

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

March 17, 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**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**

A. Advertised

1. **PL20210001271 - EAR Based CCME GMPA** This item requires that ex-parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. An Ordinance amending Ordinance 89-05, as amended, the Collier County Growth Management Plan of the unincorporated area of Collier County, Florida, adopting a County-initiated amendment to the Collier County Growth Management Plan to update and clarify text, specifically amending the Conservation and Coastal Management Element to address sea level rise, and update nomenclature, and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability; and providing for an effective date. (Coordinator: Rachel Hansen, Senior Planner)
2. **PL20210002322 - RZ: 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 to a Residential Single Family-3 (RSF-3) Zoning District to allow up to 3 single family dwelling units with a maximum density of up to 2.5 dwelling units per acre on property located on the north side of Sabal Palm Road approximately 2,000 feet east of Collier Boulevard, in Section 23, Township 50 South, Range 26, East, Collier County, Florida, consisting of 1.3+/- acres; and by providing an effective date. [Coordinator: Tim Finn, AICP, Principal Planner]**

3. **PL20210000893 - Siena Lakes CCRC CPUD Amendment - An Ordinance of the Board of County Commissioners of Collier County, Florida Amending Ordinance No. 2009-65, as amended, the Siena Lakes CCRC Commercial Planned Unit Development (CPUD) by increasing the maximum square feet from 878,889 to 886,794 to allow an additional 33,127 square feet of development on the tract west of Siena Lakes Drive based on a maximum floor area ratio of 0.58 over the entire 35.10 acre site, rather than a floor area ratio of 0.45 on the western 5.85 acres and a floor area ratio of 0.60 on the eastern 29.24 acres; by revising the Master Plans, and providing an effective date. The subject property, consisting of 35.10± acres, is located on the north side of Orange Blossom Drive and Airport-Pulling Road in Section 1, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager]**
4. *****This item has been continued from the January 20, 2022 CCPC Meeting.***
PL20210001610 GMP Amendment - Collier County Government Public Services, Residential Tourist, and Commercial Subdistrict - An ordinance of the Board of County Commissioners of Collier County, Florida to create a subdistrict for group housing and government uses on part of the Golden Gate Golf course project, by amending ordinance no. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the golden gate city sub-element of the Golden Gate Area Master Plan element and Golden Gate Area Future Land Use Map and map series; by changing the land use designation from Urban Mixed Use District, Urban Residential Subdistrict to Urban-Commercial District, Government Public Services, Residential Tourist and Commercial Subdistrict to allow up to 75,000 square feet of governmental facility uses and 120 beds for group housing uses at a FAR not to exceed .60 on 13.5± acres; up to 26 units an acre for hotel/motel uses and 16 dwelling units an acre for multi-family and time share uses and 60,000 square feet of C-3, Commercial Intermediate Zoning District uses on 6.16± acres; and up to 15,000 square feet of C-4, General Commercial Zoning District uses on .42± acres. The subject property consists of an aggregate of 20.1± acres and is located on the south side of Golden Gate Parkway approximately ½ mile west of Collier Boulevard in Section 27, Township 48 South, Range 27 East, Collier County, Florida; and furthermore southwest corner of Golden Gate Parkway and Collier Boulevard in section 27, township 48 south, range 27 east, Collier County, Florida, and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity, providing for severability, and providing for an effective date. (This is a Companion to PL20210001047) [Coordinator: Parker Klopf, Senior Planner]**

5. *****This item has been continued from the January 20, 2022 CCPC Meeting.*****
PL20210001047 Golden Gate Golf Course MPUD PUDZ - An Ordinance of the Board of County Commissioners of Collier County, Florida to allow development of the Golden Gate Golf Course project 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 Golf Course (GC), Residential Tourist (RT), Commercial Intermediate (C-3), and General Commercial (C-4) Zoning Districts within Wellfield Risk Management Special Treatment Overlay Zones W-1 and W-2 (ST/W-1 and ST/W-2) to a Mixed-Use Planned Unit Development (MPUD) Zoning District within Wellfield Risk Management Special Treatment Overlay Zones W-1 and W-2 (ST/W-1 and ST/W-2) for a project to be known as Golden Gate Golf Course MPUD to allow construction of a maximum of 30,000 square feet of commercial development on the Commercial Tracts; up to 400 residential dwelling units on the Residential Tract with a maximum actual height of 95 feet; up to 75,000 square feet of government facilities and 120 group housing units on the Public Use Tract and Community Facility Tracts; and up to 158 hotel/motel units and up to 98 timeshare units and 60,000 square feet of Intermediate Commercial (C-3) uses on the Residential Tourist Tract with a maximum zoned height of 100 feet; and providing for repeal of Ordinance Nos 84-78 and 99-56 relating to prior rezones. The property is located on the southwest corner of Golden Gate Parkway and Collier Boulevard in Section 27, Township 49 South, Range 26 East, Collier County, Florida consisting of 171.6± acres; and by providing an effective date. (Companion item PL20210001610) [Coordinator: Timothy Finn, AICP, Principal Planner]

B. Noticed

10. Old Business

11. New Business

A. Land Development Code Amendment Night Meeting Request

12. Public Comment

13. Adjourn