

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

June 17, 2021

9: 00 AM

Edwin Fryer- Chairman
Karen Homiak - Vice-Chair
Karl Fry- Secretary
Christopher Vernon
Paul Shea, Environmental
Joseph Schmitt, Environmental
Robert Klucik, Jr.
Thomas Eastman, 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. **May 20, 2021 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. *****NOTE: This item has been continued from the May 20, 2021 CCPC Meeting***
PL20200000385 GMPA - An Ordinance of the Board of County Commissioners proposing amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and Golden Gate Area Future Land Use Map and Map Series to add the Santa Barbara Boulevard/Golden Gate Parkway Commercial subdistrict to the Estates-Commercial district to allow up to 21,500 square feet of permitted and conditional uses in the C-3, Intermediate Commercial zoning district, and a car wash, and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property is 6.5± acres and located on the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway in Section 29, Township 49 South, Range 26 East, Collier County, Florida. (Companion item to PL20200000386) [Coordinator: Eric Johnson, Principal Planner]**

2. *****NOTE: This item has been continued from the May 20, 2021 CCPC Meeting*****
PL2020000386, 3001 SB 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 Estates (E) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for a project known as 3001 SB CPUD. The project will allow up to 21,500 square feet of permitted and conditional uses in the C-1, Commercial Professional and General Office district, through C-3, Intermediate Commercial zoning district and a car wash, with the final mix of uses subject to a maximum traffic generation rate. The property is located on the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway in Section 29, Township 49 South, Range 26 East, Collier County, Florida, consisting of 6.4± acres; and by providing an effective date. (Companion item to GMPA-PL2020000385 Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

3. ***** NOTE: This item has been continued from the May 26, 2021 CCPC Meeting, to June 3, 2021 CCPC Meeting, it was further continued to June 17, 2021 CCPC Meeting ***** **PL20200001481 - 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 allow Oyster and Shellfish Processing, Distribution and On-Site Sales of Oysters and Shellfish and Ancillary Convenience Retail, on waterfront property which may include Ecotours and the Storage of Two Vessels, and to establish Design Standards for Waterfront Dependent Uses that are approved by Conditional Use in the Goodland Zoning Overlay (GZO) District, 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 Two – Zoning Districts and Uses, including Section 2.03.07 Overlay Zoning Districts; Chapter Four – Site Design and Development Standards, including Section 4.02.22 Design Standards for GZO District; Section Four, Conflict and Severability; Section Five, inclusion in the Collier County Land Development Code; and Section Six, effective date. [Coordinator: Richard Henderlong, MPA, Principal Planner]**

4. **PL2021000603 GMPA - A Resolution of the Board of County Commissioners proposing amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, relating to the density bonus pool within the Bayshore/Gateway Triangle Redevelopment Overlay and specifically amending the Bayshore/Gateway Triangle Redevelopment Overlay of the Future Land Use Element, to change requirements for the use of the density bonus pool; and furthermore directing transmittal of the amendments to the Florida Department of Economic Opportunity. [Coordinator: Josephine Medina, Principal Planner]**

B. Noticed

10. Old Business

11. New Business

12. Public Comment

13. Adjourn