

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**March 19, 2026
9:00 AM**

**Joseph Schmitt, Environmental - Chairman
Chuck Schumacher - Vice-Chair
Paul Shea, Environmental - Secretary
Randy Sparrazza
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. **PL20240001182 - Capling SR 29 Mine (CU) - North of Oil Well Road and east of State Road 29** - A Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a Conditional Use for earth mining with excavation, blasting, and processing of material, pursuant to Sections 2.03.01.A.1.c.1 and 4.08.05 of the Collier County Land Development Code, on property zoned Rural Agricultural District (A) with a Mobile Home Overlay (MHO), and within the Rural Lands Stewardship Area Overlay Zoning District (RLSAO) and Area of Critical Concern (A-MHO-RLSAO-ACSC/ST), on 1,401.8± acres located north of Oil Well Road and east of State Road 29, in Sections 4, 8, 9 and 10, Township 48 south, Range 30 east, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Planner III, GMCDD, Zoning Division] (2026-424)
- 9.B. **PL20230018359 - Jay II Rezone (RZ) - 1331 Jaybird Way** - 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 Residential Single Family 2 (RSF-2) zoning district for property located at 1331 Jaybird Way, in Section 18, Township 49 South, Range 26 East, Collier County, Florida, consisting of 6.86+/- acres; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (2026-446)
- 9.C. **PL20250004748 - Moorings Park at Grande Lake (PUDA) - intersection of Airport Road (C.R. 31) and Golden Gate Parkway (C.R. 886)** - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 07-40, as amended, the Grey Oaks MPUD, by increasing the Floor-to-Area Ratio to 0.6 for assisted living facilities on the 55.5+/- acre parcel designated as Residential (R) and Lake (L) known as Moorings Park Grande Lake located one-quarter mile west of Livingston Road, south of Golden Gate Parkway, limiting the maximum cumulative building area to 1,127,590 square feet, and by providing an effective date. The subject MPUD consisting of 1,601+/- acres is located at the northeast, northwest, and southeast quadrants of the intersection of Airport Road (C.R. 31) and Golden Gate Parkway (C.R. 886), in Sections 24, 25, and 26, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (2026-447)
- 9.D. **PL20240010212-Corkscrew Grove East Village SRA - North side of the intersection of State Road 82 and Corkscrew Road, east and west of Corkscrew Road** - The petitioner requests that the Collier County Planning Commission (CCPC) consider a Resolution of the Collier County Board of County Commissioners designating 1,446.59+/- acres within the Rural Lands Stewardship Area zoning overlay district as a Stewardship Receiving Area, to be known as the Corkscrew Grove East Village Stewardship Receiving Area (SRA), which will allow development of a maximum of 4,502 dwelling units, of which a minimum of 10% will be multi-family dwelling units, 10% will be single-family detached and 10% will be single-family attached or villa; a minimum and a maximum of 238,606 square feet of commercial development in the Village Center Context Zone; and a 100,000 square feet of indoor self storage use in the Village Center Context Zone; a minimum of 45,020 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; 362 of the maximum 4,502 residential dwelling units in the Affordable Housing Context Zone; no commercial uses in the Neighborhood General Context Zone; and 8.50+/- acres of amenity area in the Neighborhood General Context Zone; all subject to a

maximum pm peak hour trip cap; and approving the Stewardship Receiving Area Credit Agreement for Corkscrew Grove East Village Stewardship Receiving Area and establishing that 11,703 stewardship credits are being utilized by the designation of the Corkscrew Grove East Village Stewardship Receiving Area. The subject property, consisting of 1,446.59± acres, is located on the north side of the intersection of State Road 82 and Corkscrew Road, east and west of Corkscrew Road, in Sections 3, 4, 5, 6, 7, 8, 9, and 10, Township 46 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2026-449)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn