

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**January 15, 2026
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. November 20, 2025, CCPC Meeting Minutes (2025-5063)
 - 5.B. December 4, 2025, CCPC Meeting Minutes (2025-5063)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Advertised Public Hearing**

- 9.A. **PL20240005299 - Major Transportation Hub (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 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 One - General Provisions, including Section 1.08.02 Definitions; Section Four, Conflict and Severability; Section Five, inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Alexander Showalter - Planner III] (2025-4990)
- 9.B. **PL20230012845 - South Naples Toy Storage (GMPA) - West side of Collier Boulevard north of Championship Drive** - An Ordinance of the Board of County Commissioners amending Ordinance 89-05, as amended, the Collier County Growth Management Plan, specifically amending the Future Land Use Element and Map Series by changing the land use designation of property from Urban Mixed Use District, Urban Coastal Fringe Subdistrict to Urban Commercial District, South Naples Toy Storage Commercial District, to allow 60,000 square feet of gross floor area of indoor vehicle storage, mini- and self-storage warehousing only, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce, providing for severability and providing for an effective date. The subject property is in the Coastal High Hazard Area and located on the west side of Collier Boulevard north of Championship Drive, in Section 10, Township 51 South, Range 26 East, Collier County, Florida, consisting of 5.62± acres. [Coordinator: Jessica Constantinescu, Planner II] **(Companion Item: PL20230012017 Item ID 2025-4897)** (2025-5053)
- 9.C. **PL20230012017 - South Naples Toy Storage (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 to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as South Naples Toy Storage Commercial Planned Unit Development, to allow development of 60,000 square feet of gross floor area of indoor vehicle storage, mini and self-storage warehousing only on property located on the west side of Collier Boulevard north of Championship Drive, in Section 10, Township 51 South, Range 26 East, consisting of 5.62± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III] **(Companion Item PL20230012845)** (2025-4897)
- 9.D. **PL20240012171 - Immokalee Sand Mine Expansion (CU)** - A Resolution of the Board of Zoning Appeals of Collier County, Florida, amending Resolution No. 2010-224, to amend and expand a Conditional Use for earth mining with excavation, on property zoned Rural Agricultural Zoning District with a Mobile Home Overlay within the Rural Lands Stewardship Area Overlay (A-MHO-RLSAO), pursuant to Subsections 2.03.01.A.1.c.1 and 4.08.05 of the Collier County Land Development Code, on 896.7± acres, to expand the excavation area by 91 acres for a total of 680.3± acres and remove the wildlife corridor, but total acreage remains at

896.7± acres. The property is located at 3625 State Road 82, Immokalee, in Sections 6 and 7, Township 46 South, Range 29 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (**Companion to Items VA-PL20240012172 and EX-PL20200002201**) (2025-5097)

9.E. **PL20240012172 - Immokalee Sand Mine Expansion (VA)** - A Resolution of the Board of Zoning Appeals of Collier County, Florida, relating to an earth mining operation approving a Variance from the Collier County Land Development Code relating to landscape buffers on approximately 896.7± acres zoned Rural Agricultural District with a Mobile Home Overlay within the Rural Lands Stewardship Area Overlay (A-MHO-RLSAO), located at 3625 State Road 82, Immokalee in Sections 6 and 7, Township 46 South, Range 29 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (**Companion to Items CU-PL20240012171 and EX-PL20200002201**) (2025-5099)

9.F. **PL20200002201 - Immokalee Sand Mine (EX) — Excavation Permit** — Barron Collier Partnership, LLLP requests approval of a commercial excavation permit to allow for the expansion of an existing commercial mine, for property located at 3625 SR 82, in Sections 6 and 7, Township 46 South, Range 29 East, Collier County, Florida [Jaime Cook, Director - Development Review Division] (**Companion to Items PL20240012171 and PL20240012172**) (2025-5089)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn