

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**December 19, 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 21, 2024, CCPC Meeting Minutes (2024-2240)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Public Hearings**

- 9.A. **PL20230004408 - FPL Summit Substation Communication Tower (CU) - 191 Weber Boulevard North** - A Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a Conditional Use to allow a 150-foot tall monopole communications tower that deviates from the required 150-foot separation from residential property by providing an 84-foot separation from residential property to the north and that deviates from the requirement to screen the tower facility with a wall or fence to allow no wall or fence around the tower on lands zoned Estates (E) and designated Residential Estates Subdistrict within the Rural Golden Gate Estate's Sub-Element of the Golden Gate Area Master Plan of the Collier County Growth Management Plan pursuant to Section 2.03.01.B.1.c.12 and 5.05.09 of the Collier County Land Development Code, located on approximately 613± square feet of a 4.99+ acre tract located at 191 Weber Boulevard North, in Section 2, Township 49 South, Range 26 East, Collier County, Florida. (2024-2037)
- 9.B. **PL20230008643 Tamiami Trail Greenway Road Mixed Use Subdistrict (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 Future Land Use Map and map series by changing the land use designation of property from Urban, Mixed Use District, Urban Residential Subdistrict to Urban, Mixed Use District, Tamiami Trail Greenway Road Mixed Use Subdistrict, To allow construction of 300 multi-family rental units with affordable housing and up to 64,000 square feet of gross floor area of Commercial Intermediate, C-3 Zoning District Uses, and directing transmittal of the adopted amendment to the Florida Department Of Commerce. The subject property is located north of Tamiami Trail East, approximately 441 feet west of the intersection of Tamiami Trail East and Greenway Road, in Section 12, Township 51 South, Range 26 East, Collier County, Florida, consisting of 24.41± acres. [Coordinator: Parker Klopf, Planner III] (**Companion item to PUDZ-PL20230008640**) (2024-2131)
- 9.C. **PL20230008640 - East Trail Mixed Use (PUDZ) - Tamiami Trail E and Greenway Road** - 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 partly with the Airport Zoning Overlay to a Mixed Use Planned Unit Development (MPUD) zoning district partly within the Airport Zoning Overlay to be known as Tamiami trail Greenway Road MPUD, to allow construction of up to 300 multifamily rental units with affordable housing and up to 64,000 square feet of gross floor area of Commercial Intermediate, C-3 zoning district uses, on property located north of Tamiami Trail East, approximately 441 feet west of intersection of Tamiami Trail East and Greenway Road, in section 12, township 51 south, range 26 east, consisting of ±24.41 acres; and by providing an effective date. [Coordinator: Sean Sammon, Planner III] (**Companion Item to GMPA - PL20230008643**) (2024-2055)

10. **Old Business**

11. New Business

12. Public Comments

13. Adjourn