

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

November 17, 2022

9: 00 AM

Edwin Fryer- Chairman
Joseph Schmitt, Environmental - Vice-Chair
Paul Shea, Environmental - Secretary
Christopher Vernon
Robert Klucik, Jr.
Randy Sparrazza
Commission District 3 - Vacant
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. **October 20, 2022 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 10/6/2022 CCPC Meeting to the 10/20/2022 CCPC Meeting, further continued to the 11/3/2022 CCPC Meeting and has now been continued to the 11/17/2022 CCPC Meeting*** PL20220002807 - Growth Management Plan Amendment (GMPA) - Collier County Behavioral Health Center**
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 to allow planned unit development rezoning and certain preservation requirements in the Golden Gate Parkway Institutional Subdistrict, an aggregate of 16.3± acres located on the north side of Golden Gate Parkway approximately ½ mile west of Santa Barbara Boulevard in Section 29, Township 49 South, Range 26 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. [Companion Item PL20220002221] [Coordinator: Parker Klopf, Senior Planner]

2. ***** This Item was Continued from the 10/6/2022 CCPC Meeting to the 10/20/2022 CCPC Meeting, further continued to the 11/3/2022 CCPC Meeting and has now been continued to the 11/17/22 CCPC Meeting*** PL20220002221 - Collier County Behavioral Health Center CFPUD (PUDZ) - 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 an Estates (E) Zoning District within the Corridor Management Overlay District (CMO) to a Community Facilities Planned Unit Development (CFPUD) within the Corridor Management Overlay District (CMO) for a project to be known as Collier County Behavioral Health Center Community Facilities Planned Unit Development to allow a 64,000 square foot maximum group care facility with up to 102 patient beds on property located on the north side of Golden Gate Parkway and 1/2 mile west of Santa Barbara Boulevard, in Section 29, Township 49 South, Range 26 East, Collier County, Florida, consisting of 5.15+/- acres; and by providing an effective date. (Companion item PL20220002807) [Coordinator: Timothy Finn, AICP, Principal Planner]**
3. **PL20210001253 - ShadowWood (PUDA) - Wing South Air Park - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 82-49, as amended, the Shadowwood Planned Unit Development (PUD), by amending the master plan to add a potential roadway interconnection from Tract E to the proposed Sandy Lane Residential Planned Unit Development to the north which if approved, will replace the roadway connection to Polly Avenue; by adding roadway, signage and model home deviations and by revising developer commitments. The subject property consisting of 77.99± acres is part of the 168.10± acre PUD located at the Wing South Air Park, east of Santa Barbara Boulevard between Davis Boulevard and Rattlesnake-Hammock Road, in Section 16, Township 50 South, Range 26 East, Collier County, Florida. (Companion item PL20200001208) [Coordinator: Timothy Finn, AICP, Principal Planner]**
4. **PL20200001208 - Sandy Lane RPUD (PUDZ) -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 an Agricultural (A) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Sandy Lane RPUD, to allow construction of up to 640 dwelling units on property located east of Santa Barbara Boulevard approximately one-half mile south of Davis Boulevard between Seychelles Drive and Polly Avenue, in Section 9, Township 50 South, Range 26 East, consisting of 113.97± acres; and by providing an effective date. (Companion item PL20210001253) [Coordinator: Timothy Finn, AICP, Principal Planner]**

B. Noticed

10. **Old Business**
11. **New Business**

12. Public Comment

13. Adjourn