

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**September 4, 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. Advertised Public Hearing

- 9.A. **PL20250005475 - Rural Agricultural Zoned Land (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, by increasing the notification area of mailed notices for property zoned Rural Agricultural (A), 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 Ten – application, review, and decision-making procedures, including Section 10.03.05 required methods of providing public notice; Section four, conflict and severability; Section five, inclusion in the Collier County Land Development Code; and Section six, Effective date. [Richard Henderlong, Planner III] (2025-2115)
- 9.B. **PL20230009958 - Horse Trails Village Stewardship Receiving Area (SRA) - North of Oil Well Road** - A Resolution of the Collier County Board of County Commissioners designating 1217.84 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the Horse Trials Village Stewardship Receiving Area, to allow development of a maximum of 3,205 residential dwelling units including 305 affordable housing units, and of the maximum dwelling units a minimum of 10% will be multifamily dwelling units, a minimum of 10% will be single-family detached, and a minimum of 10% will be single-family attached or villa; a minimum and maximum of 169,865 square feet of gross floor area of commercial development in the Village Center Context Zone; a maximum of 100,000 square feet of indoor self storage in the Village Center context zone; a minimum of 32,050 square feet of Civic, Governmental and Institutional uses in the Village Center context zone; senior housing including assisted living facilities and continuing care retirement communities limited to 300 Units in the SRA; all subject to a maximum PM Peak Hour Trip Cap; and approving the Stewardship Receiving Area Credit Agreement for Horse Trials Village Stewardship Receiving Area and establishing that 9,519.08 Stewardship Credits are being utilized by the designation of the Horse Trials Village Stewardship Receiving Area. The subject property is located north of Oil Well Road, northwest of the intersection of Oil Well Road and State Road 29 in Sections 5, 6, 7, 8, 17, and 18, Township 48 South, Range 30 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2025-2560)
- 9.C. **PL20230015039 - The Retreat MPUD (PUDA) - Tamiami Trail North, north of Wiggins Pass Road** - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 97-71, The Retreat Planned Unit Development (PUD), and 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 Planned Unit Development (PUD) zoning district to a Mixed Use Planned Unit Development (MPUD) zoning district for the project to be known as The Retreat MPUD, by amending the PUD document to increase maximum density from 740 dwelling units to 834 dwelling units, adjust acreage to 208.55± acres, replace parcels C and D on the master plan with parcels B1, B2 and B3, revise tract boundaries except for tract A, add regulations for parcels B1, B2 and B3, revise development standards for parcels B1, B2 and B3, add an access point for service vehicles, and add deviations for parcels B1, B2 and B3; and by providing an effective date. The subject property is located on the west side of Tamiami Trail North (US 41), ¾ of a mile

north of Wiggins Pass Road and extends west to Vanderbilt Drive in Section 9, Township 48 South, Range 25 East, Collier County, Florida [Coordinator: Timothy Finn, Planner III] (2025-2523)

9.D. **PL20240007893 - Radio Road Commercial Infill Subdistrict (GMPA)- intersection of Radio Road and Davis Boulevard** - An ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Future Land Use Element and Future Land Use Map by changing the Radio Road Commercial Infill Subdistrict from the Urban Commercial District to the Urban-Mixed-Use District, and add the option to develop a maximum of 115 multifamily rentals dwelling units with affordable housing as an alternative to the previously approved commercial uses; furthermore, directing the transmittal of the adopted amendment to the Florida Department of Commerce, providing for severability and providing for an effective date. The subject property, consisting of 7.19± acres, is located north of Radio Road, approximately 818 feet northwest of the intersection of Radio Road and Davis Boulevard, in Section 34, Township 49 south, Range 26 east, Collier County, Florida. [Stephenn Barter, Planner II]. [**Companion Item PL20240007892 - PUDA - Everglades Equipment Group**] (2025-2533)

9.E. **PL20240007892 - Everglades Equipment Group Mixed-Use Planned Unit Development MPUD (PUDA) - intersection of Radio Road and Davis Boulevard** -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 Number 2022-45, the Everglades Equipment Group Commercial Planned Unit Development (CPUD), and by amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code which established the Comprehensive Zoning Regulation 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 Commercial Planned Unit Development (CPUD) Zoning District to a Mixed-Use Planned Unit Development (MPUD) Zoning District for the project to be known as Everglades Equipment MPUD, by amending the PUD Document to add the option to develop a maximum of 115 multi-family rental dwelling units with affordable housing as an alternative to the previously approved commercial uses. The subject 7.19± acre property is located on the north side of Radio Road, 818± feet northwest of the intersection of Radio Road and Davis Boulevard in Section 34, Township 49 South, Range 26 East, Collier County, Florida.[Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (**Companion to GMPA-PL20240007893, Radio Road Commercial Infill Subdistrict Growth Management Plan Amendment (GMPA)**) (2025-2545)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn