

COLLIER COUNTY
Collier County Planning Commission



AGENDA

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

September 22, 2023

9: 00 AM

Edwin Fryer- Chairman
Joseph Schmitt, Environmental - Vice-Chair
Paul Shea, Environmental - Secretary
Christopher Vernon
Robert Klucik, Jr.
Randy Sparrazza
Chuck Schumacher
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 by Secretary**
3. **Addenda to the Agenda**
4. **Planning Commission Absences**
5. **Approval of Minutes**
 - A. **August 17, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. ****This item was continued from the June 1, 2023, CCPC meeting and the August 3, 2023 CCPC meeting and further continued to the September 22, 2023 CCPC meeting*** PL20220003494 - GMPA - Orange Blossom Airport Crossroads - 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, specifically amending the Future Land Use Element and Future Land Use Map and Map Series by amending the Orange Blossom/Airport Crossroads Commercial Subdistrict to allow up to 40,000 square feet of gross leasable area of commercial uses or up to 104,000 square feet of gross leasable area of Indoor Self-Storage including automobile, recreational vehicle and boat storage. The subject property is located on the west side of Airport Road North approximately 320 feet south of Orange Blossom Drive in Section 2, Township 49 South, Range 25 East, consisting of 5± acres of the 10± acre Subdistrict and furthermore, directing Transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. [Coordinator: Kathy Eastley, AICP, Planner III] (Companion Item PUDR PL20220000533) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**

2. *****Note: This item was continued from the June 1, 2023, CCPC meeting to the August 3, 2023, CCPC meeting and then continued to the September 7, 2023 CCPC meeting and further continued to the September 22, 2023 CCPC meeting.*****
PL20220000533 - Lutgert Airport Road CPUD - 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 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 Agricultural (A) zoning district to the Commercial Planned Unit Development (CPUD) zoning district for a project to be known as Lutgert Airport Road CPUD, to allow up to 104,000 square feet of gross leasable area of indoor self-storage including automobile, recreational vehicle, and boat storage. The property is located on the west side of Airport Road North, approximately 320 feet south of Orange Blossom Drive in Section 2, Township 49 South, Range 25 East, Collier County, Florida, consisting of 5± acres and providing an effective date. (Companion Item to PL20220003494 Orange Blossom/Airport Road Commercial Subdistrict) [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]
3. **PL20220003213 - Vanderbilt Beach Road 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 Element and Urban Golden Gate Estates Future Land Use Map and Map Series, and the Future Land Use Element and Future Land Use Map and Map Series, by redesignating the subject property from Estates, Estates – Mixed Use District, Residential Estates Subdistrict within the Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan Element to the Urban, Urban Mixed Use District, Vanderbilt Beach Road Residential Subdistrict within the Future Land Use Element, to allow up to 208 multi-family rental units, 62 of which will be restricted as affordable, on 17.5± acres of property located on the south side of Vanderbilt Beach Road approximately ½ mile east of Logan Boulevard, in Section 4, Township 49 South, Range 26 East, Collier County, Florida; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability; and providing for an effective date. (Companion Item PUDZ PL20220002908) [Coordinator: Rachel Hansen, Planner III]**
4. **PL20220002908 - Ascend Naples RPUD (PUDZ) - An Ordinance rezoning property from Estates (E) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Ascend Naples RPUD, to allow up to 208 multi-family rental units, 62 of which will be restricted as affordable, on 17.5± acres located on the south side of Vanderbilt Beach Road approximately ½ mile east of Logan Boulevard, in Section 4, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20220003213)**

5. **PL20230003895 - North Naples Medical Park PUD Amendment (PUDA) - An Ordinance amending Ordinance 95-45, the North Naples Medical Park PUD, to allow for a hospital for special surgery; to increase the maximum gross floor area from 150,000 square feet to 205,000 square feet; to adjust the Floor Area Ratios for Lots 1, 5, 6, and 7; to remove 1.1 acres from the PUD that was conveyed to Collier County for Immokalee Road Right-of-Way; to revise development standards and commitments and deviations; and providing for the partial repeal of Resolution Number 98-115 as to platted Lot 7 for a setback variance; for property located on the north side of Immokalee Road immediately east of the North Collier Hospital, in Sections 22 and 23, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager]**

B. Noticed

10. Old Business

11. New Business

- A. A recommendation by the Collier County Planning Commission (CCPC) to fill the expiring “CCPC Representative” position that Commissioner Paul Shea currently holds on the Affordable Housing Advisory Committee (AHAC).**

12. Public Comment

13. Adjourn