

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**May 7, 2026
9:00 AM**

**Joseph Schmitt, Environmental - Chairman
Chuck Schumacher - Vice-Chair
Paul Shea, Environmental - Secretary
Randy Sparrazza
Michelle L. McLeod
Mike Petscher
Domenic Lucarelli
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 19, 2026, CCPC Meeting Minutes (2026-879)

5.B. April 2, 2026, CCPC 1 PM Meeting Minutes (2026-1065)

6. **BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Advertised Public Hearing**

9.A. **** This item has been continued from the April 16, 2026, CCPC Meeting ****

PL20240000329- Fairways Inn Commercial Subdistrict (GMPA)- North side of Piper Boulevard, west of Palm River Boulevard- 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 Maps to change the Land Use Designation from Urban Mixed Use District, Urban Residential Subdistrict to The Urban Mixed Use District, Fairways Inn Commercial Subdistrict to allow a hotel or motel up to 76 rooms, and furthermore directing transmittal of the adoption amendment to The Florida Department of Commerce; Providing for severability and providing for an effective date. The subject property is 2.63± acres and located on the north side of Piper Boulevard, west of Palm River Boulevard, in Section 23, Township 48 South, Range 25 East, Collier County, Florida. **[Parket Klopf, Planner III] (Companion Item PL20240000220 - PUDZ)** (2026-697)

9.B. **** This item has been continued from the April 16, 2026, CCPC Meeting ****

PL20240000220 - Fairways Inn (PUDZ) - North side of Piper Boulevard, west of Palm River 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 a Residential Single Family 3 (RSF-3) zoning district and Residential Tourist (RT) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as the Fairways Inn Commercial Planned Unit Development (CPUD) to allow development of a hotel or motel with up to 76 rooms; and by providing an effective date. The subject property, consisting of 2.63± acres, is located on the north side of Piper Boulevard, west of Palm River Boulevard in Section 23, Township 48 South, Range 25 East, Collier County, Florida. **[Coordinator: Timothy Finn, AICP, Planner III] (Companion Item PL20240000329- GMPA)** (2026-609)

9.C. **** This item has been continued from the April 16, 2026, CCPC Meeting ****

PL20240012290-Town of Ave Maria (SRA)- north of Oil Well Road and south of Immokalee Road - The petitioner is requesting an amendment to the Town of Ave Maria Stewardship Receiving Area (SRA), designating an additional 2,042± acres within the Rural Lands Stewardship Area Zoning Overlay as part of the Town of Ave Maria Stewardship Receiving Area and amending Resolution Nos. 2004-89 and 2005-234A, as amended, the Town of Ave Maria Stewardship Receiving Area (SRA) to add 2,042 acres to the SRA, and revise the SRA Town Plan and Master Plan in accordance with Section 4.08.07.F of the Land Development Code, and specifically to: add acreage to the north along the south side of Immokalee Road which will become Neighborhood General, Town Centers 3.c and 3.d, Services District and Parks; add acreage on the east side of Camp Keais Road across from Pope John Paul II Boulevard which will become Neighborhood General and Services District;

to reconfigure Town Center 2.b; increase the maximum dwelling units by 6,738 for a total of 17,738 dwelling units in the SRA, and increase non-residential uses by 996,000 square feet, update SRA Master Plan Exhibits, and to amend the Legal Description. The subject property, consisting of 7,970 acres, is located north of Oil Well Road and south of Immokalee Road and bisected by Camp Keais Road in Sections 28, 31 through 33, Township 47 South, Range 29 East, and Sections 4 through 9, and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. Companion item to Development Contribution Agreement. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2026-750)

9.D. **** This item has been continued from the April 16, 2026, CCPC Meeting ****

