

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

August 17, 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. **July 6, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20210002776 - Collier Rod and Gun Club at the Preserve (SRA) - A Resolution of the Collier County Board of County Commissioners designating 259.6 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the Collier Rod and Gun Club at the Preserve Compact Rural Development Stewardship Receiving Area, which will allow development of a maximum of 225 single family residential dwelling units; a minimum of 2,250 and a maximum of 5,000 square feet of commercial development in the Compact Rural Development Center Context Zone; an off-site utility terrain vehicle/golf course trail system through a Habitat Stewardship Area; and 2.8 acres of public green space; all subject to a maximum PM peak hour trip cap; and approving the Stewardship Receiving Area Credit Agreement for Collier Rod and Gun Club at the Preserve Compact Rural Development Stewardship Receiving Area and establishing that 2,229 Stewardship Credits are being utilized by the designation of the Collier Rod and Gun Club at the Preserve Compact Rural Development Stewardship Receiving Area; and providing for repeal of Resolution 85-151, a Provisional Use for oil and gas exploration, and Resolution 02-87, an expired Conditional Use. The subject property is located south of Oil Well Road, approximately ½ mile west of S.R. 29 in Sections 18, 19, 24, and 30, Township 48 South, Range 30 East, Collier County, Florida. (Companion item PL20210002843) [Coordinator: Timothy Finn, AICP, Planner III]**

2. **PL20210002843 - Collier Rod and Gun Club at the Preserve (CU) - A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use for a project known as the Collier Rod and Gun Club at the Preserve to allow a golf course and a sporting and recreational camp on property zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and Rural Lands Stewardship Area Zoning Overlay District (RLSAO) and Big Cypress Area of Critical State Concern Special Treatment Overlay (ACSC-ST) pursuant to Sections 2.03.01.A.1.c.17 and 2.03.01.A.1.c.20 of the Collier County Land Development Code for a 911.42+/- acre property located south of Oil Well Road (C.R. 858) and west side of State Road 29 in Sections 18, 19, 20, 29 and 30, Township 48 South, Range 30 East and Sections 23 and 24, Township 48 South, Range 29 East Collier County, Florida. (Companion item PL20210002776) [Coordinator: Timothy Finn, AICP, Planner III]**
3. **PL20220004087 - PFCF/NSV Immokalee MPUD (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida, rezoning agricultural land in Immokalee to allow up to 250 horizontal multifamily dwelling units, 170 of which will be rent restricted as affordable, and a 250-student early childhood education center, by amending Ordinance No. 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 with a Mobile Home Overlay (MHO), Wellfield Risk Management Special Treatment Overlay Zones W-3 and W-4 (ST/W-3 and ST/W-4), and an Airport Overlay, to a Mixed Use Planned Unit Development (MPUD) zoning district with Wellfield Risk Management Special Treatment Overlay Zones W-3 and W-4 (ST/W-3 and ST/W-4) and an Airport Overlay, to be known as the PFCF/NSV Immokalee MPUD; on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
4. **PL20220008172 -LDCA- Neighborhood Information Meeting (NIM) Rules of Decorum - 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 and Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to establish the Rules of Decorum related to Neighborhood Information Meetings, 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 Ten Application, Review, and Decision-Making Procedures, including Section 10.03.05 Required Methods of Providing Public Notice; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, LDC Planning Manager]**

B. Noticed

10. Old Business

11. New Business

12. Public Comment

13. Adjourn