

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

May 19, 2022

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. **Meeting Minutes April 7, 2022 CCPC Meeting Minutes April 21, 2022 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20210003228-Good Turn Center PUDA- An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2009-53 the Good Turn Center Mixed Use Planned Unit Development by increasing the zoned height from 45 feet to 55 feet and actual height from 55 feet to 65 feet, and providing an effective date. The subject property, consisting of 9.5+/- acres, is located on the east side of Collier Boulevard, north of Rattlesnake Hammock Road, in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Gabriela Castro, AICP, Principal Planner]**

2. **PL20210000623 - Carman Drive 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 Future Land Use Element and Future Land Use Map and map series to create the Carman Drive Subdistrict by changing the designation of property from Urban, Urban-Mixed Use District, Urban Residential Fringe Subdistrict to Urban, Urban-Mixed Use District, Carman Drive Subdistrict to allow up to 212 rental dwelling units of which 42 units will be affordable housing and rent restricted. The subject property is located at 8496 Rattlesnake Hammock Road, north of Rattlesnake Hammock Road and west of Carman Drive in Section 14, Township 50 South, Range 26 East, consisting of 15.41± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion to RPUD-PL20210000623) [Coordinator: Michele Mosca, AICP, Principal Planner]**
3. **PL20210000624 - Carman Drive 15 RPUD - An Ordinance of the Board of County Commissioners of Collier County, Florida creating a Residential Planned Unit Development, by 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 the Rural Agricultural (A) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as the Carman Drive 15 RPUD, to allow construction of a maximum of 212 rental dwelling units of which 42 will be affordable housing and rent restricted on property located at 8496 Rattlesnake Hammock Road, north of Rattlesnake Hammock Road and west of Carman Drive in Section 14, Township 50 South, Range 26 East, Collier County, Florida, consisting of 15.41± acres; and by providing an effective date. (Companion to GMPA-PL20210000623) [Coordinator: Ray Bellows, Zoning Manager]**
4. **** This item has been continued from the May 5, 2022 CCPC Meeting
PL20210000660 - Affordable Housing Initiatives GMPA - A Resolution of the Board of County Commissioners proposing County-initiated amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, to address housing initiatives to allow affordable housing by right in certain commercial zoning districts; to increase density for affordable housing; to establish a Strategic Opportunity Site Subdistrict; and to increase density for affordable housing projects along Collier Area Transit routes; specifically amending the Future Land Use Element and Future Land Use Map; Golden Gate City Sub-Element of Golden Gate Area Master Plan Element and Future Land Use Map; the Immokalee Area Master Plan Element and Future Land Use Map; and adding a policy to the Transportation Element pertaining to affordable housing along transit routes; and furthermore directing transmittal of these amendments to the Florida Department of Economic Opportunity. [Coordinator: Michele R. Mosca, AICP, Principal Planner]

B. Noticed

10. Old Business

11. New Business

12. Public Comment

13. Adjourn