

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**March 6, 2025
3:00 PM**

**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.

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:05 P.M.

ITEM 9B - PL20210001291- Community Housing Plan Initiatives LDCA
ITEM 9C - PL20240004278 - Immokalee Urban Area Overlay District LDCA

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Addenda to the Agenda**
- 4. Planning Commission Absences**
- 5. Approval of Minutes**

5.A. February 6, 2025, CCPC Meeting Minutes (2025-728)

6. BCC Report - Recaps

7. Chairman's Report

8. Consent Agenda

9. Public Hearings

9.A. **PL20240006561- Sierra Meadows PUDA - Rattlesnake-Hammock Road (C.R. 864) and C.R. 951** - The petitioner requests that the Collier County Planning Commission (CCPC) consider an Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 1999-91, as amended, the Sierra Meadows Mixed Planned Unit Development by changing the floor area ratio for group housing on Lots 8 and 9 of the Sierra Meadows Subdivision from .45 to .60, and providing an effective date. The subject property, consisting of 14.3+/- acres of a 90.8+/- acre MPUD, is located at the southwest quadrant of the intersection of Rattlesnake-Hammock Road (C.R. 864) and C.R. 951, in Section 22, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2025-349)

9.B. **** THIS ITEM WILL NOT BE HEARD BEFORE 5:05 P.M. ****

PL20210001291- Community Housing Plan Initiatives LDCA - 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 implement housing initiatives in the Collier County Growth Management Plan relating to affordable housing by right in certain commercial zoning districts with a sunset date; increasing density for affordable housing; and providing regulations for transit oriented development, 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 One- General Provisions, including section 1.08.01 Abbreviations and Section 1.08.02 definitions; Chapter Two- Zoning Districts and Uses, including Section 2.03.03 Commercial Zoning Districts, Section 2.05.01, Density Standards and Housing Types, Section 2.06.03 AHDB Rating System, and adding Section 2.07.00 Mixed Income Housing Program for Housing that is Affordable, including Section 2.07.01 Purpose and Intent and Section 2.07.02 Program Criteria; Chapter Four- Site Design and Development Standards, including Section 4.02.01 Dimensional Standards for Principal Uses in Base Zoning Districts, Section 4.02.38 Specific Design Criteria for Mixed Use Development Within C-1 Through C-3 Zoning Districts, and adding Section 4.02.40 Housing that is Affordable Within C-1 Through C-5 Commercial Zoning Districts, Section 4.02.41 Housing that is Affordable Within Mixed Use Activity Centers and Interchange Activity Centers of the Growth Management Plan, and Section 4.02.42 Transit Oriented Development (TOD); Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, AICP, CFM, Planning Manager] (2025-546)

9.C. ****THIS ITEM WILL NOT BE HEARD BEFORE 5:05 P.M. ****

PL20240004278 - Immokalee Urban Area Overlay District LDCA - 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 and Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to

implement the Immokalee Area Master Plan Element of the Growth Management Plan, to change the Immokalee Urban Overlay District to Immokalee Urban Area Overlay District (IUAOD) zoning district, revise, rename and add Subdistricts, and establish uses, boundaries, and design standards, 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 2.03.07 Overlay Zoning Districts and Section 2.06.01 Generally; Chapter Four Site Design and Development Standards, including Section 4.02.27 Specific Design Standards for the Immokalee—State Road 29A Commercial Overlay Subdistrict, Section 4.02.28 Specific Design Standards for the Immokalee—Jefferson Avenue Commercial Overlay Subdistrict, Section 4.02.29 Specific Design Standards for the Immokalee—Farm Market Overlay Subdistrict, 4.02.30 Specific Design Standards for the Immokalee—Agribusiness Overlay Subdistrict, Section 4.02.31 Specific Design Standards for the Immokalee—Central Business Overlay Subdistrict, Section 4.02.32 Specific Design Standards for the Immokalee—Main Street Overlay Subdistrict, and Section 4.02.33 Specific Design Standards for New Mobile Home Lots in the Immokalee Urban Overlay Subdistrict; and Chapter Five Supplemental Standards, including Section 5.03.02 Fences and Walls, Excluding Sound Walls; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, AICP, CFM, Planning Manager] (2025-550)

10. Old Business

10.A. Collier County Planning Commission Role and Responsibilities (2025-824)

11. New Business

12. Public Comments

13. Adjourn