

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**April 2, 2026
1:00 PM**

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. March 5, 2026, CCPC Meeting Minutes (2026-807)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Advertised Public Hearing**

- 9.A. **PL20250006066 - Golden Gate Parkway/60th St. Residential Subdistrict (GMPA)** — 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 Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and Golden Gate Future Land Use Map and map series by changing the land use designation of property from Estates-Mixed Use District, Residential Estates Subdistrict to Estates-Mixed Use District, Golden Gate Parkway/60th Street Residential Subdistrict to allow 36 multifamily townhouse dwelling units, with affordable housing. The subject property is located on the southwest corner of Golden Gate Parkway and 60th Street SW, east of I-75 in Section 29, Township 49 South, Range 26 East, consisting of ±4.18 acres; furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. (Kathryn Grigsby, Planner III) [**Companion item to RPUD-PL20250006068**] (2026-533)
- 9.B. **PL20250006068-Golden Gate Parkway/60th Street RPUD** - The petitioner requests that the Collier County Planning Commission consider rezoning ±4.18 acres from the Estates (E) zoning district to a Residential Planned Unit Development (RPUD) for a project to be known as Golden Gate Parkway/60th Street RPUD to allow up to 36 townhouse dwelling units with Affordable Housing. The subject property, consisting of ±4.18 acres, is located partially within the Corridor Management Overlay and within the Airport Overlay on the south side of 62nd Street S.W. and Golden Gate Parkway, and on the west side of 60th Street S.W., east of I-75, in Section 29, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III] (**Companion item to GMPA-PL20250006066**, Gateway Housing Subdistrict GMPA) (2026-575)
- 9.C. **PL20260002040 - EX - 3959 City Gate Blvd N** - Collier County requests approval from the Collier County Planning Commission, acting as the Environmental Advisory Council, of a commercial excavation permit, for property located in the Collier County Resource Recovery Business Park Industrial Planned Unit Development at 3959 City Gate Blvd N in Section 25, Township 49 South, Range 26 East, Collier County, Florida (PL20260002040) [Coordinator: Jaime Cook, Director, Development Review Division] (2026-773)
- 9.D. **PL20250009053 - Copperstone Estates RPUD -Tamiami Trail East, approximately 3200 feet east of Collier Boulevard** - 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 Rural Agriculture (A) to the Residential Planned Unit Development (RPUD) zoning district known as Copperstone Estates RPUD to allow up to 12 residential dwelling units on 4.04± acres of property located on the north side of Tamiami Trail East, approximately 3200 feet east of Collier Boulevard in Section 3, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2026-577)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn