

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**November 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**
 - 5.A. October 2, 2025, CCPC Meeting Minutes (2025-4499)
 - 5.B. October 16, 2025, CCPC Meeting Minutes (2025-4617)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Advertised Public Hearing**

9.A. **PL20240005691 – Estates Regional Transportation Facility (CU) - Northwest corner of Immokalee Road and 47th Avenue NE** - A Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for an Estates Regional Transportation Facility as an ancillary plant for the School District of Collier County, Florida within the Estates (E) Zoning District pursuant to section 2.03.01.B.1.c.10 of the Collier County Land Development Code for a ±28.75 acre property located at the northwest corner of Immokalee Road and 47th Avenue NE, in Section 10, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Planner III] (2025-3694)

9.B. **PL20240000441 - Grizzly Ranch Communication Tower (CU)** - A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a Conditional Use to allow a 140-foot-tall monopole communications tower and related equipment within the Estates (E) zoning district pursuant to Sections 2.03.01.B.1.c., 5.05.09.E.1., and 5.05.09.H. of the Collier County Land Development Code, for a 6.23+/- acre property located at 4670 43rd Avenue NE, in Section 9, Township 48 South, Range 28 East, Collier County, Florida. [Ray Bellows, AICP, Zoning Manager] (2025-4358)

9.C. **AUIR Presentation** - Presentation to the Collier County Planning Commission of the 2025 combined Annual Update and Inventory Report on Public Facilities and Schedule of Capital Improvements as provided for in Chapter 6.02.02 of the Collier County Land Development Code and Section 163.3177(3)(b), Florida Statutes.
(2025-4345)

9.D. **PL20250001788 - County Barn Fleet Facility Expansion Rezone (RZ)** - 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 the Estates (E) zoning district to the Public Use (P) zoning district to allow for expansion of the County's fleet maintenance operations on 5.18+/- acres of property located on the east side of County Barn Road, east of the existing Islamic Center, in Section 8, Township 50 South, Range 26 East, Collier County, Florida; and by providing an effective date. [Coordinator: Ray Bellows, AICP, Zoning Manager] (**Companion to Item PL20250001789 - CU**) (2025-4355)

9.E. **PL20250001789 - County Barn Fleet Facility Expansion (CU)** - A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a Conditional Use to allow for expansion of the County's fleet maintenance operations on 5.18+/- acres of property within the Public Use (P) zoning district pursuant to Section 2.03.05.A.4.c.8 of the Collier County Land Development Code, on property located on the east side of County Barn Road, east of the existing Islamic Center, in Section 8, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] (**Companion to item PL20250001788- RZ**) (2025-4356)

10. **Old Business**

11. New Business

12. Public Comments

13. Adjourn