

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 1, 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 4, 2024 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220006213 - SR 846 Land Trust Earth Mine - A resolution of the Board of Zoning Appeals of Collier County, Florida, amending Resolution No. 2012-15, to amend and expand a conditional use for earth mining with excavation, blasting, and processing of material, pursuant to Section 2.03.01.a.1.c.1 of the Collier County Land Development Code, on property zoned Rural Agricultural district (A) with a Mobile Home Overlay (MHO), within the Rural Fringe Mixed Use Zoning Overlay district (RFMUO) — Receiving Lands, consisting of 2,560 acres located at 16000 Immokalee Road, on the east side of Immokalee Road approximately two miles north of Oil Well Road, in Sections 35 and 36, Township 47 South, Range 27 East, and Sections 1 and 2, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III]**

2. **PL20230002460 - GMA - Commercial Subdistrict (GMPA) - Amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Rural Golden Gate Estates Sub-Element and Future Land Use Map of the Golden Gate Area Master Plan Element by changing the Land Use Designation of property from Estates Mixed Use District, Residential Estates Subdistrict to GMA Commercial Subdistrict to allow 125,000 square feet of gross floor area of Commercial Intermediate (C-3) and Indoor Air-Conditioned Mini and Self-Storage (SIC 4225) uses, of which up to 80,000 square feet of gross floor area may consist of Indoor Air-Conditioned Mini and Self-Storage. The subject property is located south of Immokalee Road, approximately 773 feet west of the intersection of Immokalee Road and Randall Boulevard in Section 27, Township 48 South, Range 27 East, consisting of 9.84± acres. [Coordinator: Kathy Eastley, AICP, Planner III] (Companion Item PUDZ PL20230002458)**
3. **PL20230002458 - GMA CPUD Rezone (PUDZ) - Ordinance rezoning from the Estates (E) Zoning District within Wellfield Risk Management Special Treatment Overlay Zones W-3 and W-4 to the GMA Commercial Planned Unit Development (CPUD) Zoning District within Wellfield Risk Management Special Treatment Overlay Zones W-3 and W-4 to allow 125,000 square feet of gross floor area of Commercial Intermediate (C-3) and indoor air-conditioned mini and self-storage (SIC 4225) uses, of which up to 80,000 square feet of gross floor area may consist of indoor air-conditioned mini and self-storage for property located south of Immokalee Road, approximately 773 feet west of the intersection of Immokalee Road and Randall Boulevard in Section 27, Township 48 South, Range 27 East, consisting of 9.84+/- acres. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20230002460)**
4. **PL20220000946 Home Depot - SE Naples Commercial Subdistrict GMPA - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance 89-05, 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 in the Urban, Mixed Use District, from Urban Residential Fringe Subdistrict to the Home Depot-SE Naples Commercial Subdistrict, to allow development of 140,000 square feet of gross floor area of Commercial Intermediate (C-3) zoning district uses and home improvement store uses, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is located on the south side of Tamiami Trail East (U.S. 41), approximately 650 feet east of Barefoot Williams Road, in Section 33, Township 50 South, Range 26 East, Collier County, Florida, consisting of 13.77± acres. [Coordinator: Rachel Hansen, AICP, Planner III] (Companion Item PUDZ PL20220000543)**

5. **PL20220000543 - The Home Depot SE Naples CPUD Rezone (PUDZ) - Ordinance rezoning from a Commercial Intermediate (C-3) Zoning District to a Commercial Planned Unit Development (CPUD) Zoning District for the project to be known as The Home Depot-SE Naples CPUD, to allow development of 140,000 square feet of gross floor area of uses including Commercial Professional and General Office District (C-1) uses, Commercial Convenience District (C-2) uses, Commercial Intermediate District (C-3) uses, home improvement store uses and miscellaneous repair service uses; and providing for the partial repeal of Ordinance No. 92-43 relating to a frontage road and shared access commitment on property located on the south side of Tamiami Trail East (U.S. 41), approximately 650 feet east of Barefoot Williams Road, in Section 33, Township 50 South, Range 26 East, consisting of 13.77+/- acres; and providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20220000946)**

B. Noticed

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