

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**January 16, 2025
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. December 19, 2024, CCPC Meeting Minutes (2025-21)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Public Hearings**

- 9.A. ***** The applicant has requested the CCPC to continue the item to the February 20, 2025, CCPC Meeting *** PL20230017980- NC Square Mixed Use Overlay (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 to amend the NC Square Mixed-Use Overlay to decrease the commercial uses from 44,400 square feet to 36,500 square feet of gross floor area, remove the 12,000 square foot daycare use and increase the maximum residential units from 129 to 249 with affordable housing in the NC Square Planned Mixed Use Development, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is 24.4± acres and located at the southwest corner of Immokalee Road and Catawba Street, approximately 1.6 miles west of Wilson Boulevard in section 29, township 48 south, range 27 east, Collier County, Florida. **(Companion Item PL20230017979)** [Parker Klopf, Planner III] (2024-2273)
- 9.B. ***** The applicant has requested the CCPC to continue the item to the February 20, 2025, CCPC Meeting *** PL20230017979 - NC Square (PUDR) - Immokalee Road and Catawba Street-** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 2021-18 as amended, the NC Square Mixed Planned Unit Development to decrease the commercial uses from 44,400 square feet to 36,500 square feet of gross floor area, remove the 12,000 square foot daycare use and increase the maximum residential units from 129 to 249 with affordable housing. The property is located at the southwest corner of Immokalee Road and Catawba Street, approximately 1.6 miles west of Wilson Boulevard in Section 29, Township 48 South, Range 27 East, Collier County, Florida, consisting of 24.4± acres, and by providing an effective date. **(Companion Item PL20230017980)** [Coordinator: Timothy Finn, Planner III] (2024-2208)
- 9.C. **PL20210002929 - Polly Avenue Rezone - 6145 Polly Avenue -** 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 to Estates (E) district to allow up to three single-family dwelling units with a maximum density of up to one dwelling unit per 2.47± acres on 7.4± acres of property located approximately 1,600 feet east of Santa Barbara Boulevard between Polly Avenue and Everett Street, at 6145 Polly Avenue, in Section 16, township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, Planner III] (2024-2282)
- 9.D. **PL20240009067 - Guesthouse Rentals in Urban Estates -** 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 land regulations for the unincorporated area of Collier County, Florida, to modify the prohibition of renting guesthouses on lots zoned Estates (E), located west of Collier Boulevard, to allow for such rentals if all new requirements are met, by providing for Section One, Recitals; Section

Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter Two - Zoning Districts And Uses, including Section 2.03.01 Agricultural Districts and Chapter Five - Supplemental Standards, including Section 5.03.03 Guesthouses; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date.[Coordinator: Eric L Johnson, AICP, CFM, LEED Green Associate, Planning Manager]

(2024-2135)

- 9.E. **PL20240004018 - RLSA Town Size GMPA** - Recommendation to approve an Ordinance of the Board of County Commissioners proposing amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, relating to the Rural Lands Stewardship Area Overlay and specifically amending the Rural Lands Stewardship Area Overlay of the Future Land Use Element, to eliminate the cap on the size of a town and include qualified target industries as a goods and services use, and furthermore directing transmittal of the amendments to the Florida Department of Commerce. [Coordinator: James Sabo, AICP, Planner III] (2024-2363)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn