

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

November 16, 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**
 - A. **October 5, 2023 CCPC Meeting Minutes**
 - B. **October 19, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220003804 - GMP Amendment - JLM Living East Residential Overlay - An ordinance of The Board Of County Commissioners amending Ordinance 89-05, as amended, The Collier County Growth Management Plan, Specifically amending The Future Land Use Element and Map series to add The JLM Living East Residential Overlay, To allow a maximum density of 350 multifamily dwelling units with affordable housing, For property within The Rural Fringe Mixed Use District-Receiving Lands, and furthermore directing transmittal of the adopted amendment to The Florida Department Of Commerce formerly The Florida Department Of Economic Opportunity. The subject property is located on the south side of Immokalee Road, East of Woodcrest Drive, in Section 25, Township 48 South, Range 26 East, Collier County, Florida, consisting of 37.2± Acres. [Coordinator: Parker Klopf, Planner III] (Companion Item # 27039 PL20220003805)**

2. **PL20220003805 - JLM Living East RPUD -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 within the Rural Fringe Mixed Use District Overlay-Receiving Lands and within the Special Treatment Overlay to a Residential Planned Unit Development (RPUD) zoning district within the Rural Fringe Mixed Use District Overlay-Receiving Lands and within the Special Treatment Overlay for the project to be known as JLM Living East RPUD, to allow construction of up to 350 multi-family dwelling units with affordable housing on property located on the south side of Immokalee Road, east of Woodcrest Drive, in Section 25, Township 48 South, Range 26 East, consisting of 37.2± acres; and by providing an effective date. [Coordinator: Eric Ortman, Planner III] (Companion Item #26999 PL20220003804)**
3. **PL20220004175 - 12425 Union Road RPUD - 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 a Residential Tourist (RT) zoning district and Conservation (CON) zoning district to a Residential Planned Unit Development (RPUD) zoning district to be known as the 12425 Union Road RPUD to allow up to 109 residential dwelling units on property located in Port of the Islands, approximately ½ mile north of Tamiami Trail East (US 41) at 12400 and 12425 Union Road, in Section 4, Township 52, Range 28, Collier County, Florida, consisting of 51.5± acres; and by providing an effective date. [Coordinator: Eric Ortman, Planner III]**
4. **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]**

B. Noticed

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