PL20250001447- Town of Big Cypress SRAA- east of Desoto Boulevard, north and south of Oil Well Road - A Resolution of the Collier County Board of County Commissioners designating an additional 451.75± acres within the Rural Lands Stewardship Area Zoning Overlay as part of the Town of Big Cypress Stewardship Receiving Area and amending Resolution No. 2023-127, the Town of Big Cypress Stewardship Receiving Area (SRA) to add 451.75± acres to the SRA, and revise the SRA Town Plan and Master Plan in accordance with Section 4.08.07.F of the Land Development Code, and specifically to: add acreage to the east of the former SRA boundary on lands previously used for agriculture, increase the maximum number of dwelling units by 1,367 dwelling units for a maximum of 5,799 dwelling units in the SRA, increase the minimum and decrease the maximum square footage of Commercial/Light Industrial in the Town Core Context Zone, Business Park Context Zone, Town Center Context Zone and Neighborhood General Context Zone; increase the minimum and maximum square footage of civic, governmental and institutional uses in the SRA; increase the affordable housing acreage and density; and approving the amended and restated stewardship receiving area credit agreement for the Town of Big Cypress Stewardship Receiving Area and establishing that 20,257.1 stewardship credits are being utilized by the designation of the Town of Big Cypress Stewardship Receiving Area. The subject property consisting of 1,996.21± acres is located east of Desoto Boulevard, north and south of Oil Well Road, and west of the intersection of Oil Well Grade Road and Oil Well Road, in Sections 3, 14, 22, 23, 26, 27, 34, and 35, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2026-979)

9.E. **** This item has been continued from the April 16, 2026, CCPC Meeting**

****PL20250003046-Windward Landing RPUD-south of Holly Avenue and west of the terminus of Bayshore Drive** - 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 Residential Single-family-3 (RSF-3) and the Rural Agricultural zoning district to the Residential Planned Unit Development (RPUD) zoning district for the project to be known as Windward Landing PUD, to allow development of a maximum of 90 single-family detached dwelling units on property located south of Holly Avenue and west of the terminus of Bayshore Drive, in Sections 23 and 26 South, Township 50 South, Range 25 East, consisting of 71.46± acres; and providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] (2026-917)

9.F. **PL20250007107 - Vanderbilt II Tower CU -1589 Everglades Boulevard North - A**

Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to allow a 150-foot tall monopole communications tower within the Estates (E) zoning district with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) pursuant to Sections 2.03.01.B.1.c.12 AND 5.05.09 of the Collier County Land Development Code, for a 2.65± acre property located at 1589 Everglades Boulevard North at the southwest corner of Everglades Boulevard North and 16th Avenue Northeast, in Section 31, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] (2026-929)

- 9.G. **PL20240002941 - State Road 82 Commercial Subdistrict (GMPA) - 1/2 mile west of Church Road, abutting Hendry County** - 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 Agricultural/Rural Mixed Use District and Rural Lands Stewardship Overlay District to Agricultural/Rural Mixed Use District, State Road 82 Commercial Subdistrict and Rural Lands Stewardship Overlay District, to allow a maximum of 100,000 square feet of gross floor area of self storage and 30,000 square feet of gross floor area of commercial uses, or up to 60,000 square feet of gross floor area of commercial uses (with no self storage), 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 located north of State Road 82, ½ mile west of Church Road, abutting Hendry County, in Section 5, Township 46 South, Range 28 East, Collier County, Florida, consisting of 5.01± acres [Coordinator: Stephenne Barter, Planner II] **(Companion Item PL20240002945).** (2026-972)
- 9.H. **PL20240002945 - State Road 82 CPUD - 1/2 mile west of Church Road, abutting Hendry County** - 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 Mobile Home Overlay and Rural Lands Stewardship Overlay to a Commercial Planned Unit Development (CPUD) within the Rural Lands Stewardship Overlay to be known as the State Road 82 CPUD to allow development of 60,000 square feet of gross floor area of retail commercial with no self-storage or 30,000 square feet of gross floor area of retail commercial and 100,000 square feet of gross floor area of self-storage. The property is located north of State Road 82, 1/2 mile west of Church Road, abutting Hendry County, in Section 5, Township 46 South, Range 28 East, Collier County, Florida, consisting of 5.01+/- acres; and by providing an effective date. [Coordinator: Ray Bellows, AICP, Zoning Manager] **(Companion Item PL20240002941)** (2026-930)
- 9.I. **** This item has been continued from the April 16, 2026, CCPC Meeting****
PL20260002471 – Temporary Events on County Property (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 require temporary use permits for events on Collier County property open to the public, 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 Five – Supplemental Regulations, including Section 5.04.05 Temporary Events;

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 I] (2026-796)

10. Old Business

11. New Business

12. Public Comments

13. Adjourn