

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**February 6, 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**
- 6. BCC Report - Recaps**
- 7. Chairman's Report**

8. Consent Agenda

9. Public Hearings

9.A. **PL20230011384 - Ochopee Fire Control Station Communication Tower Conditional Use -**

A resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a Conditional Use to allow a 350-foot-tall communications tower on an essential service site within the Conservation Zoning District (CON) and Big Cypress Area of Critical State Concern Special Treatment Overlay (ACSC/ST) pursuant to Sections 2.03.09.B.1.c.5 and 5.05.09 of the Collier County Land Development Code, located on approximately 5,217+/- square feet of a 5.34+/- acre tract located at the Ochopee Fire Control Station 66, 40808 Tamiami Trail E, Ochopee, in Section 35, Township 52 South, Range 30 East, Collier County, Florida.[Coordinator: Ray Bellows, Planning Manager] (2025-28)

9.B. **PL20220005195- Hope Home II Subdistrict GMPA- 3150 62nd Street S.W. -**

An Ordinance of The Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Urban Golden Gate Estates Sub-Element of the Golden Gate Estates Master Plan Element and Urban Golden Gate Estates Future Land Use Map and map series to create The Hope Home II Institutional Subdistrict by changing the land use designation from Mixed Use District, Residential Estates Subdistrict to Estates-Commercial District, Hope Home II Institutional Subdistrict to allow a recovery residence limited to 23 residents and three resident supervisors, a single family dwelling and a family care facility, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is ±4.47 acres and located at 3150 62nd Street SW in Section 29, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Parker Klopff, Planner III] (**Companion Item PL20220005096**) (2025-160)

9.C. **PL20220005096 - Hope Home PUDZ- 3150 62nd Street S.W. -**

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 an Estates (E) zoning district to a Community Facility Planned Unit Development (CFPUD) zoning district for the project to be known as the Hope Home II CFPUD, to allow a recovery residence limited to 23 residents and 3 resident supervisors, or in the alternative a single-family dwelling and a family care facility, for property located at 3150 62nd Street S.W., in Section 29, Township 49 South, Range 26 East, Collier County, Florida, consisting of 4.47+/- acres; and by providing an effective date.

[Coordinator: Nancy Gundlach, Planner III] (**Companion Item PL20220005195**) (2025-37)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn