

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

February 15, 2024

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**
 - A. **January 18, 2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20230002069 - GMPA- The Boat House Commercial Subdistrict- South of Radio Lane, North of Davis Boulevard and East of Radio Road - 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 Urban, Urban Mixed Use District, Urban Residential Subdistrict to Urban, Urban Commercial District, The Boat House Commercial Subdistrict to allow a maximum of 32,500 square feet gross floor area of Commercial Intermediate (C-3) uses or 20,000 square feet of the gross floor area of Boat Sales and Boat and Engine services and repairs. The subject property is located south of Radio Lane, North of Davis Boulevard, and east of Radio Road in Section 3, Township 50 South, Range 26 East, consisting of 3.5± acres; furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. (Companion Item PUDZ PL20230002068) [Coordinator: Kathy Eastley, Planner III]**

2. **PL20230002068 – CPUD - Boat House - 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 Commercial Intermediate District (C-3) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as the Boat House CPUD, to allow development of up to 32,500 square feet of gross floor area of Commercial Intermediate (C-3) commercial Uses or 20,000 square feet of gross floor area of boat sales and boat and engine services and repairs; and by providing an effective date. The subject 3.5± acre property is located at the intersection of Radio Road and Davis Boulevard and south of Radio Lane in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (Companion to GMPA-PL20230002069) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**
3. ****This item has been continued to the 3/7/2024 CCPC Meeting ** PL20230018350 LDCA - Updates to Removal of Exotic Vegetation - 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 (LDC) & Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to update the provisions related to the requirements for the removal of exotic vegetation. [Coordinator: Maria Estrada, Planner II]**

B. Noticed

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