

**COLLIER COUNTY
Planning Commission**



AGENDA

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

**August 20, 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. July 16, 2026, 4 PM CCPC Meeting Minutes (2026-2129)
 - 5.B. July 16, 2026, 5 PM CCPC Meeting Minutes (2026-2130)
- 6. BCC Report - Recaps**

7. **Chairman's Report**

8. **Consent Agenda**

9. **Advertised Public Hearing**

9.A. **PL20230016340- 341 Sabal Palm Road Golf Course Subdistrict (GMPA)** - An ordinance of the Board of County Commissioners, amending Ordinance 89-05, as amended, the Collier County Growth Management Plan to amend Ordinance 89-05, as amended, the Collier County Growth Management Plan, specifically amending the Future Land Use Element (FLUE) and Maps to change the land use designation from Agricultural/Rural Designation, Rural Fringe Mixed Use District-Sending Lands to Agricultural/Rural Designation, Agricultural/Rural Mixed Use District, 341 Sabal Palm Road Golf Course Subdistrict to allow an 18 hole golf course managed in accordance with the Best management practices of the Audubon International's Gold Signature Program and transient lodging facilities in the form of 10 member/guest golf cottages, 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 169.19± acres and located on the south side of Sabal Palm Road, approximately 1.4 miles east of Collier Boulevard in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Parker Klopf, Planner III] **(Companion Item PUDZ PL20230016342)** (2025-2891)

9.B. **PL20230016342 - 341 Sabal Palm Road CFPUD (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 within the Rural Fringe Mixed Use District Overlay-Sending areas and the Natural Resource Protection Overlay and partly in the Special Treatment Overlay to a Community Facility Planned Unit Development (CFPUD) zoning district for the project to be known as the 341 Sabal Palm Road CFPUD to allow an 18 hole golf course managed in accordance with the best management practices of the Audubon International Signature Sanctuary Certification, Gold Level, and transient lodging facilities in the form of 10 member/guest golf cottages; and by providing an effective date. The subject property consisting of 169.19± acres is located on the south side of Sabal Palm Road approximately 1.4 miles east of Collier Boulevard in Section 25, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] **(Companion Item GMPA-PL20230016340)** (2026-2022)

9.C. **PL20240001697 - Hacienda Townhomes Subdistrict (GMPA) - Hacienda Lakes Parkway** - An Ordinance of the Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Urban Mixed Use District, Urban Residential Fringe of the Future Land Use Element and Future Land Use Map and Map Series to create the Hacienda Townhomes Subdistrict by changing the land use designation from Urban Mixed Use District, Urban Residential Fringe to Urban Mixed Use District, Hacienda Townhomes Subdistrict, to allow development of 54 townhouse dwelling units, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is 10.28± acres and located on the south side of Hacienda Lakes Parkway, one-quarter mile east of Collier Boulevard, in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Jessica Constantinescu, Planner II] **(Companion Item PL20240001702)** (2026-1982)

- 9.D. **PL20240001702 - Hacienda Townhomes (RPUD) - Hacienda Lakes Parkway** - 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 Rural Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for a project to be known as Hacienda Townhomes RPUD, to allow development of 54 townhouse dwelling units, on property located on the south side of Hacienda Lakes Parkway, one-quarter mile east of Collier Boulevard, in Section 14, Township 50 South, Range 26 East, consisting of 10.28± acres; and by providing for an effective date. [Coordinator: Ray Bellows, Zoning Manager] (**Companion to GMPA-PL20240001697**) (2026-1991)
- 9.E. **PL20250006272- Naples Workforce Housing Mixed Use Subdistrict (GMPA) - Tamiami Trail East and Andrew 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 Future Land Use Map and map series by changing the land use designation of property designated Urban, Commercial District, Mixed use Activity Center Subdistrict #16 and Urban, Mixed use District, Urban Residential Subdistrict to Urban, Mixed use District, Naples Workforce Housing Mixed Use Subdistrict to allow up to 30 dwelling units with affordable housing and 4,050 square feet of gross floor area of commercial uses. The subject property is within The Bayshore Gateway Triangle Redevelopment overlay and is located on the Northeast corner of Tamiami Trail East and Andrew Drive, and to the East on Andrew Drive approximately 855 feet west of Airport Road, in Section 11, Township 50 South, Range 25 East, Collier County, Florida, Consisting of 1.00± acre; and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. (Parker Klopf, Planner III) [**Companion item MPUD PL20240010093**] (2026-1984)
- 9.F. **PL20240010093 - Naples Workforce Housing (MPUD) -Tamiami Trail East and Andrew Drive** - An Ordinance of the Board of County Commissioners of Collier County, Florida amending the appropriate zoning atlas map or maps by changing the zoning classification of the herein described real property from a Commercial Intermediate zoning district within the Bayshore Gateway Triangle Zoning Overlay District, Mixed Use Subdistrict (C-3-GTZO-MXD) and Residential Multifamily-6 zoning district within the Gateway Triangle Zoning Overlay District, Residential Subdistrict (RMF-6-GTZO-R) to a Mixed Use Planned Unit Development (MPUD) to be known as the Naples Workforce Housing MPUD, within the Gateway Triangle Zoning Overlay District, Mixed Use Subdistrict (MPUD-GTZO-MXD) to allow development of 30 multifamily dwelling units with affordable housing and 4,050 square feet of gross floor area of commercial uses, located on the northeast corner of Tamiami Trail East and Andrew Drive, and to the east on Andrew Drive approximately 855 feet west of Airport Road, in Section 11, Township 50 South, Range 25 East, consisting of 1.00± acre; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager] (**Companion to GMPA-PL20250006272**) (2026-1990)

10. Old Business

11. New Business

11.A. Discussion about Official Interpretations (2026-2001)

12. Public Comments

13. Adjourn