

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 4, 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. **October 7, 2021 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20190002859 CU 4111 Green Blvd Tower - A resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a Conditional Use to allow a communications tower within the Estates (E) zoning district pursuant to Sections 2.03.01.B.1.c.12 and 5.05.09 of the Collier County Land Development Code for a +/-2.73 acre property located at 4111 Green Boulevard, also described as the east 180 feet of Tract 125 of Golden Gate Estates, Unit No. 26 Subdivision, in Section 15, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager]**
 2. **PL20190000721 VA 4111 Green Blvd Tower - A resolution of the Board of Zoning Appeals of Collier County, Florida, relating to Petition Number VA-PL20200000721 for a variance from Sections 5.0509.G.7.b and 5.05.09.G.7.c of the Land Development Code to reduce the minimum separation distance of a 147-foot tall monopine communication tower from 73.5 feet to 41 feet for the eastern property boundary of the Sungate Center CPUD, and from 367.5 feet to 131 feet for the western residential property, located at 4111 Green Boulevard, also described as the east 180 feet of Tract 125, Golden Gate Estates, Unit No. 26 Subdivision, in Section 15, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager]**

3. **PL20200002317, Ave Maria SRAA - A Resolution of the Collier County Board of County Commissioners amending the town of Ave Maria Stewardship Receiving Area (SRA) to revise the SRA town plan and master plan in accordance with Section 4.08.07.F.4 of the Land Development Code, and specifically to: reconfigure a portion of Town Center 2A and the Neighborhood General Context Zone near the intersection of Pope John Paul Boulevard and Camp Keais Road; to add a new multifamily dwelling unit rental housing type consisting of single family detached, single family attached or townhouses located on a single parcel called a courtyard court as a permitted use in the Neighborhood General Context Zone and Town Centers 2 and 3; to add open space and parks as a permitted use in Town Center 1; to add development standards for the cottage court limited to a 10 foot external project setback and a maximum height of 2 ½ stories; to add an access point near the southwest corner of the SRA boundary to serve the existing golf maintenance facility only; to remove the root barrier requirement in Neighborhood General Context Zone; and to amend Appendix G, deviations to remove the requirement for single family uses to provide a landscape buffer between single family residential subdivisions or multi-family developments in the Neighborhood General Context Zone. The subject property is located north of Oil Well Road and west of Camp Keais Road in Sections 31 through 33, Township 47 South, Range 29 East and Sections 4 through 9 and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**
4. **PL20200000115 GMPA Collier Boulevard Lord's Way Mixed Use Subdistrict - 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 to change the Mixed Use District, Collier Boulevard Community Facility Subdistrict to the Mixed Use District, Collier Boulevard Lord's Way Mixed Use Subdistrict; to increase the maximum dwelling units from 306 TO 690; to remove churches and child care facilities as allowed uses; and furthermore directing transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is located on the Northeast corner of the intersection of Collier Boulevard and Lord's Way in Section 14, Township 50South, Range 26 East, consisting of 69± ACRES. [Coordinator: Sue Faulkner, Principal Planner]**
5. **PL20210001793 GMPA - Staff proposed Amendment to create a required Private Property Rights Element of the Growth Management Plan [Adoption Hearing]**

B. Noticed

10. Old Business

11. New Business

A. Mailed Distance Public Notification Requirements

12. Public Comment

13. Adjourn