Boulevard, in Section 28, Township 48 South, Range 26 East, Collier County, Florida, consisting of 3.92+/- acres; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20210002122)**

B. Noticed

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