

**COLLIER COUNTY
Planning Commission**



AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

**November 21, 2024
9:00 AM**

**Joseph Schmitt, Environmental - Chairman
Chuck Schumacher - Vice-Chair
Paul Shea, Environmental - Secretary
Randy Sparrazza
Charles (Chap) Colucci
Michelle L. McLeod
Mike Petscher
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**
- 3. Addenda to the Agenda**

4. **Planning Commission Absences**

5. **Approval of Minutes**

5.A. November 7, 2024 CCPC Meeting Minutes *(2024-2001)*

6. **BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Public Hearings**

9.A. **PL20220006931 – Metro South (MUP) - 3010 Tamiami Trail East** - A Resolution of the Collier County Board of County Commissioners designating Metro South as a Mixed-Use Project (MUP) in the Gateway Triangle Zoning Overlay District, Commercial Mixed-Use Sub-District (GTZO-MXD), comprising .64± acres pursuant to Land Development Code Sec. 2.03.07.N.4; providing for designation as "MUP" and approving up to a maximum of 8 residential dwelling units, including seven bonus density units as determined through the Site Development Plan (SDP) process and 3860 square feet of permitted commercial uses, with one deviation; and providing for conceptual site plan approval, for parcels located south of Tamiami Trail East, approximately 295 feet east of Bayshore Drive. [Coordinator: Timothy Finn, AICP, Planner III] *(2024-1607)*

9.B. **PL20230016211 - 5396 Myrtle Ln (GMPA)** - 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 Maps to change the land use designation of the property from Urban, Mixed Use District, Urban Coastal Fringe Subdistrict to Urban Commercial District, 5396 Myrtle Lane Commercial Subdistrict to allow development of up to 200,000 square feet of gross floor area of indoor self-storage/warehouse and up to 3,000 square feet of gross floor area of other commercial uses, and directing transmittal of the adoption amendment to The Florida Department of Commerce. The subject property is located on the southwest quadrant of Tamiami Trail East and Myrtle Lane, Section 29, Township 50 South, Range 26 East, Collier County, Florida, consisting of ±8.24 Acres. [Coordinator: Parker Klopf, Planner III] **(Companion Item PL20230016212)** *(2024-1850)*

9.C. **PL20230016212 - 5396 Myrtle Ln (PUDR)** - An Ordinance of the Board of County Commissioners of Collier County, Florida relating to Myrtle Woods, 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 the Myrtle Woods Commercial Planned Unit Development (CPUD) and RMF-6 zoning districts to a Commercial Planned Unit Development (CPUD) zoning district for a project to be known as 5396 Myrtle Land CPUD, to allow development of up to 200,000 square feet of gross floor area of indoor self-storage/warehousing and up to 3,000 square feet of gross floor area of other commercial uses on property located on the southwest quadrant of Tamiami Trail East and Myrtle Lane in Section 29, Township 50 South, Range 26 East, Collier County, Florida consisting of +/-8.24 acres; and providing for repeal of Ordinance No. 2008-09, as amended, the Myrtle Woods Commercial Planned Unit Development; and by providing an effective date. [Coordinator: Ray

Bellows, Zoning Manager] (**Companion Item PL20230016211**) *(2024-1937)*

10. Old Business

11. New Business

12. Public Comments

13. Adjourn