

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**June 4, 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. May 7, 2026, CCPC Meeting Minutes (2026-1391)
- 6. BCC Report - Recaps**
- 7. Chairman's Report**

8. Consent Agenda

9. Advertised Public Hearing

- 9.A. **PL20250008935 - Mini-Triangle Mixed Use Subdistrict (GMPA) — 1925 Metropolitan Blvd.** An Ordinance of the Board of County Commissioners proposed an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Future Land Use Element and Future Land Use Map and Map Series to amend The Mini-Triangle Mixed Use Subdistrict by changing the land use designation of 1.35 acres of land from Urban Mixed Use District, Urban Residential Subdistrict to Urban Mixed Use District, Mini-Triangle Mixed Use District to add acreage and increase the maximum multifamily dwelling units by 16 dwelling units for a new maximum of 507 multifamily dwelling units, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property, 1925 Metropolitan Blvd, is 6.70± acres and located near the southern corner of the intersection of Davis Boulevard and Tamiami Trail East, in Section 11, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Parker Klopff, Planner III] **(Companion item to Mini-Triangle MPUD Amendment PL20250008076)** (2026-1186)
- 9.B. **PL20250008076- Mini-Triangle MPUD PUDA- 1925 Metropolitan Blvd. -** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 18-25, as amended, the Mini-Triangle MPUD, to add acreage to the MPUD by changing the zoning classification of 1.35± acres of land from the General Commercial District in the Mixed-Use Subdistrict of the Gateway Triangle Mixed-Use District Overlay (C-4-GTMUD-MXD) to the Mini-Triangle MPUD in the Mixed-Use Subdistrict of the Gateway Triangle Mixed-Use District Overlay (MPUD-GTZO-MXD), and to increase the maximum multifamily dwelling units by 16 dwelling units for a new maximum of 507 multifamily dwelling units, providing for the repeal of Resolution Number 84-65 concerning a sign variance; and by providing an effective date. The subject property, 1925 Metropolitan Blvd., consisting of 6.70± acres, is located approximately 600 feet east of the southern corner of the intersection of Davis Boulevard and Tamiami Trail East, west of Commercial Drive in Section 11, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III, GMCDD, Zoning Division] **(Companion item to PL20250008035, Mini-Triangle Mixed-Use Subdistrict GMPA.)** (2026-1206)
- 9.C. **** This item has been continued from the April 16, 2026, CCPC Meeting to the May 7, 2026, CCPC Meeting and further continued to the June 4, 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 the 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. **(Companion Item PL20240000220 – PUDZ)** (2026-697)
- 9.D. **** This item has been continued from the April 16, 2026, CCPC Meeting to the May 7, 2026, CCPC Meeting and further continued to the June 4, 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)*

10. Old Business

11. New Business

12. Public Comments

13. Adjourn