

**COLLIER COUNTY  
Planning Commission**



**AGENDA**

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

**October 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. September 18, 2025, CCPC Meeting Minutes (2025-4289)
- 6. BCC Report - Recaps**
- 7. Chairman's Report**

## 8. Consent Agenda

## 9. Advertised Public Hearing

- 9.A. **PL20220002063 – Greenway-Fritchey Residential Overlay GMPA (Adoption)** - 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 Future Land Use Element and Map Series to create the Greenway – Fritchey Residential Overlay (GMPA) on property within the Agricultural/Rural, Rural Fringe Mixed Use District-Receiving Lands, to allow up to 1299 single family and multifamily units with affordable housing; and, 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 Conservation and Coastal Management Element to amend Policy 6.1.7 to reduce the littoral shelf planting requirements for certain property within the Greenway – Fritchey Residential Overlay; furthermore directing the transmittal of the adoption amendment to the Florida Department of Commerce. The subject property is 227.09± acres and located on the northeastern intersection of Greenway Road and Fritchey Road in Section 7, Township 51 South, Range 27 East, Collier County, Florida. [Coordinator: Michele Mosca, AICP, Planner III, GMCDD, Zoning Division] **(Companion Item PL20220002061)** (2025-3614)
- 9.B. **PL20220002061 - Greenway Fritchey RPUD (PUDZ)** - 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 within the Rural Fringe Mixed Use District Overlay-Receiving Lands to a Residential Planned Unit Development (RPUD) Zoning District within the Rural Fringe Mixed Use District Overlay-Receiving Lands for the project to be known as the Greenway Fritchey RPUD to allow development of up to 1,299 residential dwelling units with affordable housing; providing for repeal of Resolution No. 87-177, a Provisional Use for aquaculture; and by providing an effective date. The subject property, consisting of ±227.09 acres, is located at the northeastern intersection of Greenway Road and Fritchey Road in Section 7, Township 51 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Planner III] **(Companion Item PL20220002063)** (2025-2902)
- 9.C. **PL20240003054 - Stewart Materials Expansion CU** - A Resolution of the Board of Zoning Appeals of Collier County, Florida amending Resolution No. 03-332, as amended, which established a Conditional Use for earthmining, to expand the Conditional Use for earthmining pursuant to Section 2.03.01.A.1.c.1 of the Land Development Code by adding 39.92+/- acres and revising the conditions of approval for the property located in the Agricultural (A) zoning district within the Mobile Home Overlay (MHO), the Rural Lands Stewardship Area Overlay(RLSAO), and Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) for a total of 490.62+/- acres. The property is on the west side of SR 29 North, south of SR 82 in the Immokalee Planning Area in Sections 17, 18, and 19, Township 46 South, Range 29 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (2025-3703)
- 9.D. **PL20250006145 - Removal of Prohibited Exotic Vegetation (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

update the regulations pertaining to the removal of prohibited exotic vegetation, by providing for Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoptions of Amendments to the Land Development Code, more specifically amending the following: Chapter Three – Resource Protection, Including Section 3.05.08 Requirement for Removal of Prohibited Exotic Vegetation; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Eric Johnson, AICP, CFM, Planning Manager] (2025-2741)

- 9.E. **PL20250007882 – Administrative Plat Approval (LDCA)** - An Ordinance amending Ordinance No. 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 update the administrative review and approval process for plat and replat submittals, 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 1.08.02 Definitions; Chapter Four – Site Design and Development Standards, including Section 4.03.02 Applicability; Chapter Ten – Application, Review, and Decision-Making Procedures, including Section 10.02.04 Requirements for Subdivision Plats, Section 10.02.05 Construction, Approval, and Acceptance of Required Improvements; Appendix A – Standard Performance Security Documents for Required Improvements; Appendix C – Final Subdivision Plat, Required Certifications and Suggested Text and Formats for Other Required Information; Section Four, Conflict and Severability; Section Five, inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Richard Henderlong, Planner III] (2025-2743)
- 9.F. **PL20250005385 - Scrivener's Errors and Cross-References (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 correct scrivener's errors and update cross references related to various Land Development Code (LDC) sections, 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 2.01.03 Essential Services, Section 2.03.07 Overlay Zoning Districts, and Section 2.03.08 Rural Fringe Zoning Districts; Chapter Three Resource Protection, including Section 3.05.07 Preservation Standards; Chapter Four Site Design and Development Standards, including Section 4.02.14 Design Standards for Development in the ST and ACSC-ST Districts, Section 4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Community Redevelopment Area, Section 4.03.03 Subdivisions Exemptions, Section 4.03.04 Lot Line Adjustment and Lot Split, Section 4.06.05 General Landscaping Requirements, and Section 4.08.05 Baseline Standards; Chapter Five Supplemental Standards, including Section 5.04.05 Temporary Events, Section 5.05.08 Architectural and Site Design Standards, Section 5.05.12 Specific Standards for Public Utility Ancillary Systems in Collier County, and Section 5.06.04 Development Standards for Signs in Nonresidential District; Chapter Six Infrastructure Improvements and Adequate Public Facilities Requirements, including Section 6.06.03 Streetlights; Chapter Ten Application, Review, and Decision-Making Procedures, including Section 10.02.03 Requirements for Site Development, Site Improvement Plans and Amendments thereof; Appendix A - Standard Performance Security Documents for Required Improvements; and Appendix C - Final Subdivision Plat Required Certifications and Suggested Text and Formats for other Required Information; Section Four,

Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Eric Johnson, AICP, CFM, Planning Manager] (2025-2742)

**10. Old Business**

**11. New Business**

**12. Public Comments**

**13. Adjourn**